



Environmental and Urban Edge Zone Review

**Report on Zoning the Deferred Matters in the
Gosford Local Environmental Plan 2014**

August 2017

EXECUTIVE SUMMARY

In 2009, the NSW State Government introduced a standardised Local Environmental Planning template to ensure consistency in local government planning across NSW. In 2014, the former Gosford City Council finalised a new *Gosford Local Environmental Plan 2014* that aligned with the 35 new land use zones and planning requirements. However, some properties were deferred in the making of the *Gosford Local Environmental Plan 2014* until such time as a suitable study of environmental lands had been carried out. These Deferred Matters properties are currently subject to the *Interim Development Order 122* and *Gosford Planning Scheme Ordinance*.

The Deferred Matters study area consists of approximately 3,862 land parcels over approximately 8,150ha situated east of the M1 Motorway in the former Gosford local government area. The majority of these parcels are privately owned conservation and scenic protection zones, as well as some Council-owned and Crown lands.

Council has now undertaken an Environmental and Urban Edge Zone Review to resolve the outstanding Deferred Matters and match the old *Interim Development Order 122* and *Gosford Planning Scheme Ordinance* zones to an appropriate zone under the new Standard Instrument. The review was carried out in a comprehensive and systematic manner in accordance with recommendations contained within the Northern Councils E Zone Review Final Recommendations Report and the Planning Practice Note PN 09-002 Environment Protection Zones. The NSW Department of Planning and Environment directed Council to align with these two key documents.

The overarching aim of the review was to ensure optimal land use outcomes that are both environmentally responsible and promote viable urban centres. Key planning considerations in applying new zones including changes to permissible and prohibited uses has been investigated. Principles of zoning were established upfront through a series of stakeholder workshops which included government agencies, environmental groups, planning consultants, and Aboriginal Land Councils. An evidence-based approach was applied using an innovative multi-criteria evaluation technique to allocate the lands into the most appropriate zone based on an agreed set of criteria.

Various methods of communication were undertaken including stakeholder workshops, media releases, interactive online mapping, an online collaboration hub of Have Your Say, a letter mail out, telephone hotline and email enquiry line. All feedback was captured and referenced during the analysis.

The amalgamation of the former Gosford City Council and Wyong Shire Council prompted the need for a single consolidated Local Environmental Plan for the new Central Coast Council. As a result, the zone recommendations in this report will now update the *consolidated Draft Central Coast Council Local Environmental Plan 2017*, instead of the *Gosford Local Environmental Plan 2014*. The review will result in all Deferred Matters being appropriately transferred into the standard zones of the *Standard Instrument (Local Environmental Plans) Order 2006*. This will bring an end to the legacy of multiple environmental planning instruments relating to the Gosford local government area and is a significant step forward for the new Central Coast Council. Importantly, the resulting zone recommendations and planning proposal will fulfil State Government directions and provide certainty for many landowners within the southern Central Coast region.

TABLE OF CONTENT

EXECUTIVE SUMMARY.....	2
TABLE OF CONTENT	3
1 – INTRODUCTION.....	5
Purpose of the Review	5
Background.....	5
2 – THE STUDY AREA	7
3 – Planning Framework	8
Gosford Local Environmental Plan (2014)	8
Interim Development Order 122 1979.....	8
Gosford Planning Scheme Ordinance 2013.....	9
Planning Practice Note 09-002 Environmental Protection Zones.....	9
Northern Councils E Zone Review	9
Central Coast Regional Plan 2036	10
4 – COMMUNITY CONSULTATION.....	11
Engagement Tools and Techniques.....	11
Consultation Outcomes.....	14
5 – ZONING PRINCIPLES AND E ZONE CRITERIA	15
Zoning Principles.....	15
Zoning Criteria	16
6 – METHODOLOGY	21
Land Suitability Analysis	21
Spatial Mapping Criteria and Data.....	21
7 – ZONE RECOMMENDATIONS	24
Precincts	25
8 – CONSIDERATION OF KEY PLANNING ISSUES.....	41
9 – PLANNING AND DEVELOPMENT CONTROLS.....	44
10 - RECOMMENDATIONS	45
11 – APPENDICES	46
Appendix A Planning framework Zoning Criteria.....	46
Appendix B IDO 122 Land Use Table	49
Appendix C Community Submissions.....	50

FIGURES

Figure 1: Timeline of Engagement.....	11
Figure 2: Have Your Say website	12
Figure 3: Interactive Online Mapping	13
Figure 4: Northern Councils E Zone Review – Application of E Zones.....	16
Figure 5: MCE Example Land Suitability Analysis	21
Figure 6: Gosford LGA precinct boundaries.....	24

MAPS

Map 1: Study Area in the Review	7
Map 2: New Zones - Gosford Central Precinct	25
Map 3: IDO/GPSO Old Zones – Gosford Central Precinct.....	26
Map 4: New Zones - Coastal Hinterland Precinct.....	27
Map 5: IDO/GPSO Old Zones – Coastal Hinterland Precinct.....	28
Map 6: New Zones - Coastal Precinct	29
Map 7: IDO/GPSO Old Zones– Coastal Precinct.....	30
Map 8: New Zones - East Brisbane Water Precinct	31
Map 9: IDO/GPSO Old Zones – East Brisbane Water Precinct.....	32
Map 10: New Zones - West Brisbane Water Precinct.....	33
Map 11: IDO/GPSO Old Zones – West Brisbane Water Precinct.....	34
Map 12: New Zones - Mountains Precinct	35
Map 13: IDO/GPSO Old Zones – Mountains Precinct.....	36
Map 14: New Zones - Peninsula Precinct.....	37
Map 15: IDO/GPSO Old Zones – Peninsula Precinct	38
Map 16: New Zones - Narara Valley Precinct.....	39
Map 17: IDO/GPSO Old Zones – Narara Valley Precinct.....	40

TABLES

Table 1: E2 Environmental Conservation Zone criteria.....	17
Table 2: E3 Environmental Management Zone criteria	18
Table 3: E4 Environmental Living Zone criteria	19
Table 4: E2 Environmental Conservation Zone Data.....	22
Table 5: E3 Environmental Management Zone Data	22
Table 6: E4 Environmental Living Zone Data	23
Table 7: Urban Land Suitability Criteria and Data	23
Table A.1: Northern Councils E Zone Review E2 Zone Criteria.....	46
Table A.2: Northern Councils E Zone Review E2 Zone Criteria.....	47
Table A.3: Central Coast Regional Strategy 2006-31 Sustainability Criteria	48

1 – INTRODUCTION

PURPOSE OF THE REVIEW

The Environmental and Urban Edge Zones Review (the Review) investigated the sustainable and efficient allocation of lands for the purpose of recommending appropriate zoning. In accordance with NSW Department of Planning and Environment's planning requirements, the overarching aim is to ensure the protection of environmentally significant land and to contain urban sprawl within higher order centres and transit corridors.

The lands under review include only those land parcels deferred from the *Gosford Local Environmental Plan (GLEP) 2014*. The intent is to transfer the zoning of those lands to an appropriate Standard Instrument (SI) zone, reflective of the existing land uses, environmental character, and environmental and servicing constraints.

The objectives of the Review are to:

- Retain high environmental value lands for protection and conservation.
- Contain urban sprawl to reduce land use conflicts in environmentally sensitive areas.
- Identify rural residential or equivalent lands to conserve environmental lifestyles.
- Promote urban development within town centres and transit corridors to encourage viable communities where services are prevalent and accessible.

A systematic and scientific approach has been applied to promote optimal land use outcomes that reflect the above objectives.

BACKGROUND

The NSW Department of Planning and Environment (DP&E) introduced a state-wide standard Local Environmental Plan (LEP) template, referred to under the *Standard Instrument (Local Environmental Plans) Order 2006*. This required all local councils in NSW to initiate the creation of a new LEP drafted on a Standard Instrument template with 35 new zones which were to replace the localised planning approach to land use zoning.

In 2010, the former Gosford City Council commenced a new LEP that addressed the NSW Government order by moving the majority of land to a comparable Standard Instrument zone. The former NSW Department of Planning directed Council to carry out further work to address consistency with the Planning Practice Note PN 09-002 Environmental Protection Zones (PN 09-002). In a letter to Council dated September 2009, the Department wrote "*Guidance on the use of E zones was released too late for inclusion in the draft LEP submitted to the Department, however the draft plan is now inconsistent with Practice Note 09-002 in relation to E zones. Council will be required to review its use of E zones and bring them into line with PN09-002 and this should occur as soon as practicable. This may mean that some zonings change in a future amendment to the LEP.*"

During the preparation of the GLEP 2014, a number of planning issues were raised by the public during public exhibition. This primarily related to non-residential uses on environmental lands east of the M1 Motorway including 7(a) Conservation and 7(c2) Conservation and Scenic Protection, Council-owned community lands, Crown lands and the Coastal Open Space System (COSS) lands.

On 31 May 2011, Council resolved to defer these lands from the GLEP 2014 for a period of up to five years until an assessment was carried out to appropriately zone these lands. The NSW DP&E agreed to the deferral. This review is now resolving those Deferred Matters.

2 – THE STUDY AREA

The study area comprises of approximately 3,862 parcels east of the M1 Pacific Motorway. Of these parcels approximately 3,340 are privately owned and 522 are Government-owned.

The review covers a total land area of approximately 8,150ha. The DM lands are comprised of land under the *Gosford Planning Scheme Ordinance* and the *Interim Development Order 122*, specifically conservation and scenic protection lands east of the M1 Pacific Motorway.

