



Central Coast Council

Planning Proposal

Lot 522 DP 1077907, Lot 1 DP 405510, Lot 51 DP 1028301, Lot 62 DP 838562, Lots 155 & 156 DP 531710, Lots 1-14, 18 & 19 DP 23283, Lots 1-8 DP 24187 and Lots 1-3 DP 101649, Central Coast Highway, and Lots 1-4 DP 1000694, Bakali Road, 925 – 993 The Entrance Road and 137 – 145 Bakali Road

Forresters Beach

File No: PP_2012_33

May 19



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925 – 993 The Entrance Road and 137 – 145 Bakali Road

Forresters Beach

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Version 1

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Lot 522 DP 1077907, Lot 1 DP 405510, Lot 51 DP 1028301, Lot 62 DP 838562, Lots 155 & 156 DP 531710, Lots 1-14, 18 & 19 DP 23283, Lots 1-8 DP 24187 and Lots 1-3 DP 101649, Central Coast Highway, and Lots 1-4 DP 1000694, Bakali Road

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Background & Locality Context

The subject site is located between Bakali Road and the Central Coast Highway, Forrester's Beach. It is generally triangular in shape with an area of 12.261 Ha. The site comprises 32 residential sized allotments fronting the Central Coast Highway and 5 rural-residential sized allotments to the west (Figure 1).



Figure 1 Contextual Locality Plan

Four of the five rural residential lots contain dwelling houses which are located on a cleared area with access to Bakali Road. The remaining rural residential lot (Lot 522 DP 1077907) is vacant and contains good quality Swamp Sclerophyll Forest on Coastal Floodplains, which is a defined Endangered Ecological Community (EEC) under the *Biodiversity Conservation Act 2016*, in the north-western part of the lot. (Figure 2).

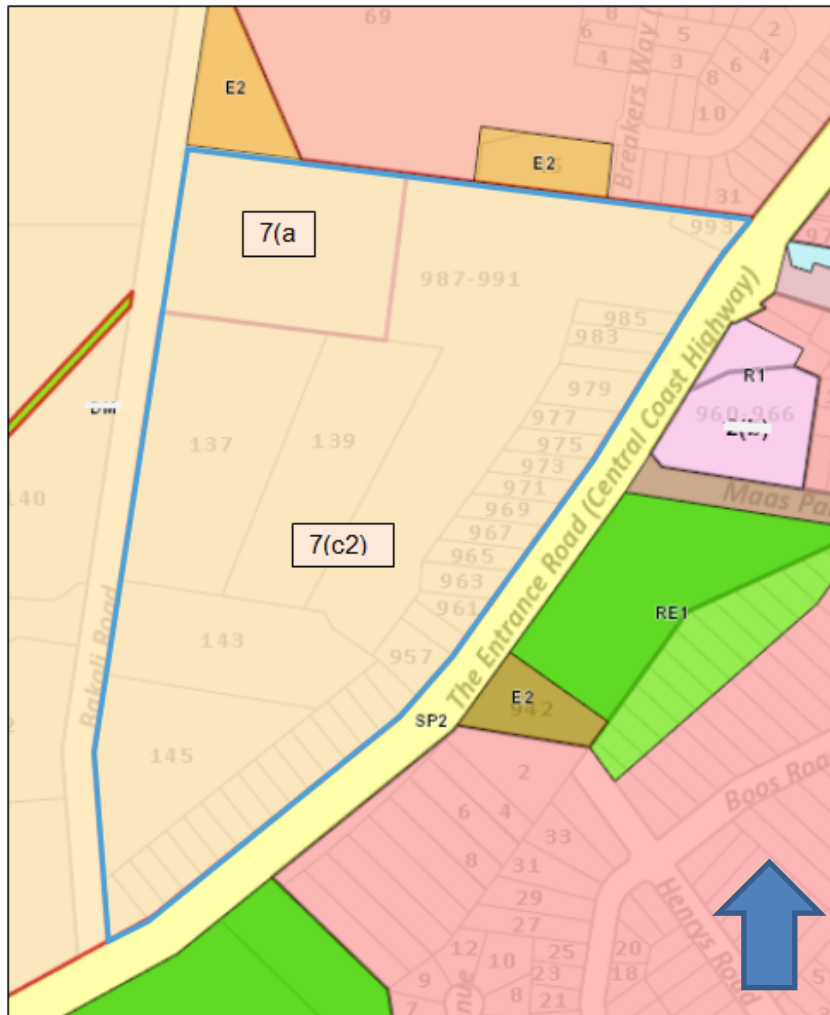


Figure 2 – Aerial Photograph

There is an intermittent overland flowpath from the Central Coast Highway which discharges through this site to the coastal wetland to the west.

Part 1 Objectives or Intended Outcomes

All of the subject 37 lots are zoned 7(c2) Conservation and Scenic Protection (Scenic Protection - Rural Small Holdings) under *Interim Development Order No 122* (IDO 122), except one lot (Lot 522 DP 1077907) which is zoned part 7(c2) Conservation and Scenic Protection (Scenic Protection - Rural Small Holdings) and part 7(a) Conservation and Scenic Protection (Conservation) (Figure 3).



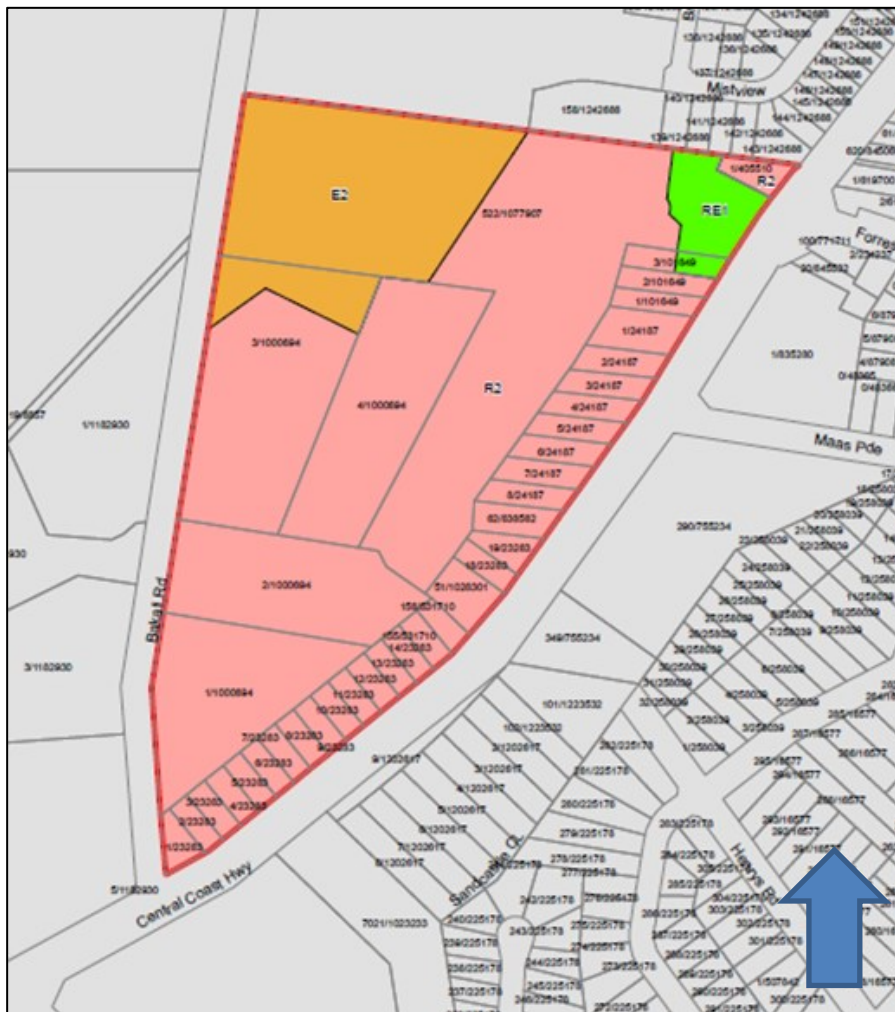


Figure 4 – Proposed Zoning under Gosford LEP 2014 or Central Coast LEP

The draft CCLEP proposes to zone all of the land subject to this planning proposal proposes to E4 Environmental Living. The CCLEP will be amended to reflect the outcome of this planning proposal.

To support the Planning Proposal the owner has agreed to enter a Voluntary Planning Agreement (VPA) over Lot 522 DP 1077907, Lot 4 DP 1000694 and Lot 3 DP 101649 to undertake the following actions:

- Dedicate 4000m² of land to Council for a public park;
- Dedicate land to Council for a drainage reserve;
- Undertake roadworks to satisfy the requirements NSW Roads and Maritime Service and Council;
- Implement a Vegetation Management Plan for the area proposed to be zoned E2 Environmental Management on Lot 522 DP 1077907 for a period of 8 years.

The land subject to the proposed VPA is outlined in Figure 5.



Figure 5: Land subject to the VPA

Part 2 Explanation of Provisions

The objectives/intended outcomes are to be achieved by including the subject land in GLEP 2014 or CCLEP, whichever is in effect at the time.

A need has been identified for a local park in the area by Council's Open Space and Recreation Unit and the proponent has agreed to provide an area of 4000 m² on site for a park. This park is proposed to be zoned RE1 Public Recreation.

The flood study submitted by the applicant has proposed that the intermittent overland flowpath through the site can be formalised within a channel (dimensions yet to be determined). As drainage works are not a permitted use within the E2 Environmental Conservation zone, the drainage channel is to be zoned R2 Low Density Residential. The VPA will ensure the channel is constructed and dedicated to Council.

In order to ensure a transition from the 1 Ha lots on the western side of Bakali Road to the proposed 550m² on the subject site, it is proposed to specify that that part of the subject land fronting the eastern side of Bakali Road has a minimum lot size of 1850m².

This will entail amending the following maps under GLEP 2014 as they relate to the subject land or amending the CCLEP (whichever is in effect at the time).

The following table identifies the proposed amendments:

Existing Maps in GLEP 2014	Proposed Amendments to GLEP 2014	Proposed Amendments to the Draft CCLEP
Land Application Map LAP_001	- Delete the subject land from Deferred Matter and include as land affected by GLEP 2014	- N/A
Land Zoning Map LZN_017A	- Include subject land in Zone R2 Low Density Residential, E2 Environmental Conservation or RE1 Public Recreation	- Include subject land in Zone R2 Low Density Residential, E2 Environmental Conservation or RE1 Public Recreation
Height of Building Map HOB_017A	- Include land zoned R2 and E2 in area I (i.e. 8.5m)	- No Building Height for R2 and E2 zones are mapped in Draft CCLEP
Floor Space Ratio Map FSR_017A	- Include subject land proposed to be zoned R2 in area D (i.e. 0.5:1)	- No Floor Space Ratio for R2 and E2 zones are mapped in the Draft CCLEP
Lot Size Map LSZ_017A	- Include part of land proposed to be zoned R2 in area K (i.e. 550 sqm) - Include part of land to be zoned R2 and fronting Bakali Road in area U (i.e. 1850sqm)	- Include part of land proposed to be zoned R2 in area G (i.e. 450 sqm) - Include part of land to be zoned R2 and fronting Bakali Road in area U (i.e. 1850sqm)

Existing Maps in GLEP 2014	Proposed Amendments to GLEP 2014	Proposed Amendments to the Draft CCLEP
	- Include subject land proposed to be zoned E2 in area AB2 (i.e. 40 Ha)	- Include subject land proposed to be zoned E2 in area AB2 (i.e. 40 Ha)
Acid Sulfate Soils Map ASS_017A	- Include subject land in Class 5	- The Draft CCLEP does not apply any Acid Sulfate Soil Class to this land.

Table 1: Explanation of Map and Instrument Amendments

Part 3 Justification

Section A – Need for the Planning Proposal

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

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

- The existing lots fronting the Central Coast Highway have a residential character and purpose and do not satisfy the objectives of the current 7(c2) Conservation and Scenic Protection (Rural Small Holdings) zone. They are also serviced with water and sewer. Therefore it is considered reasonable to formalise the existing development fronting the Central Coast Highway in this Planning Proposal.
- The rezoning of the north-western part of the site from 7(a) Conservation and Scenic Protection (Conservation) and 7(c2) Conservation and Scenic Protection (Rural Small Holdings) to E2 Environmental Conservation is considered to reflect the constraints of the land as this area accommodates an EEC (Swamp Sclerophyll Forest on Coastal Floodplains) and/or is flood liable. The VPA will contain measures to ensure that the wetland is protected.
- The Planning Proposal has identified land between the Highway frontage lots and Bakali Road as being suitable to be zoned R2 Low Density Residential.

However including a minimum lot size of 550m² to all the land proposed to be zoned R2 Low Density Residential will result in an abrupt urban edge fronting Bakali Road and facing 7(a) Conservation and Scenic Protection (Conservation) zoned land to the west. In order to ensure a transition between the 7(a) Conservation and Scenic Protection (Conservation) zoned land and the future standard residential development, it is proposed to apply a minimum lot size of 1850m² to the proposed residential land fronting Bakali Road.

- The VPA will ensure the Planning Proposal will result in a benefit for the public via the dedication of land to Council for a public park and will ensure the cost of managing development impacts, such as roadworks and the conservation of EEC vegetation are met by the proponent.

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

A Planning Proposal process is the only means of achieving the objectives/intended outcomes of rezoning the suitable and capable land to R2 Low Density Residential and physically/environmentally constrained land to E2 Environmental Conservation.

Section B – Relationship to strategic planning framework

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

Central Coast Regional Plan (2036)

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

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

12	Direction 12: Protect and manage environmental values	
	Action	Assessment
12.1	Identify terrestrial and aquatic biodiversity values and protect areas of high environmental value to sustain the lifestyle, economic success and environmental health of the region.	The land that accommodates the EEC is considered to have high environmental value and is therefore proposed to be protected by including it in the E2 zone.
12.5	Sensitively manage natural areas on the fringe of the urban areas and in the west of the region to mitigate land use incompatibility issues and provide important quality of life and tourism benefits for the region.	The land that accommodates the EEC is considered to have high environmental value and is therefore proposed to be protected by including it in the E2 zone.
15	Direction 15: Create a well-planned, compact settlement pattern	
	Action	Assessment
15.1	Create a well-planned, functional and compact settlement pattern around existing urban and employment areas, the Warnervale-Wadalba release area, the Northern and Southern Growth Corridors, existing rural villages and sites included in an endorsed local strategy.	The subject land is located adjacent to the existing urban area of Forresters Beach. The proposed residential zoned area will not encroach into the environmentally sensitive wetland vegetation.
15.2	Ensure the settlement pattern responds to settlement planning principles and does not encroach on sensitive land uses.	The subject land is located adjacent to the existing urban area of Forresters Beach. The proposed residential zoned area will not encroach into the environmentally sensitive wetland vegetation.