Map 1: Study Area in the Review



The majority of parcels within the study area are characterised by large lot rural residential development, consisting of substantial high value ecological land including ecologically endangered vegetation, significant ridgeways and constrained land (e.g. flooding and steep slopes). Several stakeholder groups were identified as key land owners, including:

- Central Coast Council
- Government Agencies (e.g. Department of Industry – Crown Lands)
- Private Land Owners
- Infrastructure Providers

3 – PLANNING FRAMEWORK

GOSFORD LOCAL ENVIRONMENTAL PLAN (2014)

The *Gosford Local Environmental Plan (GLEP) 2014* was Council's response to the State Government requirements to align and consolidate planning instruments into the single Standard Instrument that would provide consistency across the NSW. The LEP was identified by Council as a conversion LEP, in that it did not propose to zone lands that would result in a significant change in land use or applied development standards.

In light of community consultation submissions, Council needed to resolve concerns regarding the Bonus Lot Provisions Clause 18 under *Interim Development Order 122, 1979* (IDO 122) and the future zoning of COSS land within the Standard Instrument. Council resolved at its meeting of 31 May 2011 to defer all privately owned lands zoned 7(a) Conservation and 7(c2) Conservation and Scenic Protection located east of the M1 Pacific Motorway from the GLEP 2014. Therefore, these Deferred Matter 7(a) and 7(c2) lands remain zoned under the IDO 122. Council resolved to defer these properties for a period of five years from the date of gazettal of the GLEP 2014 which ends in 2019.

At the time of preparing the draft GLEP, there was no Departmental Practice Note to guide the use of the new environmental zones. The Council resolution was a direct response to correspondence with the NSW Department of Planning and Infrastructure in September 2009, which directed Council to "*address consistency with the E zone practice note (PN 09-002) and amend zones and other planning provisions as required*". The PN 09-002 requires that a review of environmental values be undertaken preferably on the basis of a strategy or an environmental study.

INTERIM DEVELOPMENT ORDER 122 1979

The IDO 122 was gazetted in 1979 as an amendment to the *Gosford Planning Scheme Ordinance 1968* (GPSO). The IDO 122 removed all non-urban lands from the GPSO and zoned these predominately under either a rural zone or a conservation or scenic zone.

Approximately 3,160 of the Deferred Matter properties are currently subject to IDO 122 which was gazetted in 1979. Many of the zones are now outdated and do not reflect current demographic needs or land use planning requirements. Furthermore, these IDO zones do not align with the requirements of the Standard Instrument template. This includes the zones:

- 7(a) Conservation and Scenic Protection (Conservation)
- 7(c2) Conservation and Scenic Protection (Scenic Protection - Rural Small Holdings)

There are also approximately 83 anomalous zones that affect only a small amount of properties. These zones are more the result of a zoning hierarchy than a substantial zoning. These include:

- 5 Special Use
- 6(b) Open Space (Special Purposes)
- 6(d) Open Space (Regional Open Space)
- 7(b) Conservation and Scenic Protection (Scenic Protection)
- 7(c3) Conservation and Scenic Protection (Scenic Protection - Tourist Accommodation)
- 7(e) Conservation and Scenic Protection (Coastal Land Acquisition)

GOSFORD PLANNING SCHEME ORDINANCE 2013

The GPSO was gazetted in 1968 and covered all of the former Gosford City Council LGA. Approximately 222 properties are currently subject to the GPSO. Many of the zones are now outdated and do not reflect current demographic needs or land use planning requirements. Furthermore, these GPSO zones do not align with the requirements of the Standard Instrument template. This includes the zones:

- 5(a) Special Uses
- 5(d) Special Uses – Roads Reservation
- 6(a) Open Space (Recreation)
- 6(b) Open Space (Special Purposes)
- 6(e) Open Space (Proposed)
- 9(c) Restricted Development (Steep Land)

The remaining 397 properties comprise of multiple zones consisting of GLEP, IDO 122 and GPSO.

PLANNING PRACTICE NOTE 09-002 ENVIRONMENTAL PROTECTION ZONES

The Planning Practice Note PN 09-002 Environmental Protection Zones (PN 09-002) provides a guideline for the application of Environmental Protection Zones (E zones) with recommended zone objectives and permissible uses. The PN 09-002 requires E zones to be applied where protection of the environmental significance of the land is the primary consideration.

The PN 09-002 outlines that where *“the primary focus is not the conservation and/or management of environmental values, a different zone should be used”*. It also outlines that E zones should be supported by detailed Development Control Plan (DCP) provisions, matters for consideration in relation to land acquisition provisions, and the use of overlay maps for issues such as riparian land and acid sulphate soils.

NORTHERN COUNCILS E ZONE REVIEW

NSW DP&E reviewed the application of E zones in Local Environmental Plans for the North Coast Councils of NSW. As a result of the Northern Councils E Zone Review, a Final Recommendations Report was prepared and all councils across the State reviewing environmental lands needed to be consistent with the review recommendations. Furthermore, a Section 117 Direction 2.5 was drafted for the Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs.

E zones are designed to protect land that is of important environmental value. The E zone review established two key principles for zoning land:

E zones will apply to land if:

1. The primary use of the land is for environmental purposes. The primary use is defined as the main use for which the land has been used for the last two years.
2. Land meets one or more of the environmental criteria. The criteria are established for E2 Environmental Conservation and E3 Environmental Management zones.

CENTRAL COAST REGIONAL PLAN 2036

The *Central Coast Regional Plan 2036* identified key priorities, directions and outlined a number of actions for Council to undertake. Specifically, Action 22.2 to *“Review fringe urban zonings to identify areas suitable for urban development”*.

As part of the making of GLEP 2014, NSW DP&E also required Council to review urban/rural fringe lands in order to provide potential opportunities to accommodate new housing/population targets. The requirement formed part of the Section 65 certification of the draft GLEP 2014.

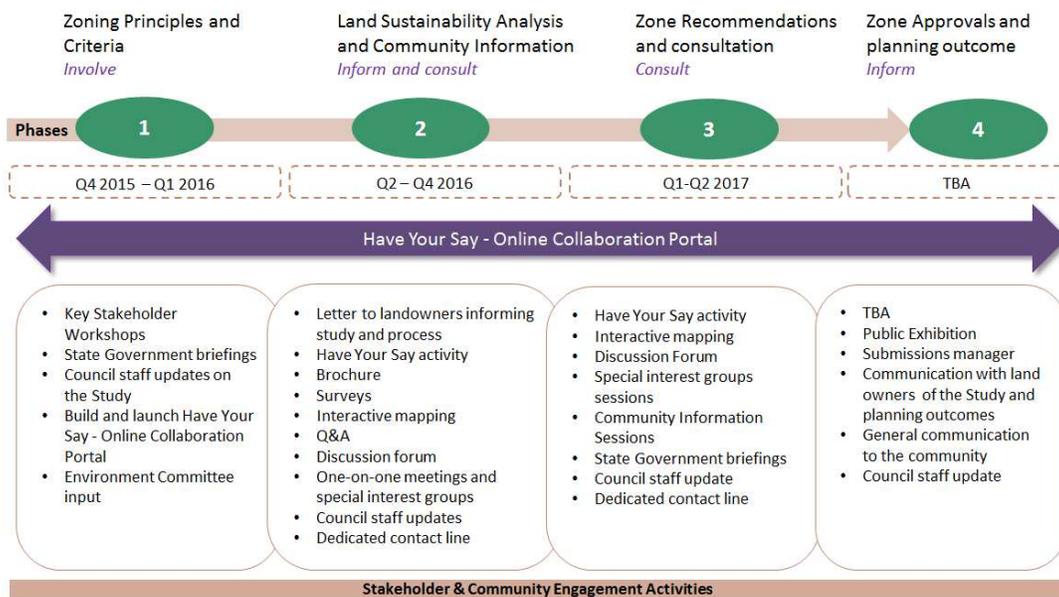
The proposed rezoning of the Deferred Matters will maintain a consistent zone with adjacent existing neighbours where deemed suitable, to maintain character of the area.

4 – COMMUNITY CONSULTATION

Community and stakeholder engagement was important to the success of the review. Council was committed to providing an open and inclusive process to genuinely seek input from the broader community. A community and stakeholder engagement strategy was prepared that staged the engagement into four key phases (see Figure 1).

The initial phase built a shared definition and understanding of the zoning principles and criteria with key stakeholders and Council. The second phase focused on disseminating information to landowners to increase the understanding of the planning process, including key environmental features and development requirements. This second phase also provided an open line of communication to capture feedback from those landowners included in the study area. The aim was to ensure the community had an opportunity to have their say in a meaningful way. The following diagram outlines the phased approach to engagement.

Figure 1: Timeline of Engagement



ENGAGEMENT TOOLS AND TECHNIQUES

Various tools and techniques were utilised in the engagement that were selected with consideration of the need to:

- Disseminate information at the earliest appropriate stage
- Support effective consultation with stakeholders and special interest groups
- Engage stakeholder groups to actively participate in the review
- Focus on key issues and stakeholders potentially interested or affected
- Address issues and pre-empt issues likely to be raised
- Be flexible to address issues and meet demands as they arise
- Provide a variety of communication mechanisms
- Provide clear records and documentation of issues raised

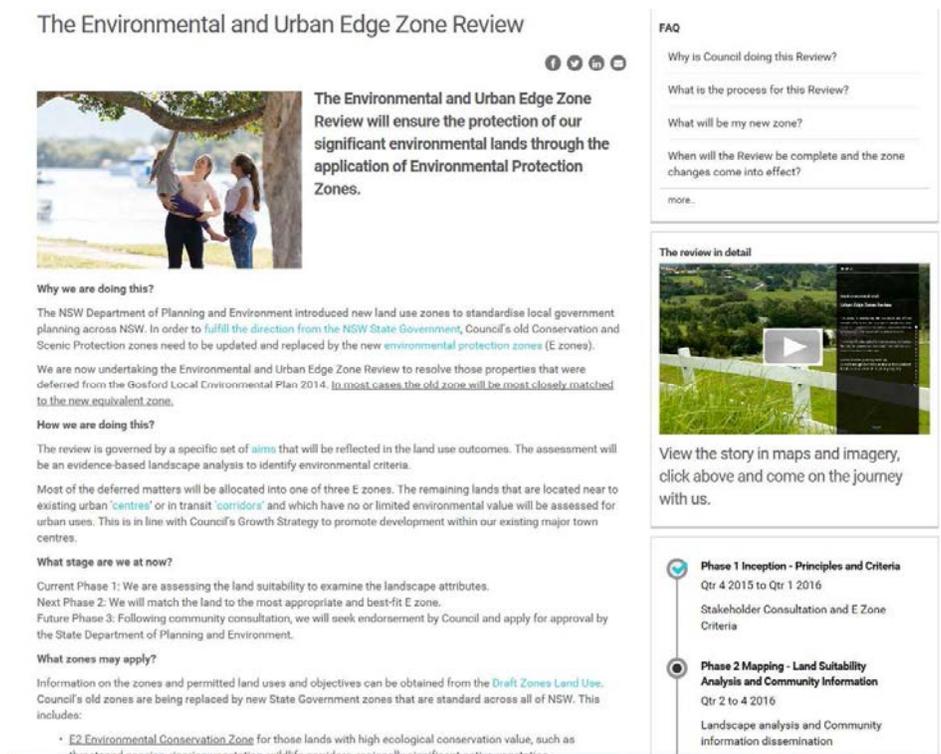
The tools and techniques used in the engagement included:

i. Online Website Collaboration Portal - Have Your Say

This is a dedicated online website portal at <http://www.yourvoiceourcoast.com/environmental-zone-review> for Council, stakeholders, landowners, special interest groups and the general community to encourage collaboration and information sharing (see Figure 2). The portal provided:

- Scope of the review and planning process
- Spatial maps showing the study area and environmental features
- Interactive mapping via social pinpoint to capture specific feedback
- Brochures and fact sheets with information about the planning process
- Online space for consultation activity (i.e. surveys, quick poll)
- Discussion forums
- Questions and answers
- Project timeline
- Video introducing the project
- Contact details for project staff

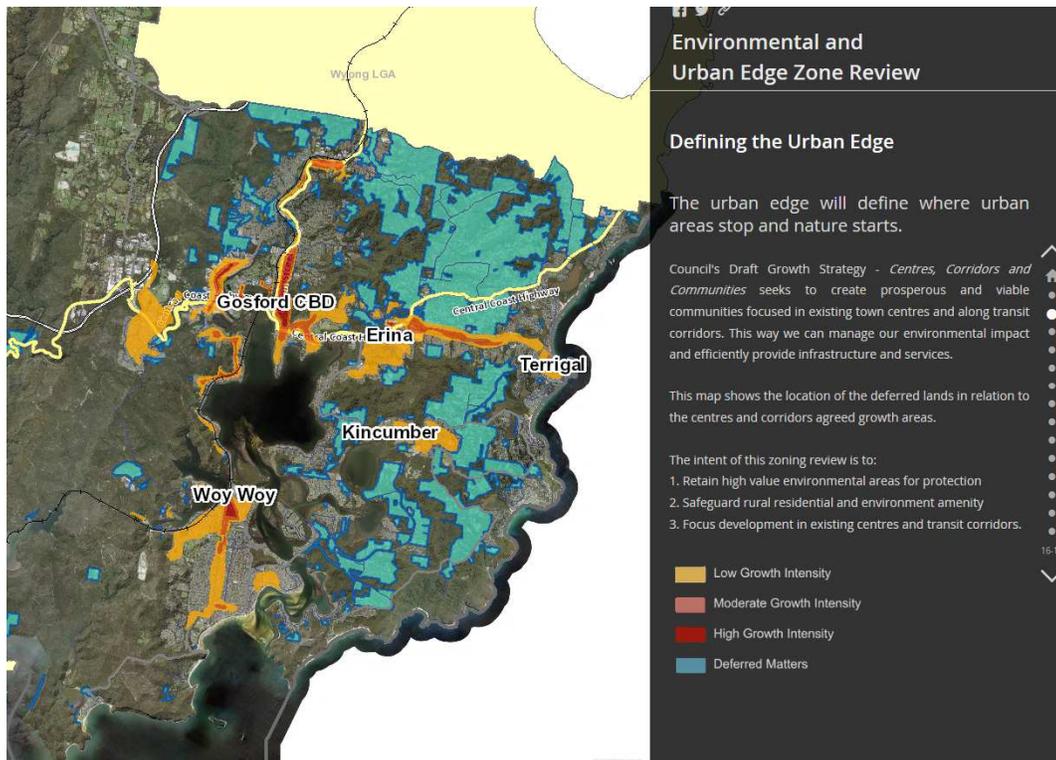
Figure 2: Have Your Say website



ii. Visual and Interactive Mapping

Spatial mapping was used for communication and engagement to raise awareness about Gosford's environmental assets and interactively obtain community feedback. The online maps were accessible via the dedicated Have Your Say webpage using Storymaps and Social Pinpoint (see Figure 3). This enabled user interaction about particular locations and key issues. These maps were able to be interrogated at the property scale.

Figure 3: Interactive Online Mapping



iii. Stakeholder workshops

Key stakeholder workshops were held with environmental groups, State and Local Government, developers and planning consultants, and Aboriginal Land Councils. Four facilitated workshops were held at Council in late 2015 with groupings of key stakeholders and a combined workshop with all stakeholders. The purpose was to seek input on the zoning principles and criteria for the review, and to provide information on the project scope and general planning requirements. The input and collaboration of key industry stakeholders was important to the success of the zone review. Different formats were used for the workshops, including 'think-tank' style of activities and key issue discussions using a mapping brainstorming exercise.

iv. Direct letter mail out

Landowners in the Deferred Matters study areas were mailed a letter in mid-2016 informing them about the study. This was approximately 3,344 private property owners. The letter included information about:

- Study aims and process
- The online collaboration portal and sign-up to provide feedback
- Project timeline
- Ways in which they will be consulted
- Key contact points

v. Enquiry Telephone Hotline and Email

Enquiries from landowners via telephone and email were received while undertaking the review. One-on-one meetings were available by appointment. A registry of all landowner comments was established and linked into the spatial mapping for consideration.

v. Survey

A questionnaire was distributed to key stakeholders to gather their input on the criteria for defining the urban edge and rural residential living. This was distributed to those stakeholders involved in the initial stakeholder workshops. The purpose was to better understand the range of opportunities and constraints that need to be considered in applying planning and development controls on the urban fringe.

vi. Agency consultation

The Greater Sydney Local Land Services, Office of Environment and Heritage, Roads and Maritime Services, Office of Water, and National Parks and Wildlife Service were consulted throughout the study, either via workshops, emails or meetings, and briefed on its scope and progress.

CONSULTATION OUTCOMES

Outcomes of the stakeholder workshop identified commonalities across all the stakeholder groups. This included a desire for:

- Non-urban or low density areas should separate more densely populated areas
- Commitment to conservation areas and scenic values
- Sympathetic development and design to fit in with the environment
- Sliding scale of environmental significance from E2 to E4 zones
- Urban support uses need to be co-located in appropriate areas
- Maintaining ecological connectivity
- Low density of housing in environmental areas

Approximately 2,430 people registered for the Have Your Say Portal. Approximately 400 people per month accessed the website viewing maps, downloading documents, dropping a pin on their property to make comments, asking questions and contributing to the discussion forum.

Approximately 240 enquiries and written submissions were received via email or letter in response to the letter mail out, as well as 320 telephone enquiries (see Appendix C). All land owner comments were incorporated into the investigation, with all enquiries being provided a response. The key issues raised were:

- Subdivision potential for private land owners
- Opportunities for secondary dwellings
- Rezoning of acreage lands to residential
- Permissible and existing use rights under new zone (e.g. farming)
- Environmental protection of adjacent properties to private land owners
- Maintaining rural character

The interactive mapping on the Have Your Say website proved to be an innovative way to collaborate with stakeholders and the general community to immediately engage and exchange information.

Further community engagement was scheduled for late 2016, which was to include drop-in information sessions with landowners advising of the proposed new zones and land use changes. However, Council's amalgamation and the timeframe to prepare a single combined Local Environmental Plan (LEP) for the Central Coast region has impacted on the study. Public consultation on the review is scheduled as part of a consolidated planning review, due to the wider implications on the broader community across the Central Coast region.

5 – ZONING PRINCIPLES AND E ZONE CRITERIA

Council has been committed to demonstrating a clear process for establishing the principles and criteria for identifying land suitability and recommending future zoning. Spatial mapping and accurate information played a pivotal role in the creation of an evidence-base to support Council's decision making process.

The principles and criteria used to define the E zones were developed in consultation with key stakeholder groups and derived from the *Northern Councils E Zone Review Final Recommendations Report* (see Appendix 1). This provided guidance on the zoning principles, criteria and datasets. Furthermore, the PN 09-002 provided guidance on the zone intent and permissible uses.