17	Direction 17: Align land use and infrastructure planning	
	Action	Assessment
17.1	Align land use and infrastructure planning to maximise the use and capacity of existing infrastructure, and the efficiency of new infrastructure.	The subject land is serviced by existing water and sewerage systems. However due to the increased demand generated by the additional future dwellings, the sewage pump station and surrounding mains would be required to be augmented.
22	Direction 22: Deliver housing in new release areas that are best suited to building new communities	
	Action	Assessment
22.2	Review fringe urban zonings to identify areas suitable for urban development.	This Planning Proposal is in effect a review of the urban fringe zoning in the locality. The result is that areas suitable for urban development have been identified as have areas of environmental sensitivity.

Table 2 - Central Coast Regional Plan Assessment

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

Central Coast Community Strategic Plan – One Central Coast

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

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

Theme - Green	
Focus Area – Cherished and Protected Natural Beauty	
Strategies	Assessment
F1 – Protect our rich environmental heritage by conserving beaches, waterways, bushland, wildlife corridors and inland areas and the diversity of local native species.	The land that accommodates the EEC is considered to have high environmental value and is therefore proposed to be protected by including it in the E2 zone.
F2 – Promote greening and ensure the wellbeing of communities through the protection of local bushland, urban trees, tree	The land that accommodates the EEC is considered to have high environmental value and is therefore proposed to be protected by including it in the E2

canopies and expansion of the Coastal Open Space System. (COSS)	zone.
Theme - Responsibility	
Focus Area – Balanced and sustainable development	
Strategies	Assessment
G3 – Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management.	The land that is suitable for residential development is proposed to be zoned R2 and the land that accommodates the EEC and has high environmental value is proposed to be zoned E2.

Table 3 – Community Strategic Plan Assessment

Biodiversity Strategy

The Biodiversity Strategy (2008) provides a framework and guide for the management of biodiversity in the Gosford area that is consistent with regional, state, national and international strategies, plans and policies. The following Actions in the Biodiversity Strategy are applicable to the Planning Proposal:

- 3 *Environmental zoned lands need to be retained with current minimum lot area standards to enable the lot sizes to allow sufficient space for land uses to occur without loss of biodiversity.*
- 7 *Focus development around existing urban centres to maintain the urban development in the existing urban footprint to protect agricultural and environmentally sensitive lands.*

The Planning Proposal is consistent with Strategy 3 in that it proposes to rationalise the residential zone along the Central Coast Highway frontage and protect all the EEC under an appropriate E2 Environmental Conservation zone. The existing rural residential land with access off Bakali Road is zoned 7(c2) Rural Small Holdings and is therefore not within the urban footprint (Strategy 7). However, this land is adjacent to urban land and subdivision/development controls are able to ensure that future development does not adversely impact on the conservation value of the 7(a) Conservation zoned land on the western side of Bakali Road.

Coastal Open Space System Strategy

The COSS Strategy does not identify any part of the subject site as being required for the Coastal Open Space System. The land does adjoin Current and Proposed COSS land located on the western side of Bakali Road.

Residential Strategy

The Residential Strategy states that:

Rural Scenic Protection [7(c2)] and Rural Conservation [7(a)] zoned land are key components in creating the character of the area, as well as being significant ecological elements of Gosford. These areas should not be seen as holding zones for residential subdivision or zones that allow more intense development. The quality of the areas themselves is important with the retention of the existing balance between natural bushland and man-made rural environment a key to this quality.

Regarding this statement the following Actions are specified:

The determination of proposed rezonings involving Rural Scenic Protection and Conservation zoned land should be assessed for its effects on those aspects which are important to the natural characteristics of Gosford. These include water quality, retention of visually important and species significant flora, the protection of significant faunal habitats and maintenance on non-urban buffers between urban areas.

Rural Conservation and Scenic Protection areas are an acknowledged important element in the natural characteristics of Gosford and should not be seen as "future" residential land.

The proposed Residential zoning of the land fronting the Central Coast Highway reflects the existing residential character of the area. The proposed zoning of land accommodating an Endangered Ecological Community and which is flood liable to E2 Environmental Conservation reflects the natural characteristics of the land and is thus consistent with this strategy.

The land zoned 7(c2) Rural Small Holdings to the west of the existing houses fronting the Central Coast Highway is serviced by water and sewer. Any stormwater runoff would have to be restricted to pre-development flows so as not to adversely impact on the water quality of Wamberal Lagoon. This is addressed in the accompanying Gosford Development Control Plan 2013 (GDCP 2013).

Draft Residential Strategy

The Draft Residential Strategy identifies the following objective and goal relevant to the Planning Proposal:

Objective - Ensure adequate supply of land and sites for residential development.

Goal - locating housing supply to minimise impact on physical characteristics and infrastructure capabilities.

This objective and goal is explained as:

The depletion of natural resources has led to the adoption of sustainable development policies by government. These policies promote, as its ideal solution, the use and renewal of existing resources. This ideal, as it relates to housing, translates to a primary emphasis upon redevelopment of existing urban areas within the existing 'urban footprint'.

The land fronting the Central Coast Highway is already developed on residential sized lots and is serviced by existing infrastructure. Hence zoning such land to residential is a rationalisation of the existing urban footprint, not an expansion of it. Likewise the zoning of the rural residential land to the west of these houses to R2 Low Density Residential is a rationalisation of the zone boundary as this land directly adjoins the urban footprint.

Policy D2.02 – Rezoning of Land Zoned Conservation and Scenic Protection (Conservation) 7(a) / Environmental Conservation E2

As part of the subject land is zoned 7(a), this Policy applies. The Policy objectives are:

- 1 To define objectives for the Conservation 7(a) / E2 zone to ensure the long term preservation of the scenic and environmental qualities of the region and to ensure Planning Proposals (ie LEPs) are consistent with the prescribed objectives.*
- 2 To establish criteria to be used by Council to assess requirements to prepare a Planning Proposal. (ie local environmental plan) primarily for the purpose of providing dedication of strategically environmentally/scenically important land for the community benefit in exchange for additional development rights having regard to the land's attributes pertaining to the zone boundary of the 7(a) Conservation zone / Environmental Conservation E2, but also for the purpose to alter the zone, uses, subdivision or other provisions.*

The objectives of the 7(a) zone are:

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

As the north-western part of the subject land is zoned 7(a) Conservation it has been identified as having characteristics of environmental value, scenic quality and habitat for native flora and fauna. As this part of the site is proposed to be zoned E2 Environmental Conservation the conservation and preservation of the existing vegetation will be continued which is consistent with this Policy and the objectives mentioned above.

Coastal Lagoons Management Plan

The whole of the subject site is within the Wamberal Lagoon Catchment. Land on the eastern side of the Central Coast Highway is zoned R2 and drains westward through the subject site, to the adjoining land to the west that is zoned 7(a) Conservation and is identified as Existing COSS and Proposed COSS.

The Coastal Lagoons Management Plan has the following relevant strategy:

Restrict any rezoning of land within the lagoon catchments that increases density of development.

The proposed residential zoning of the land fronting the Central Coast Highway reflects the residential scale development currently in existence. Although the extended residential zone to the west of the existing row of houses represents an increase in density, it is of sufficient area to accommodate erosion control and stormwater detention measures thus ensuring any threat to the water quality of Wamberal Lagoon is not exacerbated. Any future subdivision is required to be implemented in accordance with Gosford DCP 2013 with chapters relevant to water quality being Chapter 6.3 Erosion and Sedimentation Control and Chapter 6.7 Water Cycle Management. It is also proposed to specifically address water quality and drainage, as they relate to the subject land, via a new chapter in the Gosford DCP 2013.

Draft Coastal Zone Management Plan for Gosford Coastal Lagoons

The Gosford Lagoons Coastal Zone Management Plan provides a strategic framework and action plan for the future management of Wamberal Lagoon, Terrigal Lagoon, Avoca Lake and Cockrone Lake. The Final Draft Coastal Zone Management Plan for Gosford Lagoons was adopted by the former Gosford Council on 9 June 2015 but is yet to be certified by the Minister for Planning. The objectives of the Coastal Zone Management Plan are outlined below:

- To improve water quality
- To improve the condition of natural bushland and riparian vegetation
- To improve water bird habitat
- To protect threatened species
- To protect aquatic and marine vegetation
- To protect wetland fauna such as fish
- To protect the educational value of Wamberal Lagoon
- To protect the flood mitigation value of the entrance management policy
- To protect the recreational swimming value (primary contact water quality)
- To protect the tourism value
- To protect indigenous cultural heritage

The whole of the subject site is within the Wamberal Lagoon Catchment. Land on the eastern side of the Central Coast Highway is zoned R2 Low Density Residential and drains westward through the subject site, to the adjoining land to the west that is zoned 7(a) Conservation and is identified as COSS land.

The proposed residential zoning of the land fronting the Central Coast Highway reflects the residential scale development currently in existence. Although the extended residential zone to the west of the

existing row of houses represents an increase in density, it is of sufficient area to accommodate erosion control and stormwater detention measures thus ensuring any threat to the water quality of Wamberal Lagoon is not exacerbated. Any future subdivision is required to be implemented in accordance with Gosford DCP 2013 with chapters relevant to water quality being Chapter 6.3 Erosion and Sedimentation Control and Chapter 6.7 Water Cycle Management. It is also proposed to specifically address water quality and drainage, as they relate to the subject land, via a new chapter in the DCP.

The land that accommodates Endangered Ecological Communities is proposed to be zoned E2 Environmental Conservation which will protect the threatened species currently on the site.

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

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

State Environmental Planning Policy	Comment
SEPP No. 19 – Bushland in Urban Areas	
<p>The general aim of this Policy is to protect and preserve bushland within the urban areas referred to in Schedule 1 because of:</p> <ul style="list-style-type: none"> (a) its value to the community as part of the natural heritage, (b) its aesthetic value, and (c) its value as a recreational, educational and scientific resource. <p>The specific aims of this policy are:</p> <ul style="list-style-type: none"> (a) to protect the remnants of plant communities which were once characteristic of land now within an urban area, (b) to retain bushland in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term, (c) to protect rare and endangered flora and fauna species, (d) to protect habitats for native flora and fauna, (e) to protect wildlife corridors and vegetation links with other nearby bushland, (f) to protect bushland as a natural stabiliser of the soil surface, 	<p>There is a vegetation community on the subject land that is identified as an Ecologically Endangered Community (EEC). In accordance with SEPP 19 this vegetation is proposed to be protected by being included in zone E2 and retained in parcels of a size which will enable this community to survive in the long term. The existing overland flowpath is proposed to be located within the proposed R2 zone as the flowpath will form part of urban drainage system.</p>

State Environmental Planning Policy	Comment
<p>(g) to protect bushland for its scenic values, and to retain the unique visual identity of the landscape,</p> <p>(h) to protect significant geological features,</p> <p>(i) to protect existing landforms, such as natural drainage lines, watercourses and foreshores,</p> <p>(j) to protect archaeological relics,</p> <p>(k) to protect the recreational potential of bushland,</p> <p>(l) to protect the educational potential of bushland,</p> <p>(m) to maintain bushland in locations which are readily accessible to the community, and</p> <p>(n) to promote the management of bushland in a manner which protects and enhances the quality of the bushland and facilitates public enjoyment of the bushland compatible with its conservation...</p>	
SEPP No. 44 – Koala Habitat	
<p>Aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline:</p> <p>(a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and</p> <p>(b) by encouraging the identification of areas of core koala habitat, and</p> <p>(c) by encouraging the inclusion of areas of core koala habitat in environment protection zones</p>	<p>Even though the land contains tree species listed in the SEPP. The Flora and Fauna Assessment Report found that the site does not form a core koala habitat.</p>
SEPP 55 – Remediation of Land	
<p>Aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment</p> <p>(a) by specifying when consent is required, and</p>	<p>Council's aerial photographic record does not show any use being carried out that is listed in Table 1 Contaminated Land Planning Guidelines. However the 1957 and 1964 aerial photos show the existence of several agricultural sheds on the</p>

State Environmental Planning Policy	Comment
<p>when it is not required, for a remediation work, and</p> <p>(b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and</p> <p>(c) by requiring that a remediation work meet certain standards and notification requirements.</p>	<p>site. The land has since been developed for rural-residential housing.</p> <p>The Urban Capability Assessment, in relation to contamination, concluded that the potential risk of contamination is low as set out below.</p> <p><i>Based on the site inspection, the desktop study and limited testing it is suggested that the overall potential risk of contamination at the site would be low and contamination is not considered to pose a constraint to the proposed residential development. Removal of asbestos containing material by an accredited hygienist is required and the affected area must be validated following the removal. Screening and off-site disposal of dumped anthropogenic materials within fill material and localised areas across the site will also be required.</i></p>
SEPP (Mining, Petroleum & Extractive Industries) 2007	
<p>Aims:</p> <p>(a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and</p> <p>(b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and</p> <p>(b1) to promote the development of significant mineral resources, and</p> <p>(c) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and</p> <p>(d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development:</p> <p>(i) to recognise the importance of agricultural resources, and</p>	<p>The subject site is identified as a Future Residential Growth Area on the Future Residential Growth Areas Map.</p> <p>This means that the carrying out of coal seam gas development is prohibited on or under the subject land or within 2 kilometres of the subject land.</p>

State Environmental Planning Policy	Comment
<p>(ii) to ensure protection of strategic agricultural land and water resources, and</p> <p>(iii) to ensure a balanced use of land by potentially competing industries, and</p> <p>(iv) to provide for the sustainable growth of mining, petroleum and agricultural industries.</p>	
SEPP (Coastal Management) 2018	
<p>The aim of this Policy is promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016 by:</p> <p>(a) managing development in the coastal zone and protecting the environmental assets of the coast, and</p> <p>(b) establishing a framework for land use planning to guide decision-making in the coastal zone, and</p> <p>(c) mapping the 4 coastal management areas which comprise the NSW coastal zone, in accordance with the definitions in the Coastal Management Act 2016.</p>	<p>The southern part of the subject land (part of Lot 1 DP 1000694 and Lots 1-8 DP 23283) are located within the Coastal Environment Area. Consent must not be granted for development within this area if the proposed development is likely to cause adverse impacts on:</p> <ul style="list-style-type: none"> - the integrity and resilience of the biophysical, hydrological and ecological environment; - coastal environmental values and natural coastal processes; - the water quality, in particular the cumulative impacts on the sensitive coastal lakes, [in this case Wamberal Lagoon]; - marine vegetation, native vegetation and fauna and their habitats; - Aboriginal cultural heritage, practices and places. <p>The rezoning of the 8 existing lots fronting the Central Coast Highway to R2 reflects the existing subdivision and is considered consistent with the SEPP. The rezoning of Lot 1 DP 1000694 and the resultant subdivision would not adversely affect significant stands of vegetation or adversely impact on the visual quality of the coastal zone in this locality. Future development would be required to comply with Council's requirement to detain stormwater on-site so runoff is released at pre-development flows thus ensuring no adverse effect on Wamberal Lagoon.</p> <p>The Planning Proposal is consistent with the SEPP.</p>

Table 4 - SEPP Assessment

6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The proposal has been considered against the relevant Ministerial Section 9.1 Directions as summarised below. The full assessment of these Directions is contained within Appendix A of this proposal.