ZONING PRINCIPLES

Zoning principles were established to assist in the decision making and application of zones to ensure consistency and the fulfilment of State planning guidance. These are as follows:

- Zoning principle 1: Primary land use is for environmental purposes
- Zoning principle 2: Meets one or more of the environmental criteria
- Zoning principle 3: Consistency with zoning of adjacent properties
- Zoning principle 4: Character reflects rural residential or environmental setting
- Zoning principle 5: Character reflects urban uses and the property serviced with infrastructure

Zoning was carried out in accordance with the *Northern Councils E Zone Review* (and subsequent Section 117 Direction 2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs). The E2 Environmental Conservation and E3 Environmental Management zones were only applied if the primary use of the land was considered to be environmental conservation or environmental management, and where the land contains attributes that meet one or more of the criteria for an E2 or E3 zone across a large majority of the lot. The *Northern Councils E Zone Review Final Recommendations Report* advised the following:

Figure 4: Northern Councils E Zone Review – Application of E Zones

Application of E Zones

1 When will E zones be applied?

- E2 and E3 zones will only be applied if the *primary use of the land* is considered to be environmental conservation (E2) or environmental management (E3) and the land contains attributes which meet one or more of the criteria for an E2 or E3 zone (Tables 1 and 2).
- An E4 zone can be applied if the land contains attributes that are consistent with the Department's Practice Note *PN09-002 Environment Protection Zones*.

2 How will the primary use of the land be determined?

- The primary use of the land is the main use for which the land has been used for the last two (2) years. This may mean that land which is currently zoned rural will continue to have a rural zone but it may have parts of that land which have attributes that meet the criteria for an E2 or E3 zone included in a mapped planning control.
- The primary use of the land may vary across a particular property depending on the characteristics of the land. This may result in more than one zone being applied to the land.
- The primary use of land will be identified during the preparation of a planning proposal.

3 What are the E zone Criteria?

- The land proposed to be zoned E2 or E3 must contain one or more of the criteria listed in Tables 1 and 2.

4 What is the procedure for applying an E2 or E3 zone to land?

- Councils will assess land against the E zone criteria and consider the primary use of the land before proposing an E2 or E3 zone.
- An E2 or E3 zone can only be applied to land with a primary use of environmental conservation or environmental management and, which has attributes that have been verified to meet the E zone criteria.
- If the land has attributes that meet the E2 criteria, however the primary use of the land is environmental management rather than environmental conservation, a council may apply an E3 zone.
- If a council believes the primary use of the land does not warrant an E zone, and the land meets the E zone criteria, then a LEP Map and associated clauses can be applied.
- The E zones will not include buffers to the vegetation attributes that meet the E zone criteria.

The E4 Environmental Living zone was applied to land that contains rural residential attributes that are consistent with the PN 09-002.

ZONING CRITERIA

The following tables below correlate the planning advice in the Planning Practice Note with the criteria identified in the Northern Councils E Zone Review to derive locally relevant zone criteria for Gosford prepared with input from stakeholder consultation.

E2 Environmental Conservation Zone

The E2 Environmental Conservation zone is intended to protect land that has high conservation values and prevent development that could damage, destroy or adversely affect its value. The use of this zone needs to be justified by appropriate evaluation of the area in terms of high ecological, scientific, cultural or aesthetic attributes.

The following criteria were used to define the E2 Environmental Conservation land:

Table 1: E2 Environmental Conservation Zone criteria

State Planning PN 09-002	Northern Councils E zone Review	Gosford Criteria
Lands with very high conservation values, such as old growth forests, significant wildlife, wetlands or riparian corridors or land containing endangered ecological communities.	<ol style="list-style-type: none"> 1. Endangered Ecological Communities (EEC), Species list under TSC and EPBC. 2. SEPP 26 Littoral rainforest 3. Key threatened species habitat (old growth forest; areas of predicted high conservation value; habitats for threatened species; bio-net) 4. Over-cleared vegetation communities (>70% pre1750 extent cleared), biometric. 5. SEPP 14 Coastal wetlands. 	<ol style="list-style-type: none"> 1. Protect lands with threatened flora and fauna species. 2. Protect lands with regionally significant vegetation and State significance. 3. Protect wildlife habitat connectivity. 4. Protect lands of high ecological value, contiguous vegetation communities. 5. Protect wetlands, water sources, waterways and riparian vegetation.
Land with a registered BioBanking agreement under the control and management of another catchment authority, such as the Department of Water and Energy or local council.		
Land with significant Aboriginal heritage values.	6. Culturally significant lands (sites identified by local community, objects and heritage).	6. Protect culturally significant lands and sites of Aboriginal significance.
Land currently zoned for environmental protection where strict controls on development apply (e.g. steeply sloping escarpment lands, land slip areas).		

E3 Environmental Management Zone

The E3 Environmental Management zone is to be applied to land that has special ecological, scientific, cultural or aesthetic attributes, or land highly constrained by geotechnical or other hazards which need to be managed. This zone may provide for limited development in a transition zone between areas of high conservation value and other more intensive land uses.

The following criteria were used to define the E3 Environmental land:

Table 2: E3 Environmental Management Zone criteria

State Planning PN 09-002	Northern Councils E zone Review	Gosford Criteria
Areas of special ecological, scientific, cultural or aesthetic attributes that require management in conjunction with other low impact uses (e.g. scenic protection areas, areas with contiguous native vegetation or forest cover).	1. Rare, endangered and vulnerable forest ecosystems. 2. Native vegetation on coastal foreshores. 3. Riparian and estuarine vegetation and wetlands.	1. Protect over-cleared native vegetation and vulnerable, endangered and rare flora and fauna species. 2. Conserve native vegetation in coastal areas. 3. Protect wetlands, waterways and riparian vegetation.
Transition between high conservation value land (e.g. land zoned E1 or E2 and other land such as that zoned rural or residential).		4. Conserve lands with contiguous habitats (e.g. wildlife corridors or ridge tops or adjacent to COSS lands).
Where rehabilitation and restoration of any special environmental qualities are the primary purpose.		5. Promote regeneration of degraded areas that connect wildlife habitats and identify priority rehabilitation areas.
Highly constrained land where elements such as slope, erodible soils or salinity may have a key impact on water quality within a hydrological catchment.		6. Identify lands with environmental hazards in order to protect community and environmental health, such as flooding and landslip.

E4 Environmental Living Zone

The E4 Environmental Living zone is intended for land with special environmental or scenic values and accommodates low impact residential development and urban support uses which do not adversely affect environmental areas. The Northern Councils E Zone Review recommended that the E4 zone be applied to land which may include already zoned land for rural residential that have higher conservation values. This zone intends to safeguard rural residential lifestyles and environment amenity.

The following criteria were used to define the E4 Environmental Living land:

Table 3: E4 Environmental Living Zone criteria

State Planning PN 09-002	Gosford Criteria
Special ecological, scientific, cultural or aesthetic attributes that require management in conjunction with other low impact uses (e.g. scenic protection areas, areas with contiguous native vegetation or forest cover).	1. Contribute to natural conservation areas including native vegetation, ridgelines, waterways and riparian zones.
Currently zoned for rural residential that have special conservation values.	2. Retain existing rural residential equivalent zoning to encourage peri-urban lifestyle living in non-urban areas and to act as a buffer to adjacent residential areas.
Low impact residential development in areas with special ecological, scientific or aesthetic values and to ensure that residential development does not have an adverse effect on those values.	3. Retain rural residential development for 'tree/sea change' lifestyle in non-urban areas.

Other Zones

Other standard instrument zones were considered as part of the Review.

- Rural zones were not applied to the Deferred Matters as the agricultural primary production is located west of the M1 Pacific Motorway and have not been introduced east of the M1 Motorway. The Deferred Matters reflect a more rural residential/environmental lifestyle living in Gosford's regional areas as opposed land for agricultural production.
 - Consideration of future RU5 Village zones for rural hamlets will be carried out as part of a new *Central Coast Rural Development Strategy*.
 - The RU6 Transition zone is typically associated with agricultural services to primary agricultural land and also has been used to identify urban expansion areas. Due to a lack of existing infrastructure and the study's intention to consolidate growth in and around existing urban centres, this zone was not considered suitable.
- Regarding a proposed new E5 zone, representations were made over the years to the Minister for Planning to consider a new Environmental Protection Zone that may appropriately capture the intent of Gosford's unique Coastal Open Space System (COSS) lands. However, the advice received from the Minister in February 2016 was that the Standard Instrument Local Environmental Plan should remain standard to ensure consistency across the state. The correspondence also emphasised the importance of Council's reviewing zones in accordance with the Northern Councils E Zone Review.
- RE1 Public Recreation was applied to two parcels as a means of reorganising cadastral information from previous 6(a) Open Space Recreation and 7(a) Conservation zones. These parcels are small in area and adjoin Avoca Lake, Cockle Broadwater or access to bushland.
- R2 Low Density Residential was applied to five parcels that had an existing R2 zone split with a smaller portion of Deferred Matters. All of these parcels contain an existing dwelling with existing water and sewer connections. These five parcels possess strong residential character, with the remaining Deferred Matters being small slivers resulting from previous planning subdivisions. The result of these five parcels being zoned R2 Low Density Residential will not create further residential densification, rather it will remove split zones to create full residential parcels and reorganise existing cadastral boundaries.

- A further four parcels that adjoin one another have resulted in split zones of R2 Low Density Residential and E2 Environmental Conservation. In this instance it was good planning practice to split these zones to align with the existing character, where the street frontage consists of smaller parcels of R2 Low Density Residential. Adjoining the rear of these parcels is the Cockle Bay Nature Reserve, where the four long narrow parcels intruded. The E2 Environmental Conservation split ensures protection of this sensitive area.

6 – METHODOLOGY

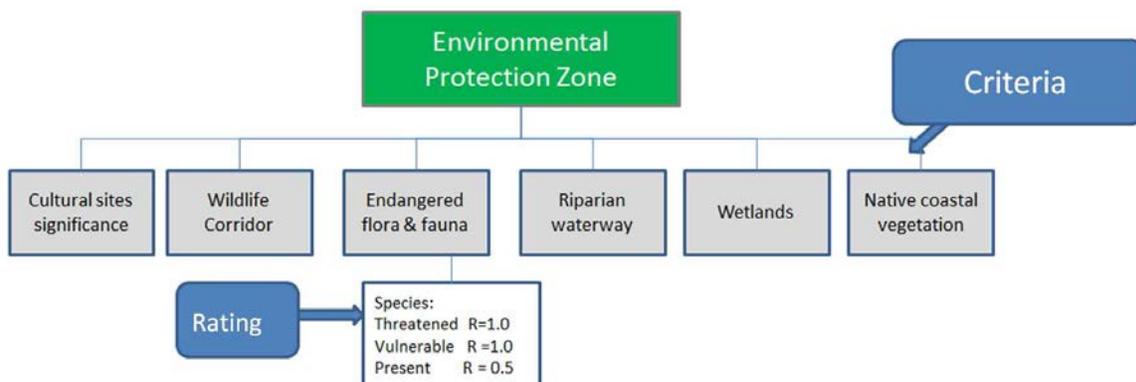
LAND SUITABILITY ANALYSIS

Determining the optimal use of land is a complex process involving multiple biophysical, socio-economic and institutional/organisational factors. Therefore, a structured and systematic approach to rezoning is essential. Ensuring that land use is compatible with the intrinsic characteristics of the environment is fundamental to improving natural resource management.

This zone review utilised the innovative method of Land Suitability Analysis (LSA) to assist in the decision making process to evaluate the suitability of land in order to allocate it into the most appropriate zone. The method incorporates the Multi-Criteria Evaluation (MCE) technique within a spatial mapping Geographic Information Systems (GIS) environment.

MCE combines multiple sources of information into one single composite index of land suitability. Based on this suitability, a preferred land use zone could then be determined. See Figure 5 below.

Figure 5: MCE Example Land Suitability Analysis



SPATIAL MAPPING CRITERIA AND DATA

Spatial mapping and accurate information played a pivotal role in the creation of an evidence-base to support the zoning decisions. Site specific parcel analysis was carried out on every Deferred Matters in a systematic and rigorous manner to ensure a thorough investigation of each property. Based on the criteria, each land parcel and its zone recommendations have been justified. This rationale can be found on the digital data and updated land use zone mapping to be submitted with the planning proposal to the NSW DP&E.

The MCE model was built based on a set of environmental criteria derived from the PN 09-002, Northern Councils E Zone Review and consultation with key local stakeholders. The datasets to support the criteria were based on data sources recommended in the Northern Councils E Zone Review and also available datasets that best aligned with the planning requirements.

An MCE model was built for each of the zones that produced a land suitability index rating from high to low in order to support a zone recommendation. The following tables below list the locally relevant zone criteria and the data source used in the spatial mapping.

Table 4: E2 Environmental Conservation Zone Data

Gosford Criteria	Data Source
1. Protect lands with threatened flora and fauna species.	1. Vegetation (Bells 2013) listed under the <i>Threatened Species Conservation Act 1995</i> and Critically Endangered Ecological Communities (CEEC) and Endangered Ecological Communities (EEC).
2. Protect lands with regionally significant vegetation and State significance.	2. Vegetation (Bells 2013) regionally significant; Department of Planning and Environment SEPP 26 Littoral rainforests.
3. Protect wildlife habitat connectivity.	3. Gosford City Council Natural Reserve Corridor Mapping (2005) and OEH Key Habitats and Corridors.
4. Protect lands of high ecological value, contiguous vegetation communities.	4. HCCREMS High Ecological Value (HEV) and HCCREMS Native Woody Vegetation (2013)
5. Protect wetlands, water sources, waterways and riparian vegetation.	5. Department of Planning and Environment SEPP14 Wetlands ¹ , OEH NSW Wetlands (2013), Land and Property Information/DFSI Spatial Services Creeks and Waterways with 40m riparian buffer, Department of Planning and Environment SEPP 14 Wetlands.
6. Protect culturally significant lands and sites of Aboriginal significance.	6. Aboriginal Heritage Information Management System (AHIMS database).

Table 5: E3 Environmental Management Zone Data

Gosford Criteria	Data Source
1. Protect over-cleared native vegetation and vulnerable, endangered and rare flora and fauna species.	1. OEH over-cleared vegetation category (Bionet 2015), Vegetation (Bells 2013) Rare, Endangered, Vulnerable Vegetation species listed under JANIS 1995.
2. Native vegetation in coastal areas.	2. Vegetation (Bells2013) native vegetation in coastal zone mapped SEPP71 ¹ .
3. Protect wetlands, waterways and riparian vegetation.	3. Department of Planning and Environment SEPP14 Wetlands ¹ , OEH NSW Wetlands (2013), Land and Property Information/DFSI Spatial Services Creeks and Waterways with 40m riparian buffer.
4. Protect lands with contiguous habitats on ridge tops.	4. LIDAR DEM derived Slope Analysis and HCCREMS Greater Hunter Native Vegetation Mapping 2011 Native Woody Landscapes.
5. Promote regeneration of degraded areas that connect wildlife habitats and identify priority rehabilitation areas.	5. HCCREMS connectivity assessment; Vegetation (Bells mapping) 'disturbed lands', HCCREMS Red Flag areas, and OEH Mitchell Landscapes over-cleared vegetation category.
6. Identify lands with environmental hazards in order to protect community and environmental	6. Gosford City Council Flood 1% Annual Exceedance Probability (AEP) and 10,000yr flood event, LIDAR

health, such as flooding and soil erosion.	DEM derived Slope Analysis; Gosford City Council Landslip Shirley Consulting 1998), Gosford City Council Acid Sulphate Soils (2008).
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Table 6: E4 Environmental Living Zone Data

Gosford Criteria	Data Source
1. Contribute to environmental conservation including native vegetation, contiguous vegetation cover, and waterways.	1. MCE output – Lower suitability E2 and E3 model.
2. Retain existing rural residential equivalent zoning to encourage peri-urban lifestyle living in non-urban areas and to act as a buffer to adjacent residential areas.	2. Australian Bureau of Statistics Mesh Block Counts and Mesh Block Land use. 3. Gosford IDO land use zones - adjacent to recreational or conservation zones.
3. Retain rural residential development for 'tree/sea change' lifestyle in non-urban areas.	4. Water and Sewer Service Areas Gosford Council (2015).

Table 7: Urban Land Suitability Criteria and Data

Gosford Criteria	Data Source
Connectivity to Transport	Land and Property Information/DFSI Spatial Services Roads; Transport for NSW (TfNSW) Bus stops and Railway stations
Proximity to Urban Centres	Gosford LEP2014_LZN ¹ - Distance to urban land use zones
Water and Sewer Infrastructure with available capacity	Water and Sewer Service Areas Gosford Council (2015)
Avoidance of Environmental Hazards and land not identified as E2 or E3	Landslip; Contaminated Lands, POEO register; Bushfire (RFS2008); Acid Sulphate Soils; LIDAR 2013 DEM Slope Risk
Avoidance of high agricultural; productivity, water catchment or mining	Department of Planning and Environment SREP 8 (Agriculture on Plateau) ² and SREP 9 (Extractive Industry) ²

¹ NSW DP&E Open Data page <https://www.planningportal.nsw.gov.au/planning-tools/open-data>

² List of Deemed SEPPs <https://www.planningportal.nsw.gov.au/understanding-planning/legislation/state-environmental-planning-policies/list-deemed-sepps>