No.	Direction	Applicable	Consistent
Employment & Resources			
1.1	Business & Industrial Zones	N	N/A
1.2	Rural Zones	N	N/A
1.3	Mining, Petroleum Production and Extractive Industries	N	N/A
1.4	Oyster Aquaculture	N	N/A
1.5	Rural Lands	N	N/A
Environment & Heritage			
2.1	Environmental Protection Zones	Y	Y
2.2	Coastal Protection	Y	Y
2.3	Heritage Conservation	Y	Y
2.4	Recreation Vehicle Areas	N	N/A
2.5	Application of E2 & E3 Zones and Environmental Overlays in the Far North Coast LEPS	N	N/A
Housing, Infrastructure & Urban Development			
3.1	Residential Zones	Y	Y
3.2	Caravan Parks and Manufactured Home Estates	N	N/A
3.3	Home Occupations	Y	Y
3.4	Integrating Land Use & Transport	Y	Y
3.5	Development Near Licensed Aerodromes	N	N/A
3.6	Shooting Ranges	N	N/A
Hazard & Risk			

No.	Direction	Applicable	Consistent
4.1	Acid Sulfate Soils	Y	Y
4.2	Mine Subsidence and Unstable Land	N	N/A
4.3	Flood Prone Land	Y	Y
4.4	Planning for Bushfire Protection	Y	Y
Regional Planning			
5.1	Implementation of Regional Strategies	Revoked	N/A
5.2	Sydney Drinking Water Catchments	N	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N	N/A
5.8	Sydney's Second Airport: Badgery's Creek:	N	N/A
5.9	North West Rail Link Corridor Strategy	N	N/A
5.10	Implementation of Regional Plans	Y	Y
Local Plan Making			
6.1	Approval and Referral Requirements	Y	Y
6.2	Reserving Land for Public Purposes	Y	Y
6.3	Site Specific Provisions	Y	Y
Metropolitan Planning			
7.1	Implementation of A Plan for Growing Sydney	N	N/A
7.2	Implementation of Greater Macarthur Land Release Investigation	N	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy	N	N/A
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A

No.	Direction	Applicable	Consistent
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N	N/A

Table 5 - S9.1 Ministerial Direction Compliance

Section C – Environmental, Social and Economic Impact

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

In respect to ecological matters it is noted that the planning proposal will not result in the net loss of the endangered ecological community (EEC) listed as Swamp Sclerophyll Forest on Coastal Floodplain as all the area identified in the Flora and Fauna Assessment as exhibiting good quality EEC is proposed to be zoned E2 Environmental Conservation. Furthermore the accompanying VPA and DCP include measures to ensure the land zoned E2 Environmental Conservation will be protected. For example, the Vegetation Management Plan (included in the VPA) outlines measures for the management of weeds and measures to achieve flora and fauna habitat protection and the DCP sets out measures to manage stormwater runoff so that the downstream wetlands will not be adversely impacted by the future residential development.

It should be noted that the land proposed to be zoned R2 is generally cleared however does contain isolated stands of EEC vegetation. As the Flora and Fauna Assessment identified these isolated vegetation stands as being of poor quality it is considered acceptable to rezone the land R2 Low Density Residential.

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

Scenic Quality

Under Gosford DCP 2013, Chapter 2.2 Scenic Quality, the subject site is located in the North Coastal Geographic Unit, and more specifically in the Forresters Beach-Wamberal Landscape Unit. The most northerly section of the unit forming the Forresters Beach landscape has characteristics more typical of the Tuggerah landscapes to the north. The flat rear dune hinterland comprises a mixture of residential, rural-residential and recreational land uses. The flat landform, low vegetation and stunted characteristics result in a generally low visual quality. Residential development adjacent to the Central Coast Highway is visually dominant. Visual sensitivity is high for areas on higher slopes and along main roads. The Forresters Beach-Wamberal Landscape Unit is of regional significance as it is a unique landscape within the Gosford area.

The development objectives of the North Coastal Geographic Unit relevant to this Planning Proposal are:

- Opportunities for increases in densities and scale are available in areas not subject to visibility or physical constraints. Visually constrained areas include land along beach front, sand spit, headlands and lagoon frontages, as well as along main roads within scenic protection and conservation zoned areas and within scenic protection 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.

- Maintain broad patterns of land use within area to ensure protection of landscape diversity and in particular scenic protection and conservation zoned areas.

The proposed R2 Low Density Residential zoning of the land fronting the Central Coast Highway reflects the residential scale of development currently in existence. It therefore maintains and consolidates the existing land use pattern in the locality rather than pre-empting a linear extension to the residential zone along the main road. The land to the rear of these houses, also proposed to be zoned R2 Low Density Residential, is not visually constrained as it cannot be seen from the main road.

The subject land accommodating EEC and/or physically constrained by flooding is proposed to be zoned E2 Environmental Conservation thus protecting the existing landscape.

Character

Under Gosford DCP 2013 Chapter 2.1 Character, the land zoned 7(c2) Conservation and Scenic Protection (Rural Small Holdings) is identified in Precinct 8 - Scenic Buffer. The desired character for this precinct is:

These should remain 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 on semi-rural or natural scenic qualities plus the amenity enjoyed by surrounding properties.

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.

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.

The existing development along the Central Coast Highway is residential in character and does not exhibit the scenically distinctive semi-rural qualities of the 7(c2) zone. Hence zoning this area to R2 Low Density Residential to reflect this residential character is consistent with Chapter 2.1. The zoning of the EEC on the site to E2 Environmental Conservation will mean that these significant bushland remnants will be retained and continue to serve as a scenically distinctive natural backdrop when viewed from nearby properties. The knoll which accommodates the existing dwelling houses is generally cleared and permitting residential development on this land would not intrude upon the landscape.

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

Social Issues

The Planning Proposal to rezone the unconstrained land to R2 Low Density Residential lots will provide social benefits to the community in the form of additional low density housing in an accessible location.

The dedication of the land for a small park will provide open space for the future residents of this subject site and residents of the adjoining development to the north.

Economic Impacts

The Planning Proposal will contribute to the supply of residential land and provide employment during the construction of the dwelling houses

Section D – State and Commonwealth Interests

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

Traffic

The potential traffic generation resulting from the Planning Proposal will not impact on the traffic efficiency of the Central Coast Highway adjacent to the subject site. The existing road infrastructure is capable of servicing the proposed residential site provided intersections with the Central Coast Highway are designed in accordance with the Roads and Maritime Services criteria. The site is accessible for pedestrians and cyclists. Frequent public bus transport is available to the subject site.

The Planning Proposal is not a "greenfield" subdivision located remote from existing urban areas. It is located directly adjacent to the existing urban footprint. Therefore car distances travelled will be no farther to places of employment and services than from the existing residential areas of Forresters Beach. Due to the location of the subject site adjacent to a main road, no adverse impact will occur on greenhouse gas emissions, operating costs and road safety.

Should the development proceed, the proponent will have to upgrade the road infrastructure as required by the Roads and Maritime Service and included in the VPA.

Water and Sewer

Water and sewer is available to the land however there is insufficient capacity to accommodate additional expected loads and demands from future residential development following the rezoning of the land. Consequently contributions will have to be made towards the augmentation of the water and sewer systems at the time of subdivision.

Flooding and Drainage

The most recent Flood Study, submitted in 2018, has been assessed. Additional information is required to be submitted prior to exhibition (or finalisation) of the Planning Proposal to ensure future developable R2 Low Density Residential land is not adversely affected as well as compliance with Ministerial Direction 4.3 Flood Prone Land. Any additional details that Council would require after submission of this information, are able to be incorporated in the site specific Chapter in GDCP 2013 which will apply to the subject land.

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

Consultation with the following agencies occurred in accordance with the Gateway:

Agency	Response
NSW Rural Fire Service	The New South Wales Rural Fire Service has reviewed the proposal and raises no objections subject to a requirement that the future subdivision of the land complies with Planning for Bush Fire Protection 2006. This includes, but is not limited to: <ul style="list-style-type: none">- Provision of Asset Protection Zones (APZs) within the proposed

Agency	Response
	<p>lots in accordance with Table A2.4;</p> <ul style="list-style-type: none"> - Access to be provided in accordance with design specifications set out in section 4.1.3. This includes the incorporation of perimeter roads (i.e. roads that interface the hazard, such as the E2 zone) and through roads; and - Services to be provided in accordance with section 4.1.3.
Office of Environment & Heritage*	<p>In relation to biodiversity, OEH does not object to proposed zoning boundary as presented in the original Council report.</p> <p>In relation to flooding, OEH has concerns with the increase in developable area and significant additional detail would be required at the development application stage. These additional details are summarised below.</p> <ul style="list-style-type: none"> - Suitable end treatments to ensure no adverse effect on downstream properties as a result of pipe/open channel improvements on the development site. - Appropriate stormwater treatment to ensure no increase in pollutants including management of runoff quality and quantity to the sensitive receiving waters consistent with the Wamberal Lagoon Management Plan. - Removal of open channels from private allotments and provision of appropriate maintenance access and fencing as required. - Consideration of improvements to channel alignment to improve hydraulics at bends, increase amenity and ecological values. - Sensitivity analysis for blockage of any major piped system - Sensitivity analysis for variation in vegetation cover within any open channel system - Design of appropriate surface finishes to control erosion and scour within the open channel system. - Flooding analysis for the final arrangement, inclusive of sensitivity analysis and inclusive of climate change for the purposes of setting flood planning levels within the development. The analysis must demonstrate no adverse effects outside of the property boundaries. <p>Also OEH maintained that the assessment of Aboriginal cultural heritage is considered inadequate.</p> <p><u>Comment</u></p> <p>The boundary of the E2 Environmental Conservation zone has been amended to wholly include the vegetation identified as an endangered ecological community and the area within the 1% AEP flood event adjacent to Bakali Road. The area zoned E2 is greater than that currently zoned 7(a) Conservation so this outcome is considered to improve biodiversity protection in accordance with the requirements of OEH.</p> <p>The final Flood Study shows that the overland flow through the site can be accommodated in an open channel up to the Probable Maximum Flood level. The zoning of the land accommodating the channel to R2 is considered appropriate as it relates to the residential subdivision and is addressed in the draft DCP for the site. The details that OEH require to be addressed at the development application stage in relation to</p>

Agency	Response
	<p>flooding have been included in the draft DCP as matters to be addressed with any development application for subdivision.</p> <p>An Aboriginal Cultural Assessment has subsequently been prepared in accordance with OEH requirements. It found that the subject site is assessed to be of low Aboriginal archaeological sensitivity.</p>
Roads and Maritime Services	<p>Roads and Maritime have reviewed the information and provide the following comments for Council's consideration:</p> <ul style="list-style-type: none"> • The Bakali Road intersection with the Central Coast Highway should be restricted to left-in / left out only by extending the central median within the Central Coast Highway. • Vehicles from the north requiring access to Bakali Road can utilise Crystal Street roundabout to perform a U-turn to access Bakali Road. • Vehicles from Bakali Road seeking to travel south will have to travel north and turn around in order to head south. It is considered likely that Maas Parade could be used to facilitate this movement by undertaking the following road works: <ul style="list-style-type: none"> o Upgrade the intersection of the Central Coast Highway and Maas Parade to Roads and Maritime and Council's satisfaction; o Install a concrete median within Maas Parade to restrict vehicles from U-turning at the throat of the intersection to Roads and Maritime and Council's requirements; o Construct a U-turn bay within Mass Parade to Council's requirements; o Upgrade the pavement on Maas Parade (as required) to Council's requirements. <p>Roads and Maritime is generally supportive of the abovementioned road work options as it is considered the works will permit safe manoeuvres from Bakali Road onto the Central Coast Highway.</p> <p>Further the above, Roads and Maritime also recommend that the proponent investigate options to restrict access from Bakali Road into the service road which runs parallel to the Central Coast Highway and carry out road works to provide for left-in / left out at the northern intersection with Central Coast Highway. This will eliminate potential conflicts at the intersection of Bakali Road, provide a safe U-turn option via Maas Parade and will restrict the potential for road users to U-turn at the northern service road intersection, which provides limited sight distance.</p> <p><u>Comment</u></p> <p>These works have been agreed to by the owner and are included in the VPA.</p>
NSW National Parks and Wildlife Service	Included in OEH comments
Hunter-Central Rivers Catchment Management Authority	No comment received

Table 6 - Agency Consultation

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

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

Part 4 Mapping

The maps listed in the Table below are included in Appendix 4.

Map	Map Title
A.	Locality Plan
B.	Aerial Photograph
C.	Bushfire Hazard
D.	Endangered Ecological Community Vegetation
E.	Lagoon Catchment
F.	Topography
G.	Coastal Zone
Existing Provisions	
H	Existing Zoning of Subject Land under IDO 122: 7(a) and 7(c2)
I	Zoning of Adjoining Land under GLEP 2014
Proposed Provisions	
J	Proposed Zoning under GLEP and CCLEP
K	Proposed Minimum Lot Size under GLEP 2014
L	Proposed Minimum Lot Size under CCLEP
M	Proposed Height of Building under GLEP 2014
N	Proposed Floor Space Ratio under GLEP 2014
O	Acid Sulfate Soils under GLEP 2014

Table 7 - Site Characteristics and Existing and Proposed Provisions

Part 5 Community Consultation

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

Council has resolved to make amendments to Gosford DCP 2013 and exhibit with the Planning Proposal. The DCP amendment is required to be exhibited for 28 days.