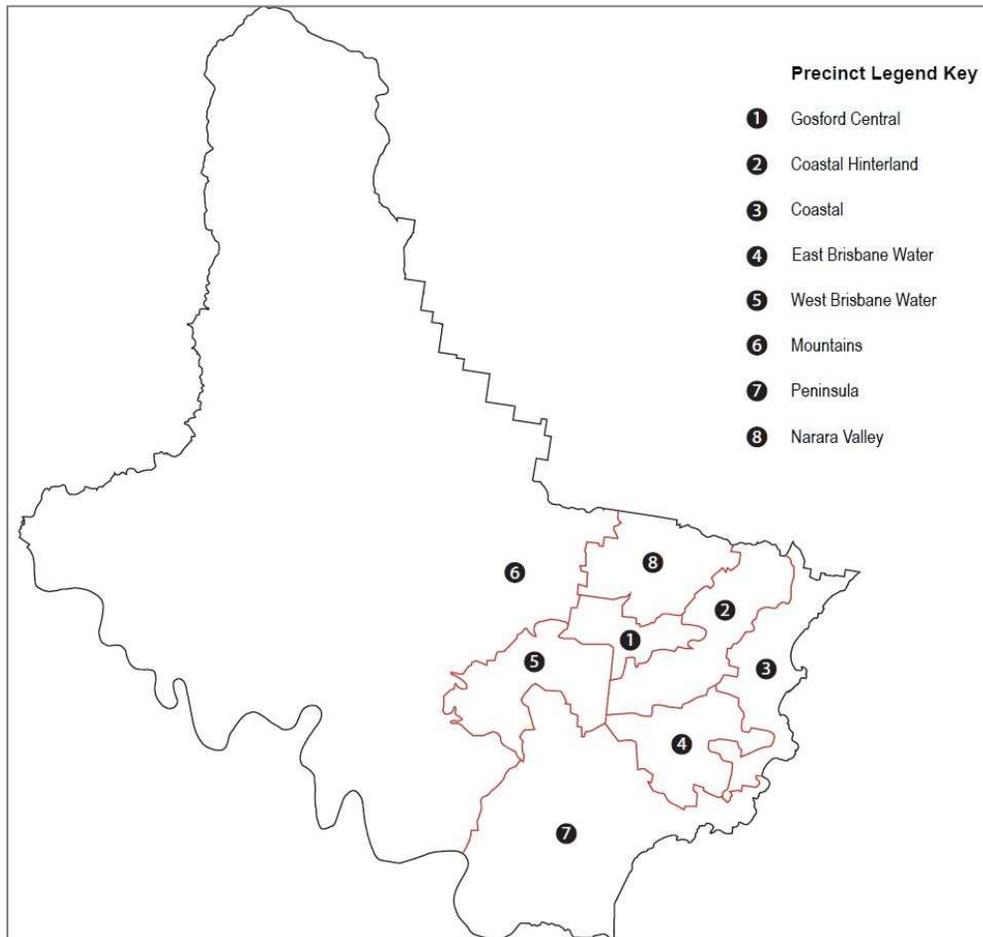
7 – ZONE RECOMMENDATIONS

For the purpose of analysis, the study area of the review has been divided into eight precincts all of which contain unique and distinctive characteristics. The eight precincts are mapped below, and include:

1. Gosford Central
2. Coastal Hinterland
3. Coastal
4. East Brisbane Water
5. West Brisbane Water
6. Mountains
7. Peninsula
8. Narara Valley

Each property was individually assessed within the precinct. The specific criteria identified on the land, its suitability rating and key zoning drivers have all been documented in the geodatabase which is to be supplied to the NSW DP&E. To ensure a rational zoning at a landscape scale, rather than ad hoc, the consistency with adjacent neighbour Zoning Principle 3 was applied.

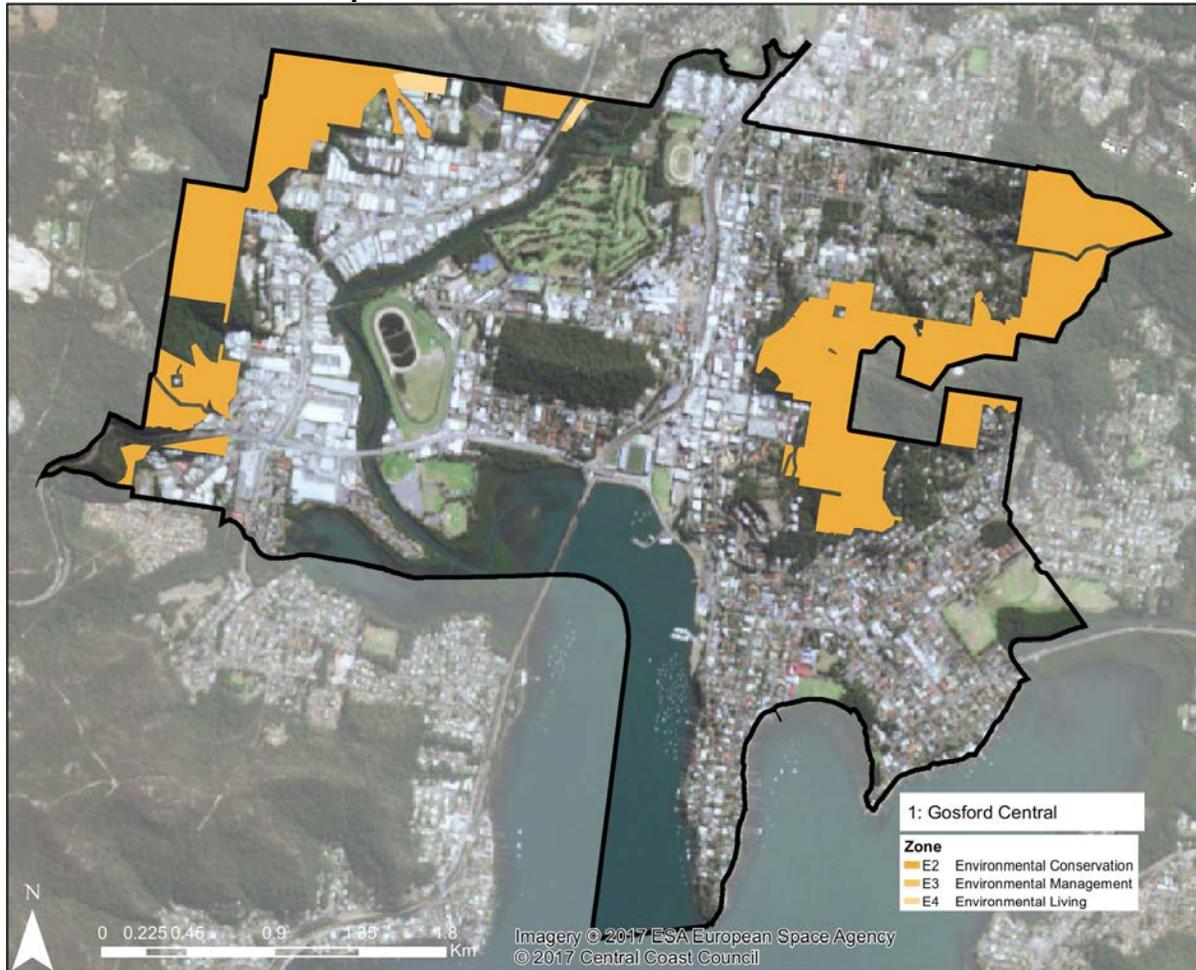
Figure 6: Gosford LGA precinct boundaries



PRECINCTS

1. Gosford Central

Map 2: New Zones - Gosford Central Precinct

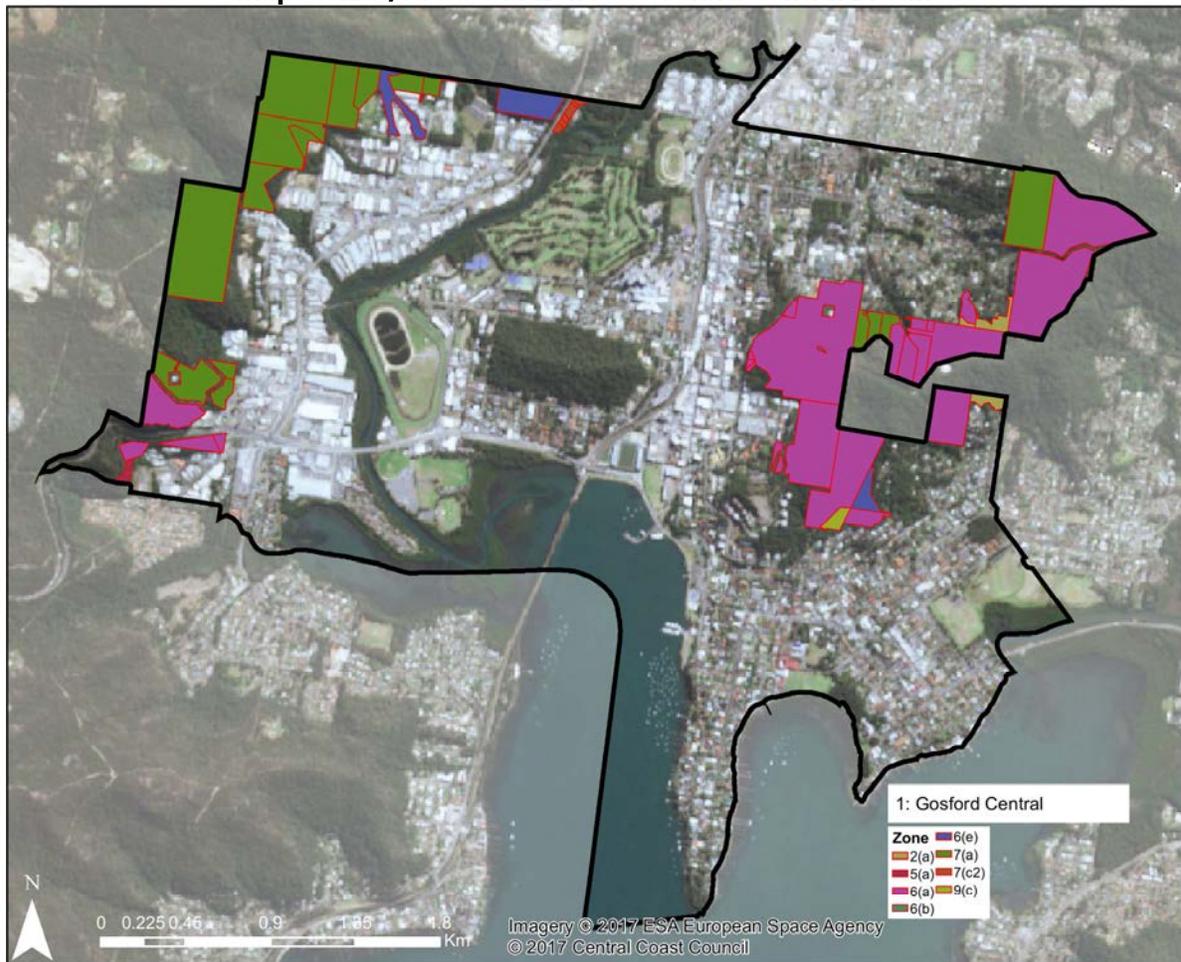


The Gosford Central precinct contains the Gosford Central Business District and extends from West Gosford to East Gosford and from North Gosford to Brisbane Waters. The Deferred Matters are on the outer of the precinct and are heavily vegetated and steeply sloping (>20%) providing a natural break to urban development. These have been zoned E2 Environmental Conservation, ranging in area from 0-2ha.