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

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

- Gosford Office: 49 Mann Street, Gosford;
- Wyong Office: 2 Hely Street, Wyong
- Council's website: www.yourvoiceourcoast.com

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

Part 6 Project Timeline

Action	Period	Start Date	End Date
Gateway Determination	12 months	21/08/13	28/08/14
Gateway Extension 1	12 months	28/08/14	28/08/15
Timeframe for the completion of required technical information		28/08/13	1/05/15
Government Agency consultation	1 month	22/06/15	24/07/15
Amended technical studies required		12/08/15	11/03/16
Gateway Extension 2	12 months	28/08/15	28/08/16
Government Agency consultation re amended information	1 month	22/03/16	20/05/16
Amended technical studies required		25/05/16	11/07/16
Gateway Extension 3	12 months	28/08/16	28/08/17
Government Agency consultation re amended information	1 month	13/07/16	14/03/17
Amended traffic solutions required		14/03/17	21/03/18
Gateway Extension 4	12 months	28/08/17	28/08/18
Government Agency consultation re amended information	1 month	21/03/18	11/05/18
Gateway Extension 5	6 months	28/08/18	28/02/19
Council consideration of VPA and PP changes		Dec 2018	25/03/19
Gateway Amendment	12 months	28/02/19	28/02/20
Commencement and completion dates for public exhibition	28 days	June 2019	July 2019
Timeframe for consideration of submissions	3 months	August 2019	November 2019
Date of submission to the Department to finalise LEP	1 month	December 2019	January 2020
Anticipated date RPA will make the plan (if delegated)	14 days	February 2020	February 2020

Action	Period	Start Date	End Date
Anticipated date RPA will forward to the Department for notification	7 days	February 2020	February 2020

Table 8 - Key Project Timeframes

Appendix 1

Ministerial Directions

Direction	Comment
Environment & Heritage	
2.1 Environmental Protection Zones	
<p>Aims to protect and conserve environmentally sensitive areas.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p> <p>A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 <i>"Rural Lands"</i>.</p>	<p>Even though the land fronting the Central Coast Highway is zoned 7(c2) it comprises 32 residential sized lots thus not having the character of an Environmental Protection zone. Conversely the western part of Lot 522 DP 1077907 and the northern part of Lot 3 DP 1000694 contain an Estuarine Paperbark Scrub Forest community which is identified as an EEC. The objective of this Direction is to protect and conserve environmentally sensitive areas. To be consistent with this Direction this environmentally sensitive area is to be protected by being zoned to E2.</p> <p>The land to the west of the existing houses fronting the Highway does not exhibit any environmentally significant stands of vegetation hence the Planning Proposal would not reduce the environmental protection standards applying to the land. However, zoning the land to a more intensive zone has the potential to adversely impact the adjacent vegetation on the western side of Bakali Road if runoff is not detained. However, it is Council's policy that all stormwater runoff is detained and released at pre-development flows. The assessment has been made as part of the Stormwater Management Plan concludes that such detention basins are able to be installed and comply with Council's requirements.</p>
2.2 Coastal Protection	
<p>Aims to protect and manage coastal areas of NSW.</p> <p>Applies when a relevant planning authority prepares a planning proposal that applies to land within the coastal zone as identified by SEPP (Coastal Management) 2018.</p> <p>A planning proposal must include provisions that give effect to and are consistent with:</p> <ul style="list-style-type: none"> (a) the objects of the Coastal Management Act 2016 and the objectives of the of the relevant coastal management areas, and (b) the NSW Coastal Management Manual and associated toolkit, (c) the NSW Coastal Design Guidelines 2003. 	<p>The objects of the Coastal Management Act 2016 are to manage the coastal environment of New South Wales in a manner consistent with the principles of ecologically sustainable development for the social, cultural and economic well-being of the people of the State.</p> <p>The southern part of the subject land (part of Lot 1 DP 1000694 and Lots 1-8 DP 23283) is located within the coastal zone. The rezoning of the 8 existing lots fronting the Central Coast Highway to R2 reflects the existing subdivision and is considered consistent with the Coastal Management Act. The rezoning of Lot 1 DP 1000694 and the resultant subdivision would not adversely affect significant stands of vegetation or adversely impact on the ecological quality of the coastal zone in this locality. Future development</p>

Direction	Comment
<p>A planning proposal must not rezone land which would enable increased development or more intensive land use on land:</p> <ul style="list-style-type: none"> (a) within a coastal vulnerability area identified by the SEPP (Coastal Management) 2018, or (b) that has been identified as land affected by current or future coastal hazard in a LEP or DCP, or a study or assessment undertaken by a public authority or a relevant planning authority. 	<p>would be required to comply with Council's requirement to detain stormwater on-site so runoff is released at pre-development flows thus ensuring no adverse effect on Wamberal Lagoon or the ecological integrity and biological diversity of vegetation and habitat downstream.</p> <p>The NSW Coastline Management Manual provides "information to assist present and potential users and occupiers of the coastline to understand the nature of coastline hazards and the options available for their management." As the site is not subject to immediate coastal processes it is not relevant to the Planning Proposal.</p> <p>The Coastal Design Guidelines relates to design of dwellings and location of new settlements and is not strictly relevant to this Planning Proposal. The following objectives are however pertinent to this Planning Proposal:</p> <ul style="list-style-type: none"> - To protect and enhance the cultural, ecological and visual characteristics of a locality. - To limit coastal sprawl by establishing separation and greenbelts between settlements. - To integrate new development with surrounding land uses. - To encourage new coastal settlements to be appropriately located. - To create neighbourhoods centred around services and facilities. <p>Zoning the 8 lots fronting the Central Coast Highway to Residential is consistent with the existing visual characteristics of the locality. Zoning Lot 1 DP 1000694 to Residential is appropriate given the physical character of the land and access to services and facilities.</p>
2.3 Heritage Conservation	
<p>Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>An Aboriginal Cultural Heritage Assessment was undertaken and <i>identified a high level of ground disturbance associated with the subdivision and development of the Project Area including land clearing, the construction of a power easement, access roads and services and landscaping. These disturbances has disturbed and removed sections of the A horizon, which is associated with the potential for Aboriginal objects.</i></p> <p><i>The search of the AHIMS database identified no</i></p>

Direction	Comment
	<i>registered Aboriginal objects within the Project Area. The Project Area is assessed to be of low Aboriginal archaeological sensitivity.</i>
Housing, Infrastructure and Urban Development	
3.1 Residential Zones	
<p>Aims to encourage a variety of housing choice, to make efficient use of existing infrastructure and services, ensure new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environment.</p> <p>This Direction applies when a planning proposal affects land within an existing or proposed residential zone. The draft LEP shall include provisions that will broaden the choice of building types, make more efficient use of existing infrastructure and services, reduce the consumption of land for housing on the urban fringe and be of good design. The Direction also requires that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it).</p>	<p>Although rezoning of land fronting the Central Coast Highway will also permit the range of housing permitted in the R2 zone, the individual residential sized lots already exist making it unlikely that more intensive residential development would occur. The R2 zone is consistent with the zoning of residential land in the locality and will make efficient use of existing infrastructure and services in the locality. The low density residential zone will not permit the broad range of housing types as is permitted in the medium density residential zones.</p> <p>The Planning Proposal to rezone the land to the west of the existing houses fronting the Highway to R2 will permit the range of housing permitted in the R2 zone such as dwelling houses, seniors housing (under SEPP Housing for Seniors or People with a Disability) and secondary dwellings (under SEPP Affordable Rental Housing). However, given the fragmented nature of the existing land ownership and the existing dwellings on the land it is unlikely that the land would be used for substantial development such as seniors housing.</p> <p>The land is serviced by water and sewer however due to the additional loads created by the proposed rezoning and subsequent development, contributions will have to be made towards the augmentation of the water and sewer systems.</p>
3.3 Home Occupations	
<p>Aims to encourage the carrying out of low impact small business in dwelling houses.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	The proposal does not impact on the permissibility of home occupations.
3.4 Integrating Land Use & Transport	
Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available	The Planning Proposal is located with easy access to the Central Coast Highway which is the major arterial road connecting the coastal communities with regular and frequent bus services to Bateau Bay, Erina Fair and Gosford City Centre. Whilst future residents

Direction	Comment
<p>transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight.</p> <p>Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p>	<p>could use their private vehicles, the option to use public transport would be available.</p>
Hazard & Risk	
4.1 Acid Sulfate Soils	
<p>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p>Applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils.</p>	<p>The Acid Sulfate Soils Planning Maps indicate that the subject land is within Class 5. The Acid Sulfate Soil map layer in the Gosford LEP 2014 is to be updated accordingly as part of this Planning Proposal.</p>
4.3 Flood Prone Land	
<p>Aims to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p> <p>Applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.</p>	<p>The Floodplain Development Manual, 2005 defines the Flood Planning Area as the area of land below the Flood Planning Level (i.e. combination of flood events and freeboards as determined in management studies and incorporated in management plans) and thus subject to flood related development controls.</p> <p>The zoning of the land fronting the Central Coast Highway reflects the residential scale development currently in existence. However, a drainage easement is located on the northern boundary of one of the residential sized lots (No 971) fronting the Central Coast Highway and carries stormwater from the Highway to the easement located on the larger 7(c2) lots to the west. This residential sized lot and others may be subject to secondary flows. Whilst zoning these lots to Residential will not affect the existing development on the lots, the R2 zone does permit additional uses which may not be able to be approved if the land is affected by flooding.</p> <p>A drainage easement consisting of an overgrown, open channel commences at the rear of No 971 Central Coast Highway and ends at the unformed section of Bakali Road to the west. The open channel passes through three 7(c2) zoned lots before spilling out onto the unformed section of the Bakali Road. Even though there is a drainage reserve on the western side of Bakali Road, there is no system within</p>

Direction	Comment
	<p>the drainage reserve to convey stormwater flows.</p> <p>The existing open drainage channel is not located in the lowest part of the subject land; the lowest area is to the north of the channel and this grassed overland flow path conveys the majority of stormwater from the Highway. It is proposed to regularise this flow path via an open channel which is able to accommodate the Probable Maximum Flood (PMF).</p> <p>This approach takes advantage of the local terrain however further information is required to be submitted prior to exhibition (or finalisation) of the planning proposal to ensure the proposed channel as outlined in the Flood Study is consistent with the guidelines and principles of the Floodplain Development Manual and this Direction. Any outstanding requirements could then be incorporated in the Gosford DCP Chapter applying to the subject land.</p>
4.4 Planning for Bushfire Protection	
<p>Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas.</p> <p>Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.</p>	<p>In the preparation of a planning proposal request, the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination.</p> <p>The subject land is classified as Rural Fire Service Category 1 Vegetation and Bushfire Buffer. Consequently the Planning Proposal and revised Bushfire Assessment Report have been referred to the Rural Fire Service for comment. The comments are set out below.</p> <p><i>The New South Wales Rural Fire Service has reviewed the proposal and raises no objections subject to a requirement that the future subdivision of the land complies with Planning for Bush Fire Protection 2006. This includes, but is not limited to:</i></p> <ul style="list-style-type: none"> - <i>Provision of Asset Protection Zones (APZs) within the proposed lots in accordance with Table A2.4;</i> - <i>Access to be provided in accordance with design specifications set out in section 4.1.3. This includes the incorporation of perimeter roads (i.e. roads that interface the hazard, such as the E2 zone) and through roads; and</i> - <i>Services to be provided in accordance with section 4.1.3.</i>

Direction	Comment
Regional Planning	
5.10 Implementation of Regional Plans	
<p>Aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained within regional strategies.</p> <p>Applies when the relevant planning authority prepares a planning proposal that is located on land addressed within the Far North Regional Strategy, Lower Hunter Regional Strategy, Central Coast Regional Strategy, Illawarra</p>	<p>The Planning Proposal is considered to be consistent with the directions and actions contained in the Central Coast Regional Plan as indicated in the response to Question 3 above.</p>
Local Plan Making	
6.1 Approval and Referral Requirements	
<p>Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development. This Direction requires a Planning Proposal to minimise the inclusion of concurrence/consultation provisions and not identify development as designated development.</p>	<p>This Planning Proposal is consistent with this direction as no such inclusions, or designation is proposed.</p>
6.2 Reserving Land for Public Purposes	
<p>Aims to facilitate the provision of public services and facilities by reserving land for public purposes, and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>The Planning Proposal does propose to zone some land RE1 Public Recreation which is for public purposes.</p>
6.3 Site Specific Provisions	
<p>Aims to discourage unnecessarily restrictive site specific planning controls.</p> <p>Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.</p> <p>The Planning Proposal must use an existing zone already applying in an environmental planning instrument and not impose any development standards in addition to those already contained in the environmental planning instrument. The proposal shall not contain or refer to drawings/concept plans that show details of the proposed development.</p>	<p>The Planning Proposal uses existing zones, floor space ratio, height of building and lot size requirements set out in the Standard Instrument LEP. It is therefore consistent with this Direction.</p>

Table 8 – S9.1 Ministerial Direction Assessment

Appendix 2

Land Use Tables

Existing Land Use Tables for Zone 7(a) and Zone 7(c2) under Interim Development Order No 122

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

Objectives of the zone

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

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

1 DEVELOPMENT THAT DOES NOT REQUIRE CONSENT

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

2 DEVELOPMENT THAT NEEDS CONSENT

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

3 PROHIBITED DEVELOPMENT

Any development not included in Item 1 or 2.

ZONE NO. 7(c2) CONSERVATION AND SCENIC PROTECTION (SCENIC PROTECTION - RURAL SMALL HOLDINGS)

(Orange with dark red edging and lettered 7(c2))

Objectives of the zone

The objectives of Zone No. 7(c2) are:

- (a) to provide a buffer or transition zone between conservation areas and urban areas; and
- (b) to enable development for the purposes of rural-residential holdings to be carried out on land which is suitable for those purposes and which is unlikely:
 - (i) to adversely affect the aesthetic and scenic value of the land and its setting; or
 - (ii) to create a demand for the uneconomic provision of services; and
- (c) to allow for non-residential uses where those uses are:
 - (i) compatible with rural-residential development and unlikely to create an unreasonable demand for public services or substantially reduce existing levels of service;
 - (ii) unlikely to adversely affect the aesthetic and scenic value of the land and its setting; and
 - (iii) unlikely to interfere unreasonably with the amenity of adjoining properties.

1 DEVELOPMENT THAT DOES NOT REQUIRE CONSENT

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

2 DEVELOPMENT THAT NEEDS CONSENT

Development (other than exempt development) for the purpose of:
animal establishments; bed and breakfast accommodation; child care centres;
dams; **dual occupancies-attached; dwelling-houses**; educational establishments;
home industries; horse establishments; places of public worship; plant nurseries;
roads; roadside stalls; utility installations; veterinary hospitals.
Subdivision.

Note: Development or related activities in this category indicated in **BOLD** may comprise complying development. An application may be made to Council or an accredited certifier for a complying development certificate. Details of such development or related activities are specified in Schedule 4.

3 PROHIBITED DEVELOPMENT

Any development not included in Item 1 or 2.

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

Zone E2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- To promote ecologically, socially and economically sustainable development and the need for, and value of, biodiversity in Gosford.
- To ensure that development is compatible with the desired future character of the zone.
- To limit development in areas subject to steep slopes and flooding.

2 Permitted without consent

Nil

3 Permitted with consent

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

4 Prohibited

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

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that development is compatible with the desired future character of the zone.
- To encourage best practice in the design of low-density residential development.
- To promote ecologically, socially and economically sustainable development and the need for, and value of, biodiversity in Gosford.
- To ensure that non-residential land uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for low-density housing.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Child care centres; Community facilities; Dwelling houses; Group homes; Home-based child care; Home industries; Hospitals; Neighbourhood shops; Places of public worship; Respite day care centres; Roads; Secondary dwellings; Seniors housing

4 Prohibited

Any development not specified in item 2 or 3

Zone RE1 Public Recreation

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To identify areas suitable for development for recreation, leisure and cultural purposes.
- To ensure that development is compatible with the desired future character of the zone.

2 Permitted without consent

Environmental facilities; Environmental protection works

3 Permitted with consent

Aquaculture; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Community facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

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

Zone E2 Environmental Conservation

1 Objectives of zone

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

2 Permitted without consent

Nil

3 Permitted with consent

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

4 Prohibited

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

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage best practice in the design of low-density residential development.
- To ensure that non-residential land uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for low-density housing.
- To maintain and enhance the residential amenity and character of the surrounding area.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Neighbourhood shops; Places of public worship; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Water recycling facilities; Water reticulation systems; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3

Zone RE1 Public Recreation

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To identify areas suitable for development for recreational and cultural purposes.
- To provide space for integrated stormwater treatment devices for flow and water quality management.

2 Permitted without consent

Environmental facilities; Environmental protection works

3 Permitted with consent

Boat launching ramps; Boat sheds; Building identification sign; Business identification sign; Camping grounds; Car parks; Caravan parks; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Flood mitigation works; Food and drink premises; Function centres; Information and education facilities; Jetty; Kiosks; Marina; Market; Mooring pen; Mooring; Recreation areas; Recreation facility (indoor); Recreation facility (major); Recreation facility (outdoor); Registered clubs; Respite day care centres; Roads; Sewerage systems; Water recreation structures; Water supply system

4 Prohibited

Any development not specified in item 2 or 3

Appendix 3

Sustainability Criteria for New Land Release – Central Coast

Lot 522 DP 1077907, Lot 1 DP 405510, Lot 51 DP 1028301, Lot 62 DP 838562, Lots 155 & 156 DP 531710, Lots 1-14, 18 & 19 DP 23283, Lots 1-8 DP 24187 and Lots 1-3 DP 101649, Central Coast Highway, and Lots 1-4 DP 1000694, Bakali Road, Forresters Beach.

1 Infrastructure Provision

Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way.

The subject site is capable of being connected to reticulated water supply, sewerage services, and electricity and telecommunication infrastructure. The site adjoins a main road which provides regular and frequent public bus transport and allows efficient private vehicular access to centres and facilities.

The Planning Proposal identifies land to be used for public open space.

A Development Control Plan has been prepared which addresses infrastructure matters such as intersection works on the Central Coast Highway and stormwater management requirements.

2 Access

Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided.

The subject site is located adjacent to an existing main road which provides efficient and sustainable transport options from the site to places of employment, to services and to recreational facilities.

Potential traffic generation resulting from future development would not impact on the traffic efficiency of the Central Coast Highway. However the additional traffic generated would require modification of the existing Central Coast Highway/Bakali Road intersection to left in/left out and the formalisation of the intersection at Maas Parade/Central Coast Highway to enable southbound traffic to execute a U-turn. As the Central Coast Highway is a classified road such intersection works are to be approved by the Roads and Maritime Service at the development application stage.

3 Housing Delivery

Provide a range of housing choices to ensure a broad population can be housed.

The proposed low density residential zone permits a range of housing ranging from dwelling houses, secondary dwellings (under SEPP Affordable Rental Housing) to seniors housing (under SEPP Housing for Seniors or People with a Disability). Hence a broad population can potentially be accommodated under this zone.

4 Employment Lands

Provide regional/local employment opportunities to support the Central Coast's expanding role in the wider regional and NSW economies.

The Planning Proposal does not relate to the provision of employment lands.

5 Avoidance of Risk

Land use conflicts and risk to human health and life is avoided.

The Planning Proposal does not present a land use conflict with adjoining land to the east as this land is already developed for low density residential uses. All stormwater is able to be detained and treated on-site thus minimising the possibility of land use conflict with wetlands to the west and Wamberal Lagoon.

Risk to human health and life will be avoided by developing the site in accordance with Planning for Bushfire Protection 2006 and in accordance with flood management requirements outlined in the new DCP Chapter.

6 Natural Resources

Natural resource limits not exceeded / environmental footprint minimised

The existing natural resource on the subject site is an endangered ecological community on Lot 522 DP 1077907 and Lot 3 DP 1000694 which will be protected by zoning the land to E2 Environmental Conservation.

The environmental footprint will be minimised by constructing on-site detention ponds which will release all stormwater runoff from the site at pre-development flows and remove nutrients prior to release. These requirements are outlined in the draft DCP Chapter.

7 Environmental Protection

Protect and enhance biodiversity, air quality, heritage and waterway health.

The retention of the endangered ecological community within the E2 zone will protect biodiversity and waterway health. The retention of this vegetation will enable nutrients to be taken out of site runoff via a natural filtration system prior to release into the Wamberal Lagoon Catchment.

Maintaining this existing vegetation will also serve to protect air quality. There are no items of environmental heritage on the subject land and the site has a low likelihood of containing Aboriginal objects.

8 Quality and Equity in Services

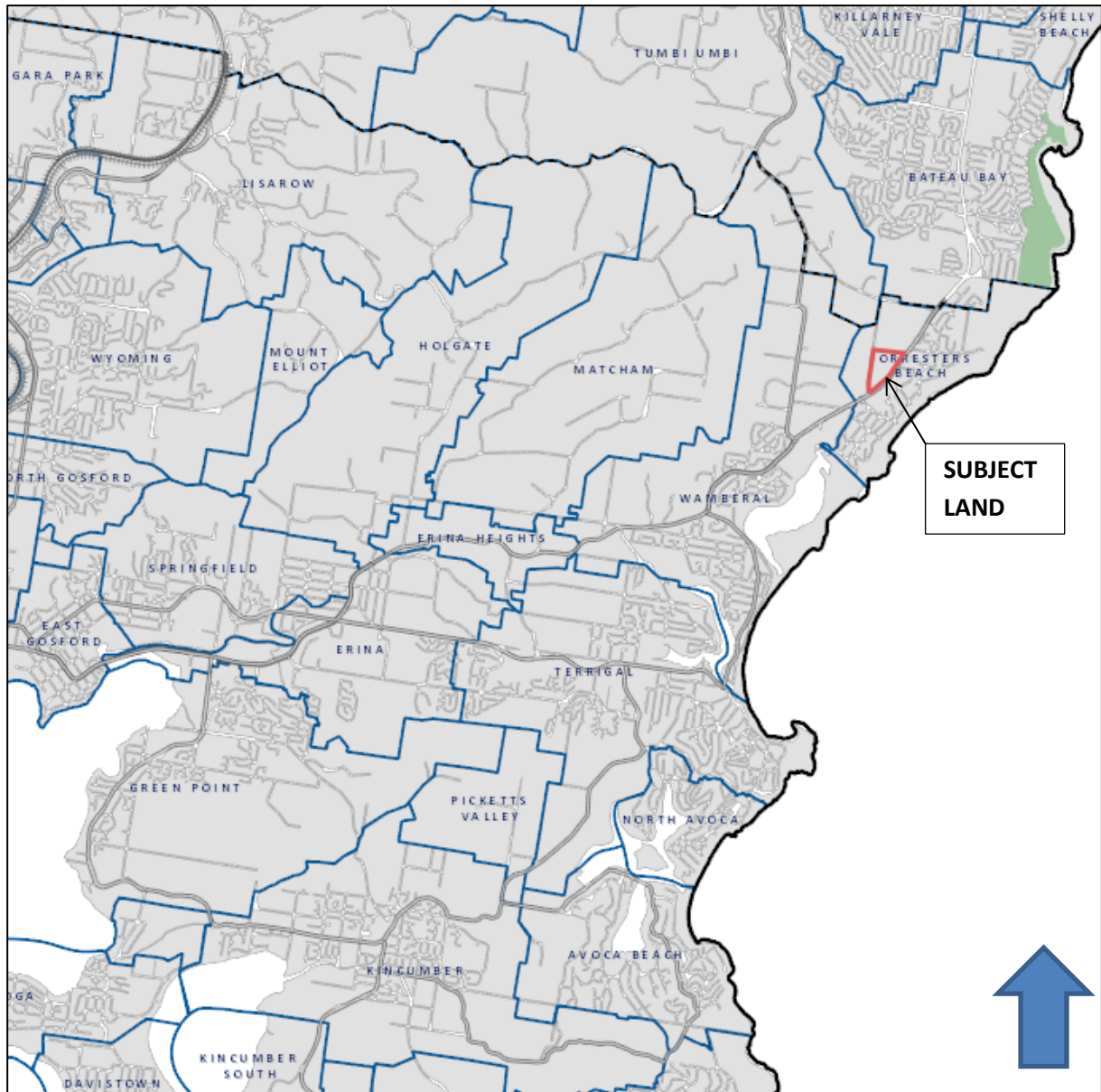
Quality health, education, legal, recreational, cultural and community development and other government services are accessible.

The subject site is on a main road, which provides access to a number of centres (e.g. Bateau Bay, Terrigal and Erina) where an extensive range of health, education, legal, government, recreational, cultural and community services are available.