COSS land is also located on the outer of the precinct which acts as an environmental limit constraining development. This land contains high ecological species values, significant native vegetation and wildlife corridors. The COSS land has been zoned E2 Environmental Conservation, which also present issues of landslip and environmental risk.

The water and sewer connection in the existing urban centres does not extend out to the Deferred Matters. Even though these lands are proximal to Gosford CBD, the lack of infrastructure and high ecological values results in a low urban suitability.

Map 3: IDO/GPSO Old Zones – Gosford Central Precinct

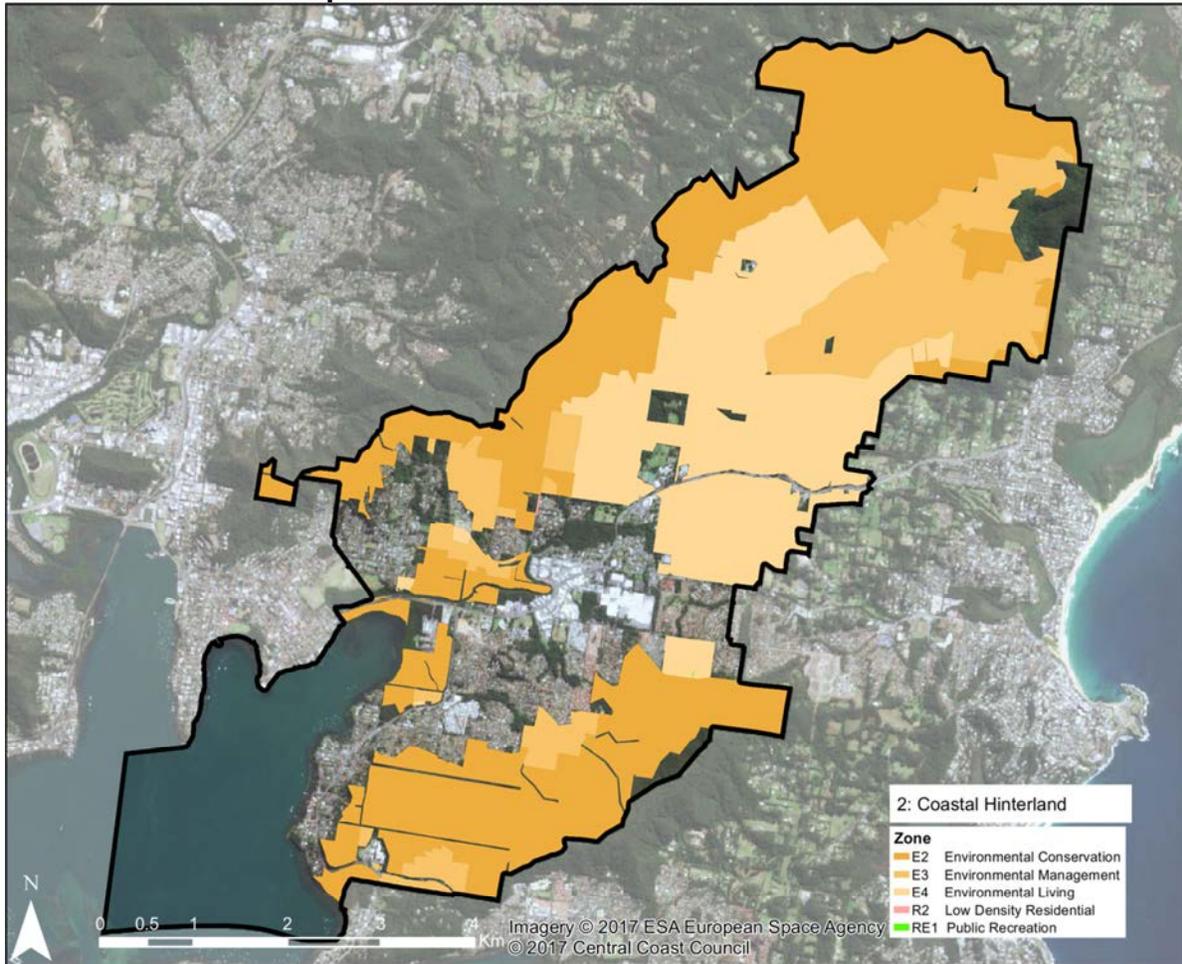


The IDO/GPSO zones were predominantly 7(a) Conservation and 6(a) Open Space (Recreation), which does not represent a major landscape change.

Map 3 shows 7(a) Conservation land in the north-west of the Gosford Central precinct, which is reflective of sensitive and highly constrained land. 6(a) Open Space (Recreation) land in the east provides a natural divergence between residential areas.

2. Coastal Hinterland

Map 4: New Zones - Coastal Hinterland Precinct



The Coastal Hinterland precinct extends from Erina to Mount Elliot and has a large number of Deferred Matter parcels. The vegetated ridgetops and valleys divide coastal residential areas and developed areas of Gosford with environmental and scenic features unique to the Central Coast. The precinct also contains Erina Fair Shopping Centre, a major shopping centre supporting the residents of the surrounding areas.

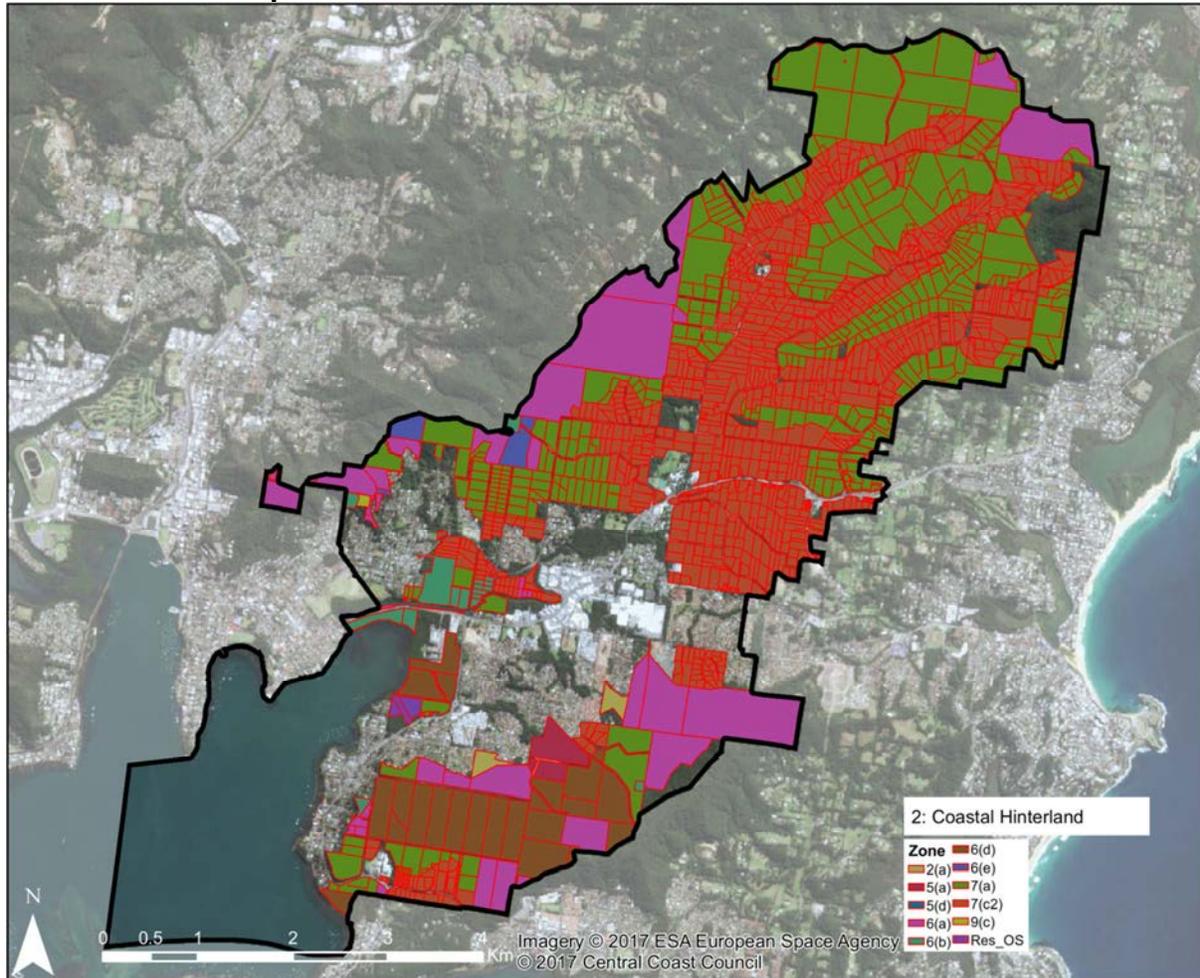
A distinct feature of the Coastal Hinterland is the ridges and valleys running northeast from Erina. These ridgeways contain vegetated spines of high ecological value dispersed with threatened species and provide vast passages of wildlife corridors. The precinct character is large lot rural residential parcels. Flooding and evacuation in the valleys where road access is likely to be dissected by flood waters is a major environmental constraint.