Appendix 4

Mapping

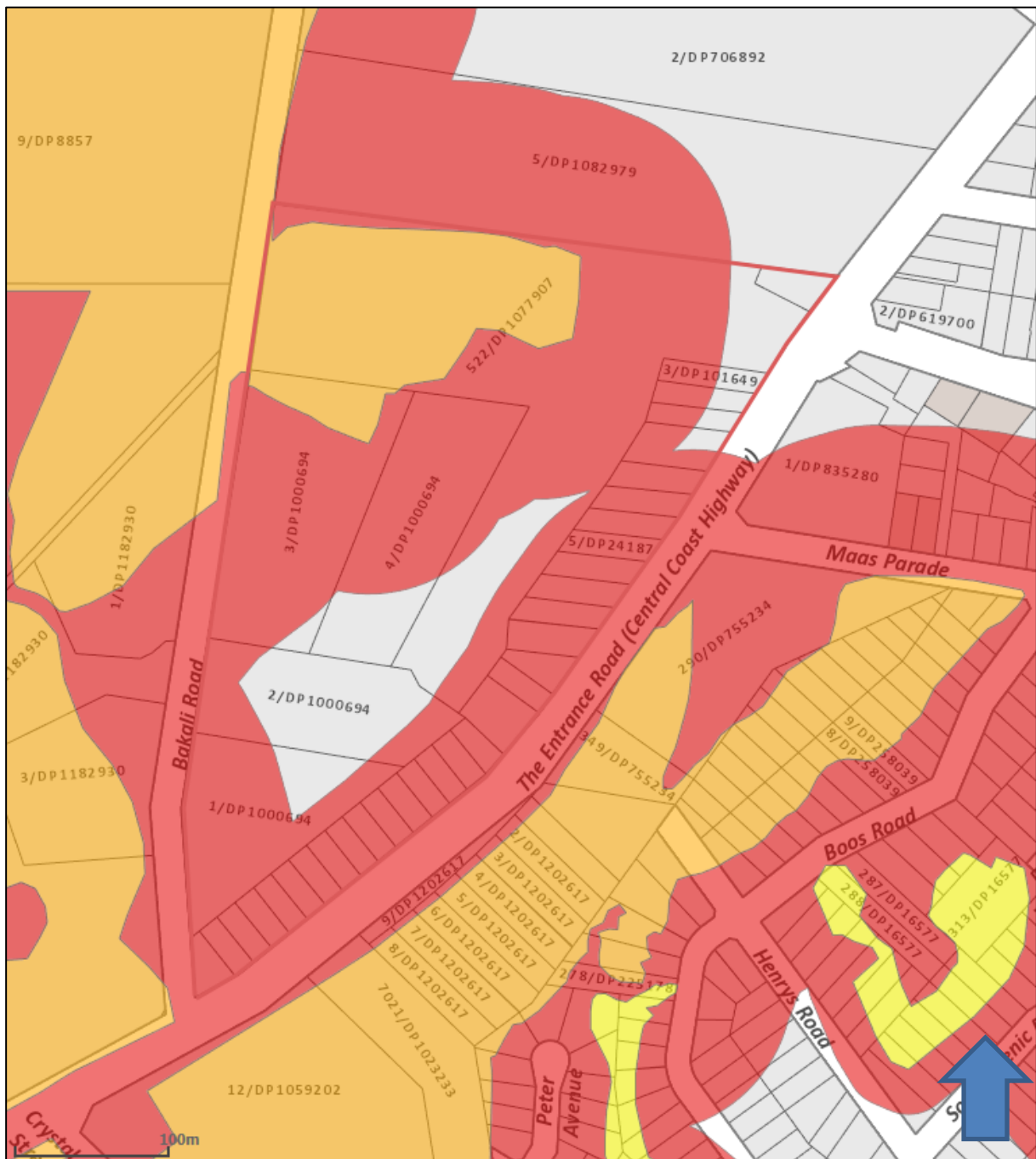
Map A – Locality Map



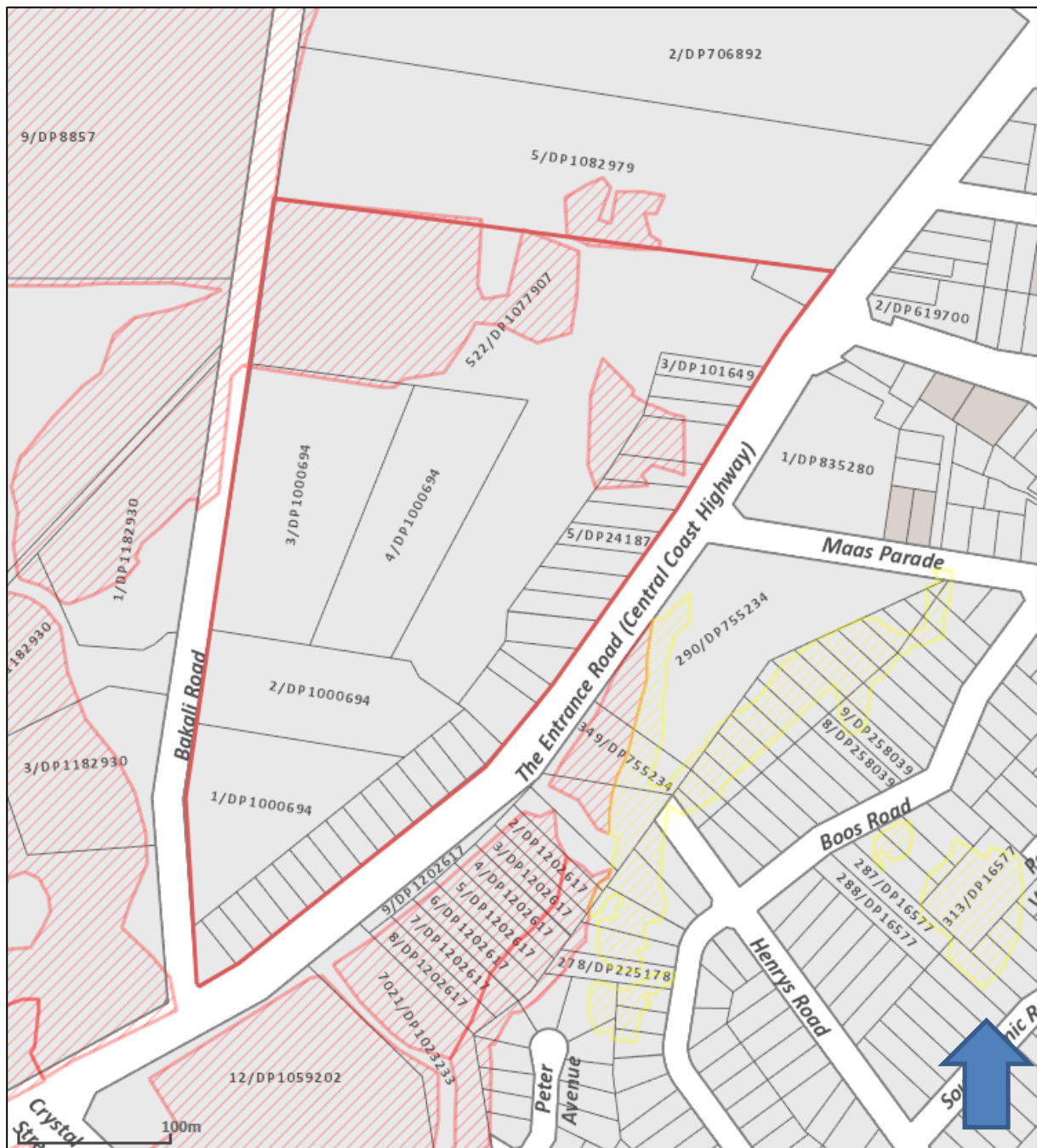
Map B – Aerial Photograph



Map C – Bushfire Hazard



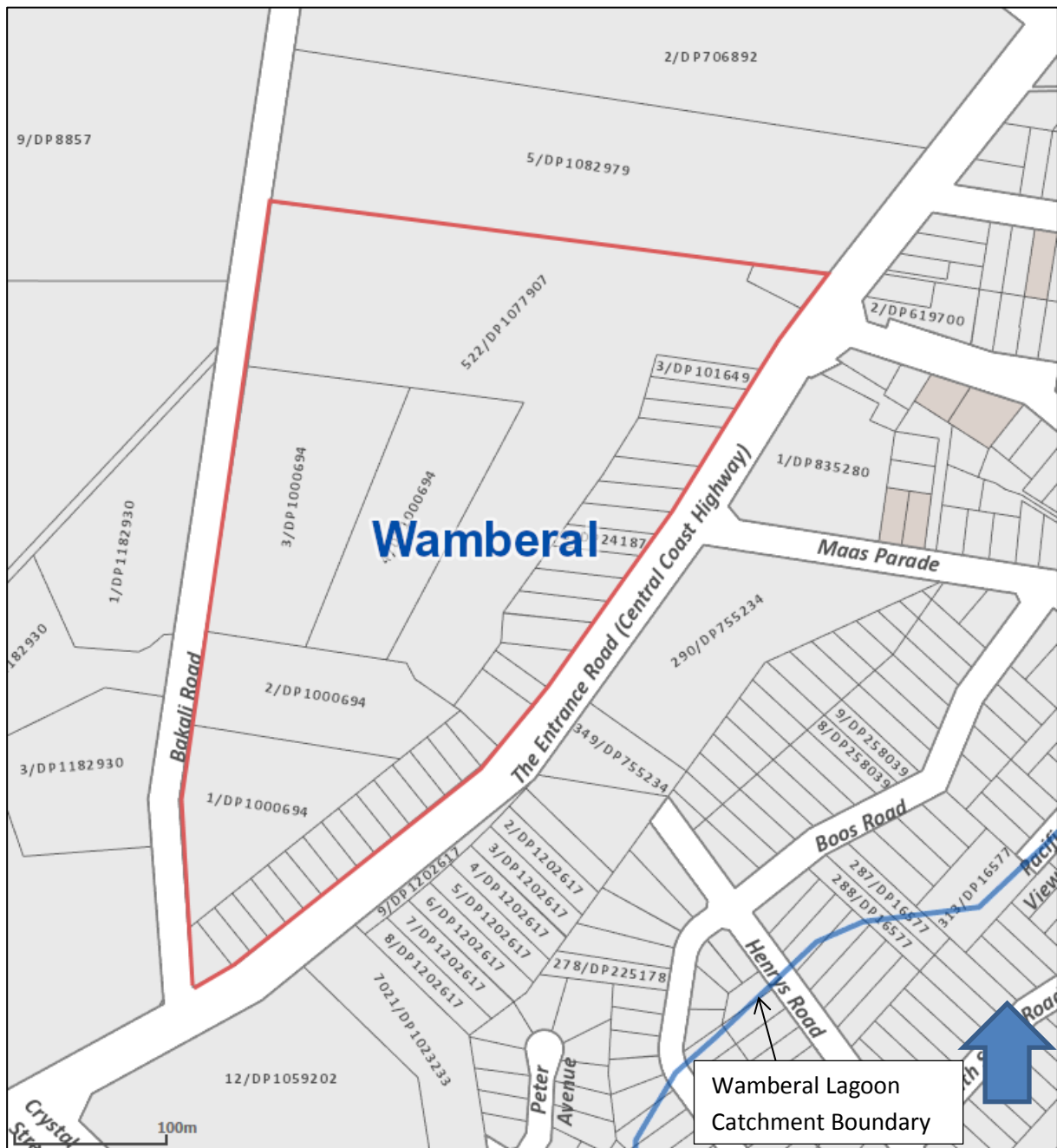
Map D – Endangered Ecological Community Vegetation



Red Shading - Endangered Ecological Community

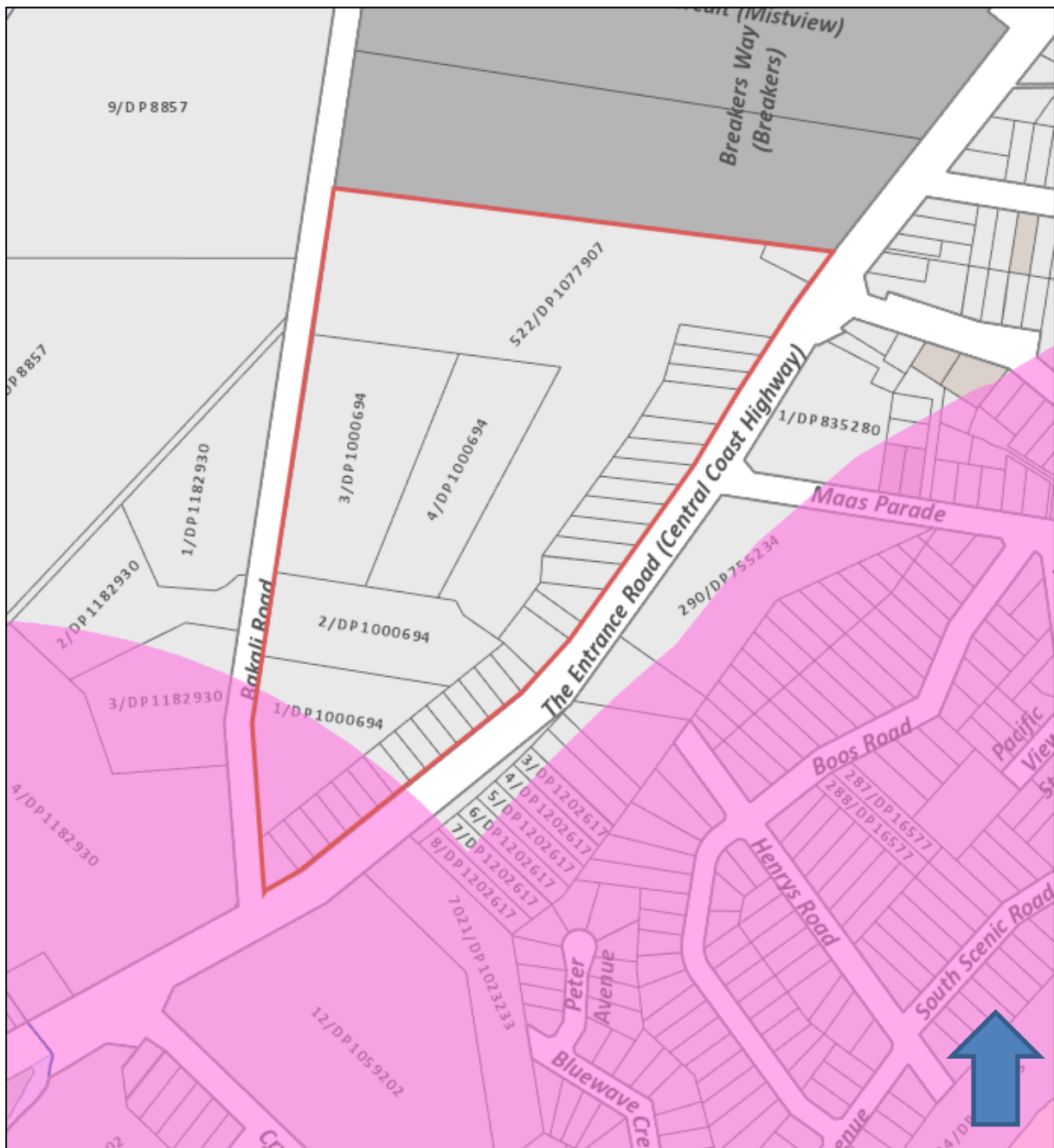
Yellow Shading - Regionally Significant Vegetation

Map E – Lagoon Catchment

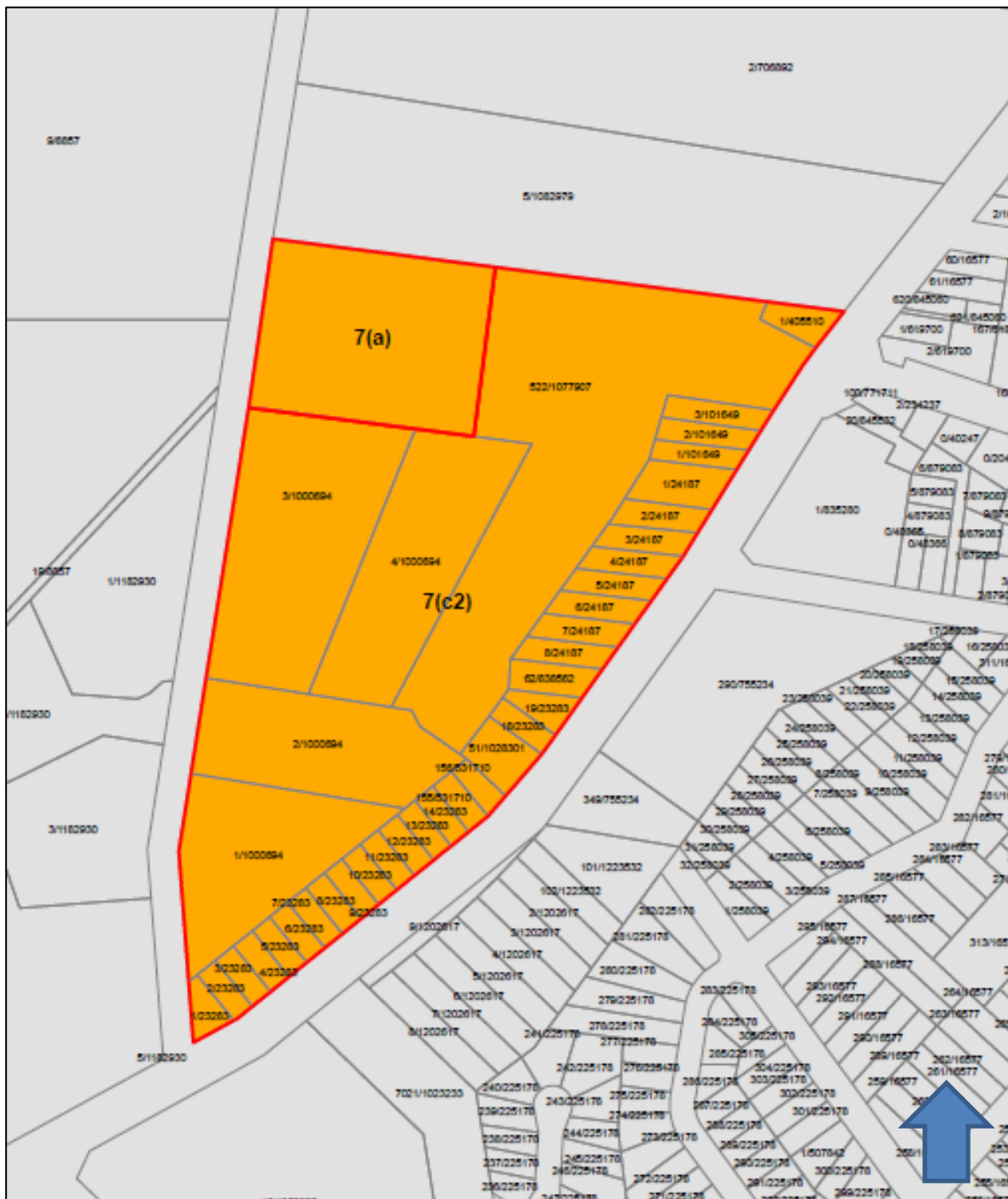


The map shows a topographic representation of the area. A red line traces the proposed road alignment, starting from the bottom left and curving towards the top right. The alignment is flanked by property boundaries, many of which are labeled with DP numbers (e.g., 1/DP1000694, 2/DP1000694, 3/DP1000694, 5/DP1082979, 2/DP706892, 2/DP619700, 3/DP101649, 1/DP83580, 5/DP24187, 290/DP755234, 549/DP755234, 2/DP1202617, 3/DP1202617, 4/DP1202617, 5/DP1202617, 6/DP1202617, 7/DP1202617, 8/DP1202617, 7021/DP103233, 12/DP1059202, 3/DP1182930, 1/DP1182930, 9/DP8857). Contour lines are shown in brown, indicating elevation changes. Existing roads are labeled: 'Bakali Road' on the left, 'The Entrance Road (Central Coast Highway)' running diagonally, 'Boos Road' on the right, and 'Peter Avenue' at the bottom. A scale bar at the bottom left indicates 100m. A blue arrow points to the proposed road alignment.

Map G – Coastal Zone



Map H - Existing Zoning of Subject Land under IDO 122: 7(a) and 7(c2)



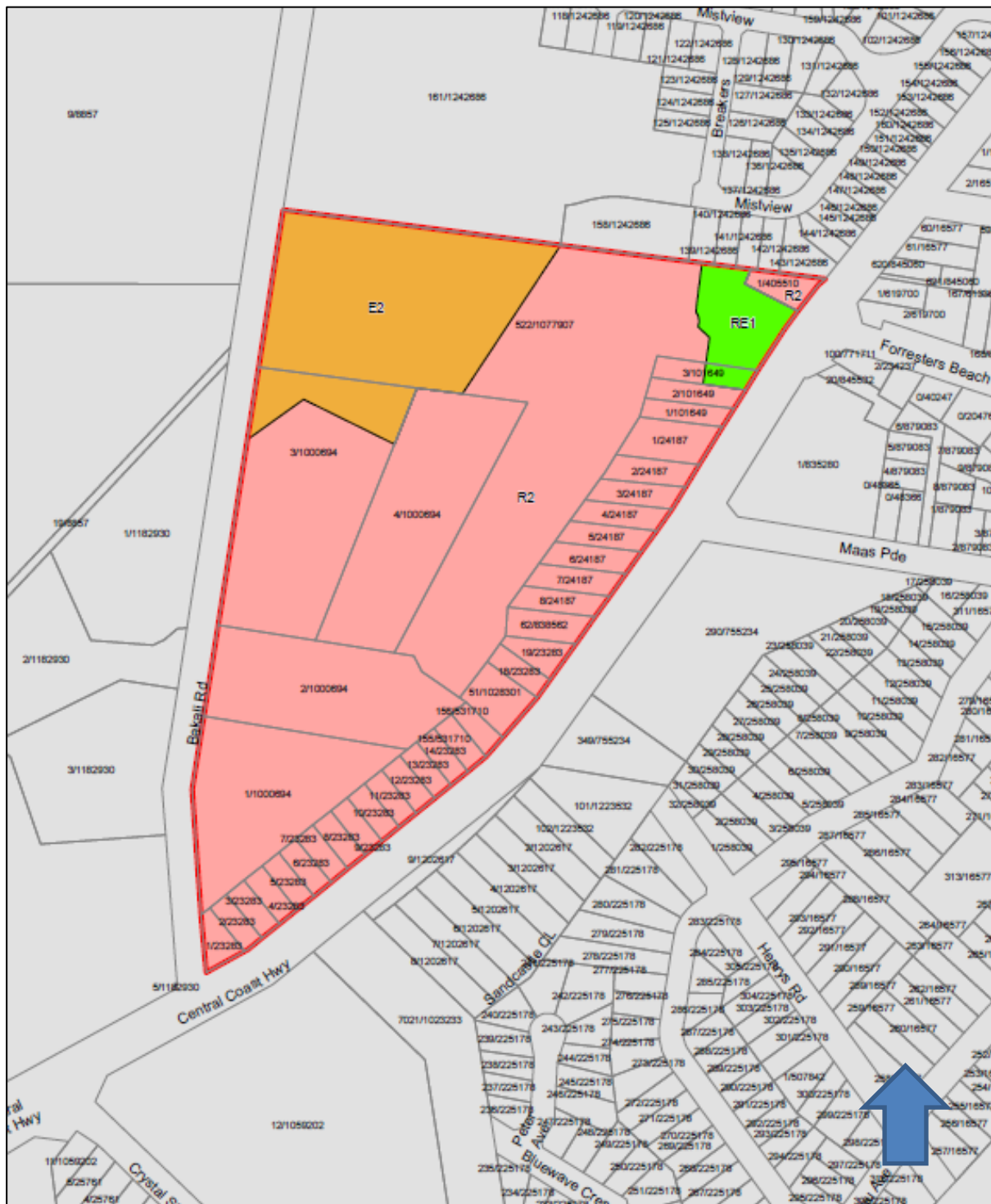
The map displays the following land parcels and their details:

- Parcel 1:** 9/DP8857 (Zoning: R2)
- Parcel 2:** 2/DP706892 (Zoning: R2)
- Parcel 3:** 5/DP1082979 (Zoning: E2)
- Parcel 4:** 2/DP619700 (Zoning: B1)
- Parcel 5:** 1/DP15280 (Zoning: R15280)
- Parcel 6:** 290/DP755234 (Zoning: RE1)
- Parcel 7:** 549/DP755234 (Zoning: E2)
- Parcel 8:** 12/DP10102233 (Zoning: RE102)
- Parcel 9:** 278/DP225178 (Zoning: R2)
- Parcel 10:** 313/DP16577 (Zoning: RE1)
- Parcel 11:** 287/DP16577 (Zoning: R2)
- Parcel 12:** 288/DP16577 (Zoning: R2)
- Parcel 13:** 9/DP258039 (Zoning: R2)
- Parcel 14:** 8/DP258039 (Zoning: R2)
- Parcel 15:** 3/DP101649 (Zoning: R2)
- Parcel 16:** 5/DP24187 (Zoning: R2)
- Parcel 17:** 3/DP1182930 (Zoning: DM)
- Parcel 18:** 1/DP1182930 (Zoning: DM)
- Parcel 19:** 2/DP1000694 (Zoning: R2)
- Parcel 20:** 3/DP1000694 (Zoning: R2)
- Parcel 21:** 4/DP1000694 (Zoning: R2)
- Parcel 22:** 1/DP1000694 (Zoning: R2)
- Parcel 23:** 2/DP1202617 (Zoning: R2)
- Parcel 24:** 3/DP1202617 (Zoning: R2)
- Parcel 25:** 4/DP1202617 (Zoning: R2)
- Parcel 26:** 5/DP1202617 (Zoning: R2)
- Parcel 27:** 6/DP1202617 (Zoning: R2)
- Parcel 28:** 7/DP1202617 (Zoning: R2)
- Parcel 29:** 8/DP1202617 (Zoning: R2)
- Parcel 30:** 1021/DP102233 (Zoning: RE102)

The map also shows the following roads and features:

- Roads:** Bakali Road, The Entrance Road (Central Coast Highway), Maas Parade, Boos Road, Henrys Road, Peter Avenue, South Pacific Road, Crystal Street.
- Scale:** 100m
- Orientation:** Blue arrow pointing North.

Map J – Proposed Zoning under GLEP 2014 and CCLEP

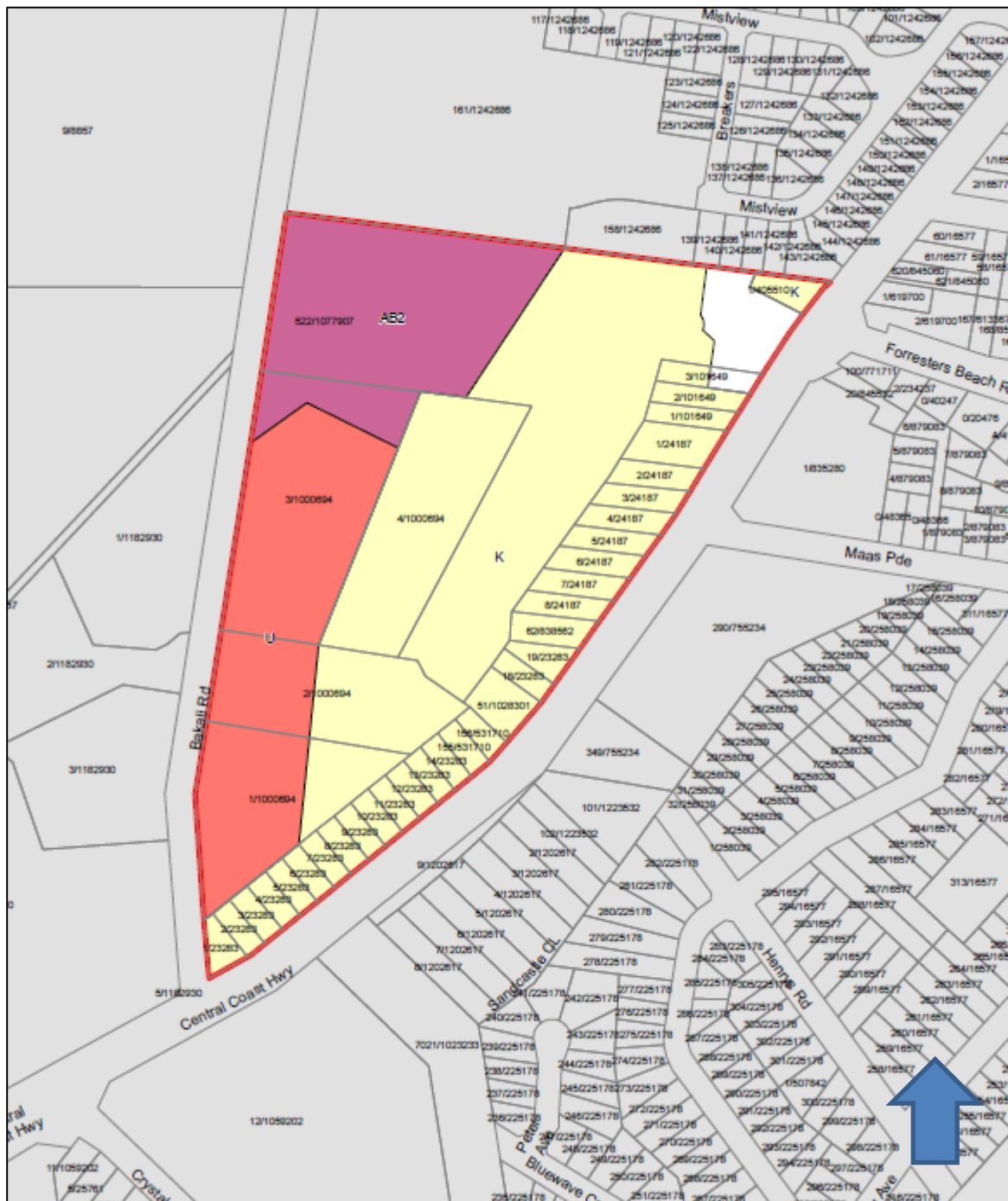


E2 Environmental Conservation

R2 Low Density Residential

RE1 Public Recreation

Map K – Proposed Minimum Lot Size under GLEP 2014

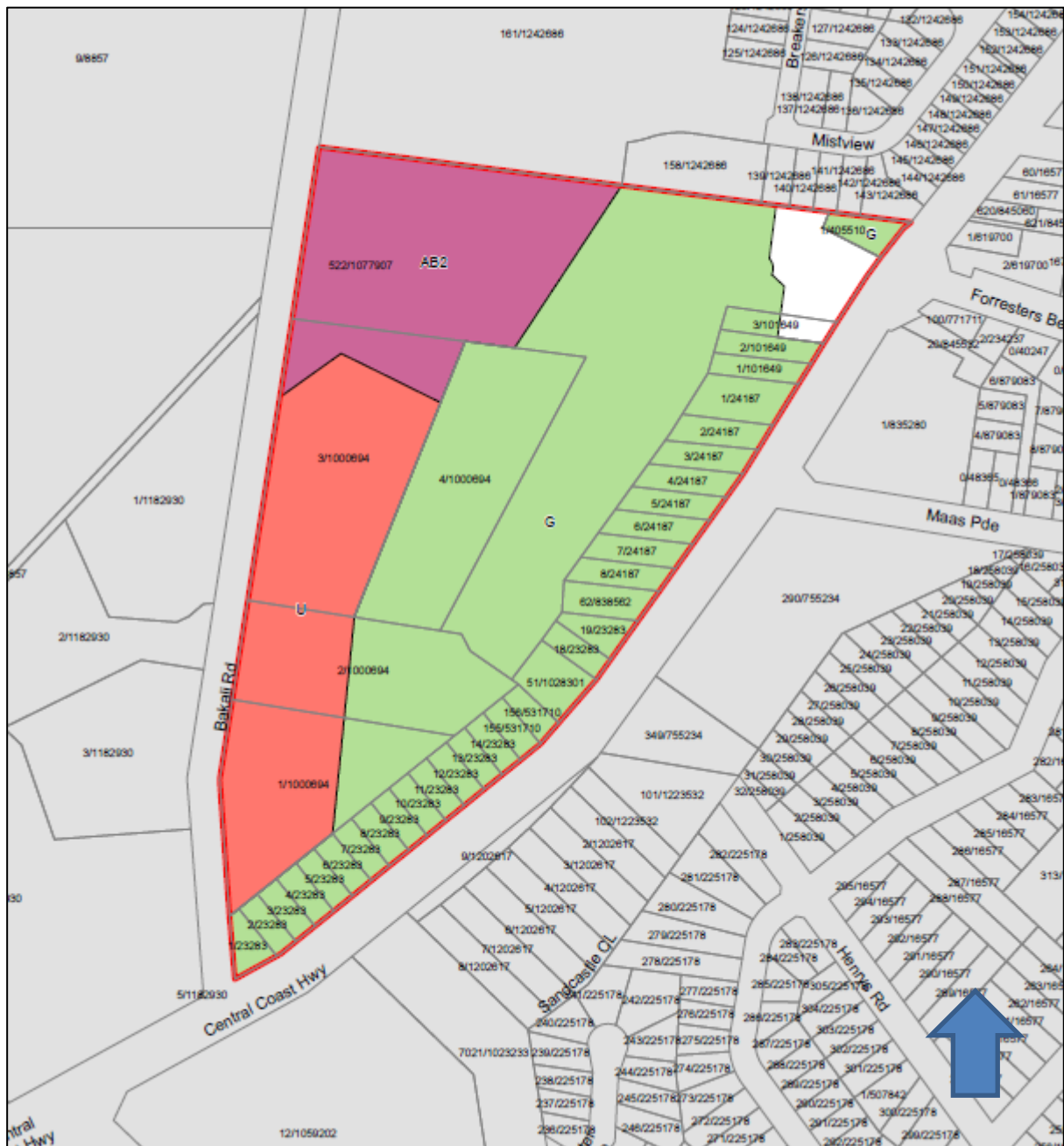


K – 550sqm

U – 1850sqm

AB2 – 40Ha

Map L – Proposed Minimum Lot Size under CCLEP

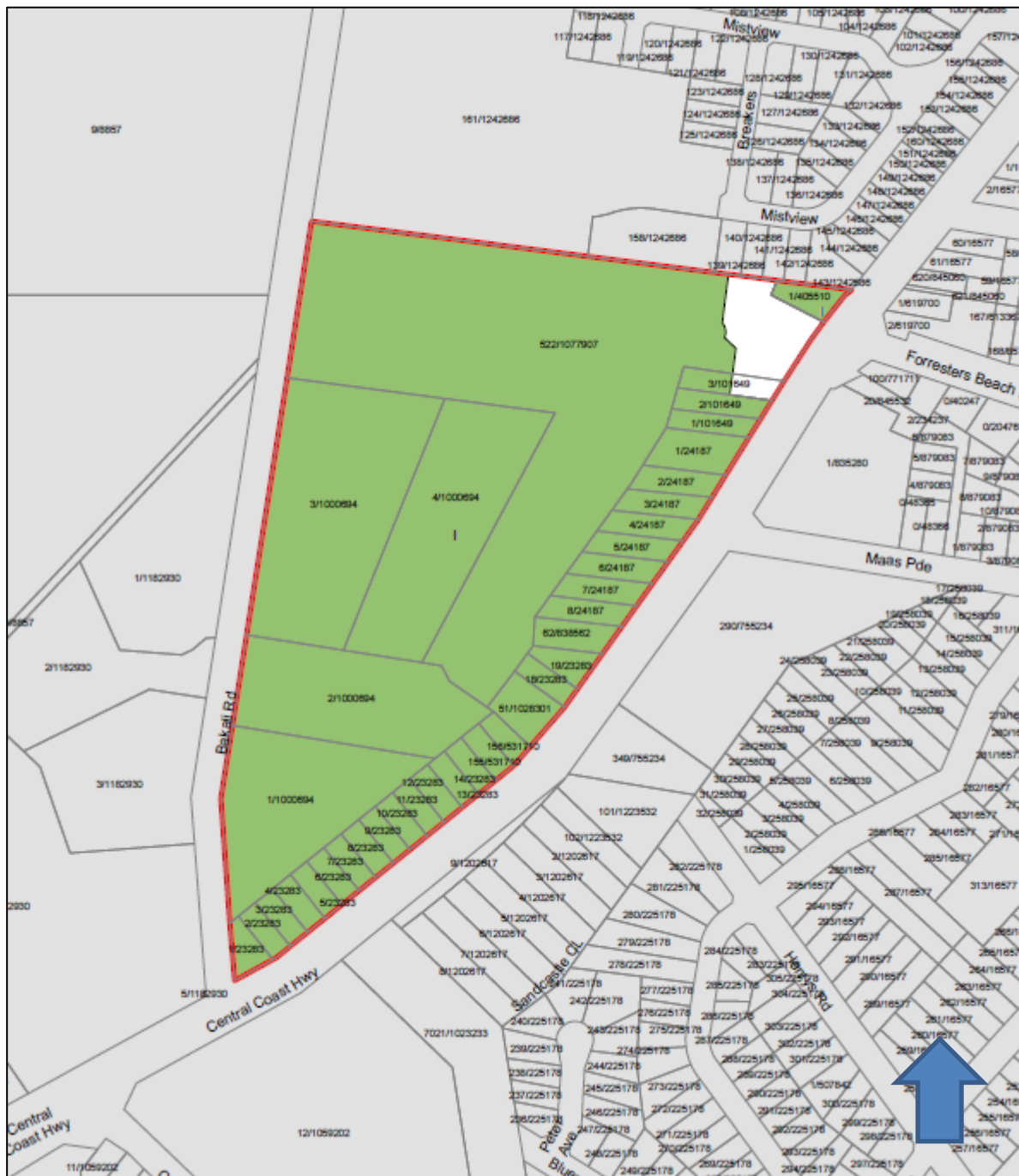


G – 450sqm

U – 1850sqm

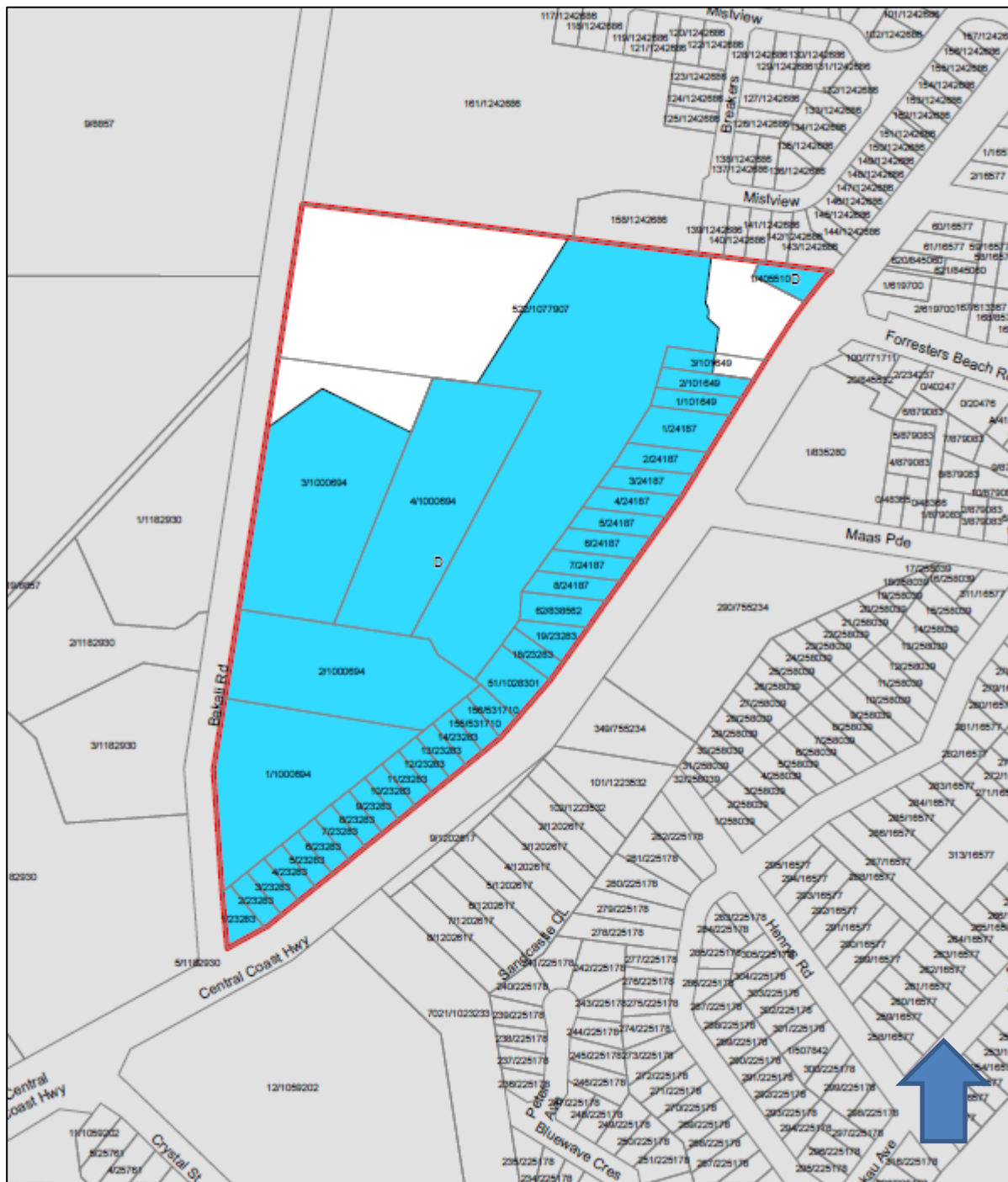
AB2 – 40Ha

Map M – Proposed Height of Building under GLEP 2014



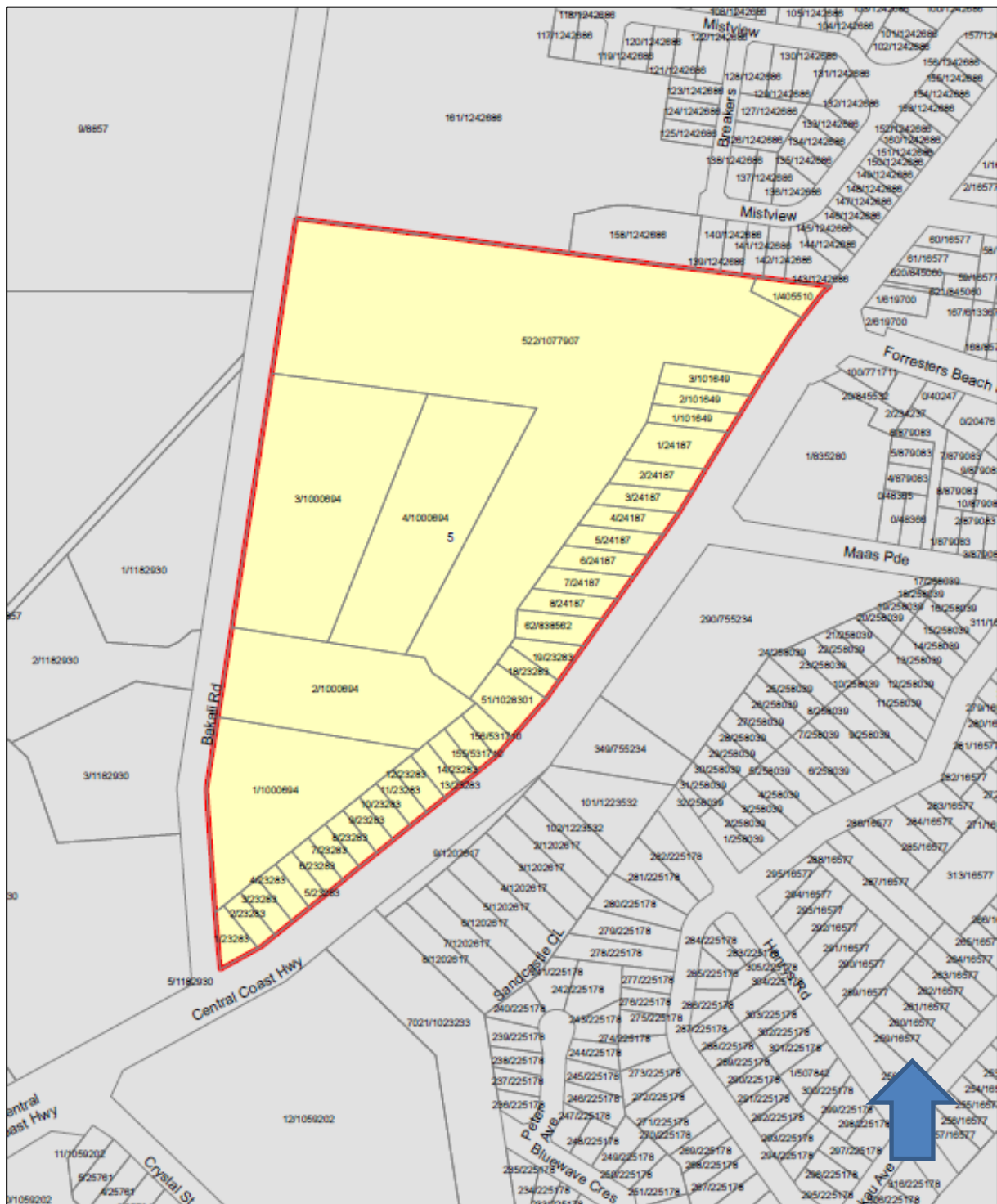
I – 8.5m

Map N – Proposed Floor Space Ratio under GLEP 2014



D – 0.5:1

Map O – Proposed Acid Sulfate Soils under GLEP 2014



5 – Class 5

Supporting Documentation

No.	Document
01 Assessment and Endorsement	
A.	Council Report and Minutes – 2 July 2013
B.	Gateway Determination
C.	Gateway Extension 1
D.	Gateway Extension 2
E.	Gateway Extension 3
F.	Gateway Extension 4
G.	Gateway Extension 5
02 Statutory Documents	
A.	State Environmental Planning Policies
B.	Ministerial Directions under Section 9.1
C.	Central Coast Regional Plan 2036
D.	Gosford Local Environmental Plan 2014
03 Agency Responses	
A.	NSW Rural Fire Service
B.	Office of Environment and Heritage
C.	Roads and Maritime Service
04 Mapping	
A.	Existing Zone under Interim Development Order No 122
Proposed Provisions under GLEP 2014	
B.	Land Application Map LAP_001
C.	Land Zoning Map LZN_ 017A Existing Map Tile Land Zoning Map Site Identification Land Zoning Map LZN_017A New Map Tile
D.	Floor Space Ratio Map FSR_ 017A Existing Map Tile

No.	Document
	Floor Space Ratio Map Site Identification Floor Space Ratio Map FSR_017A New Map Tile
E.	Height of Building Map HOB_ 017A Existing Map Tile Height of Building Map Site Identification Height of Building Map HOB_017A New Map Tile
F.	Lot Size Map LSZ_ 017A Existing Map Tile Lot Size Map Site Identification Lot Size Map LSZ_017A New Map Tile
G.	Acid Sulfate Soils Map ASS_017A Existing Map Tile Acid Sulfate Soils Map Site Identification Acid Sulfate Soils Map ASS_017A New Map Tile
Proposed Provisions under Draft CCLEP	
H.	Proposed Land Zone under Draft CCLEP (as exhibited) Proposed Change to Land Zoning Map Proposed Change included in Land Zoning Map
I.	Proposed Lot Size under Draft CCLEP (as exhibited) Proposed Change to Lot Size Map Proposed Change included in Lot Size Map
05 Supporting Studies	
A.	Planning Proposal Application document
B.	Flora and Fauna Assessment Report
C.	Bushfire Assessment Report
D.	Aboriginal Cultural Heritage Assessment Report
E.	Flood Study
F.	Stormwater Management Plan
G.	Urban Capability Assessment
H.	Water and Sewer Analysis
I.	Traffic Report

No.	Document
06 Gosford Development Control Plan 2013	
A	Proposed New Chapter in Gosford Development Control Plan 2013

Table 9: *Supporting Documentation to the Planning Proposal*