The precinct contains an even mix of E3 Environmental Management and E4 Environmental Living, where parcels have been previously subdivided to areas ranging from 0-3ha. Where an E3 zone was applied, parcels often contained ridgeways of steeply sloping and highly vegetated land.

The southern areas of the precinct contain large amounts of Council-owned COSS land, which most appropriately aligns with being rezoned to E2 Environmental Conservation. Similarly, the northern

areas contain large amounts of private proposed COSS, aligning most appropriately to E2 Environmental Conservation.

Map 5: IDO/GPSO Old Zones – Coastal Hinterland Precinct

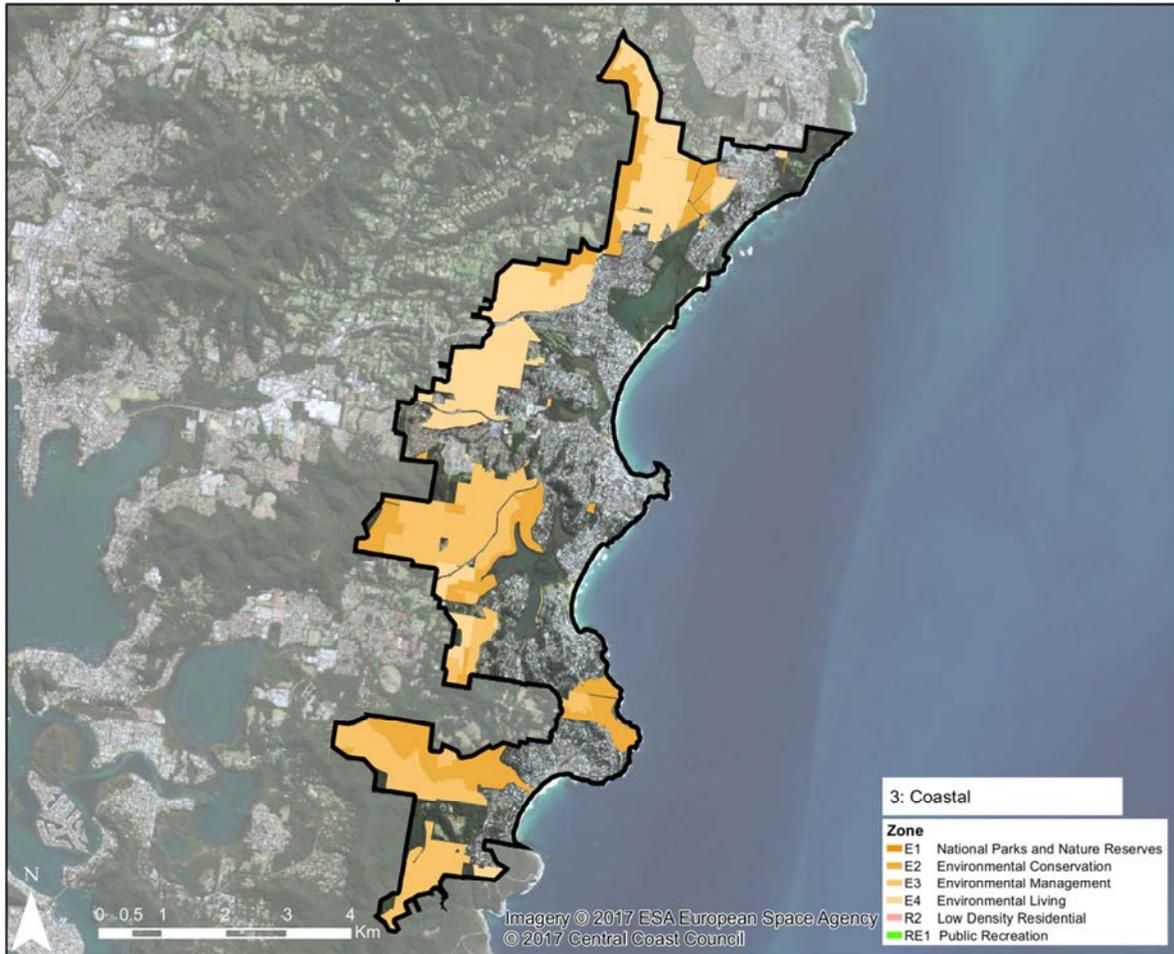


Map 5 shows a range of IDO/GPSO zones, particularly reflecting open space in the south of the precinct. The 6(a) Open Space (Recreation) and 6(d) Open Space (Regional) most appropriately align with E2 Environmental Conservation, which does not represent a major landscape change.

The IDO zones to the north of the precinct clearly define the unique ridgeways and valleys of the region through 7(a) Conservation and 7(c2) Scenic Protection. The zoning is reflective of the constraints of the land, where the steep terrain susceptible to landslip possesses a conservation zone. The lower and flatter areas of the valleys reflect a 7(c2) Scenic Protection zone, which generally contain dwellings. These areas are susceptible to flooding.

3. Coastal

Map 6: New Zones - Coastal Precinct



The Coastal precinct extends from Forresters Beach in the north to Macmasters Beach in the south, and includes Wamberal, Wamberal Lagoon, Terrigal, Avoca and Copacabana.

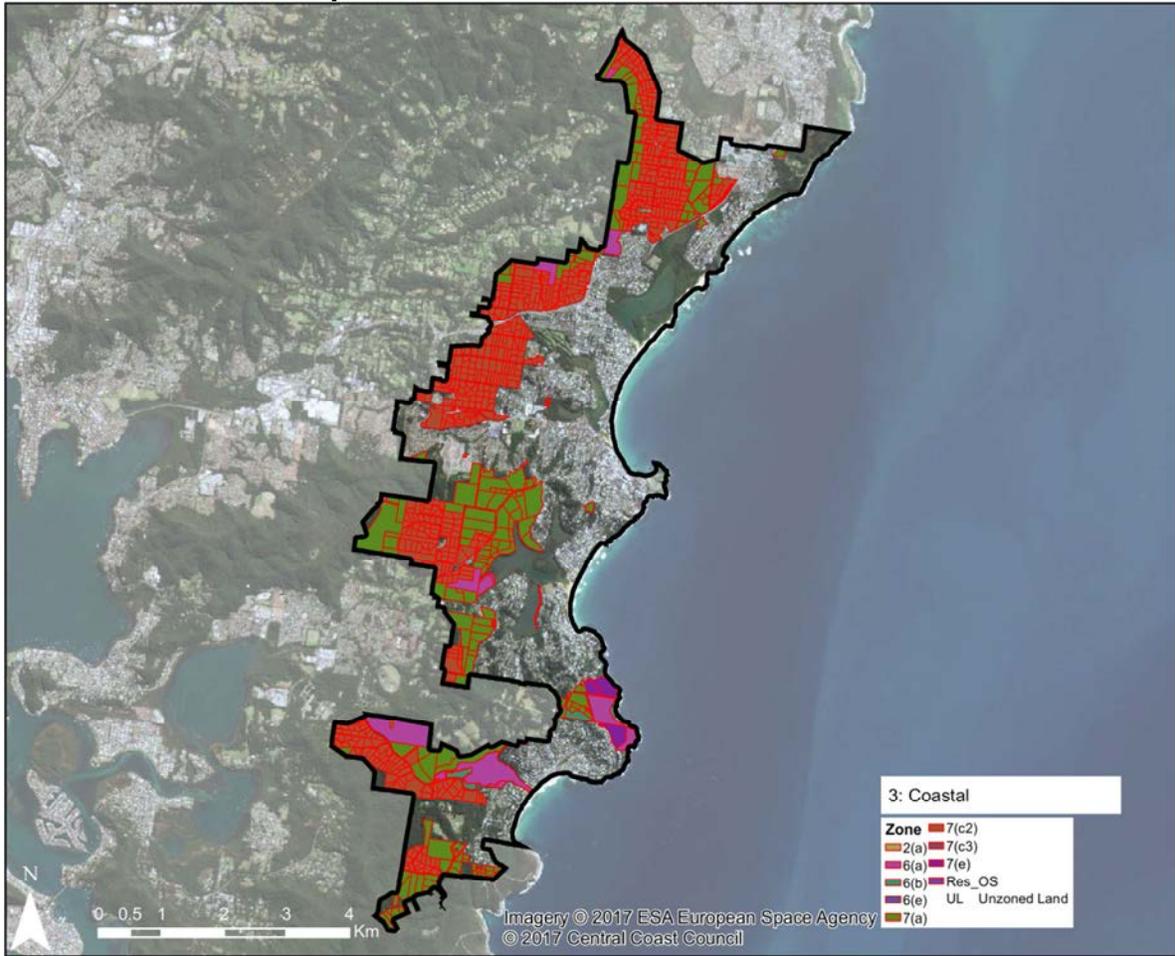
The majority of Deferred Matters parcels are located west of Central Coast Highway and are large lot cleared land with a rural lifestyle character. Pockets of less constrained lands which transition from existing urban areas have been zoned E4 Environmental Living. These parcels consist of areas ranging from 1-2ha, and were previously 7(c2) Conservation and Scenic Protection under the IDO zone.

Areas to the west of Terrigal are constrained by flooding and transition to surrounding bushland north of Kincumber. These were zoned E3 Environmental Management. The surrounding COSS lands are heavily vegetated and were zoned E2 Environmental Conservation.

Parcels around Avoca Lake are generally cleared but contain important waterways that need buffering from sediment and pollutant runoff. As a result, these lands have been zoned E3 Environmental Management.

Large parcels exist to the south, with areas ranging from 10-30ha. These were previously zoned 7(a) Conservation under the IDO.

Map 7: IDO/GPSO Old Zones– Coastal Precinct

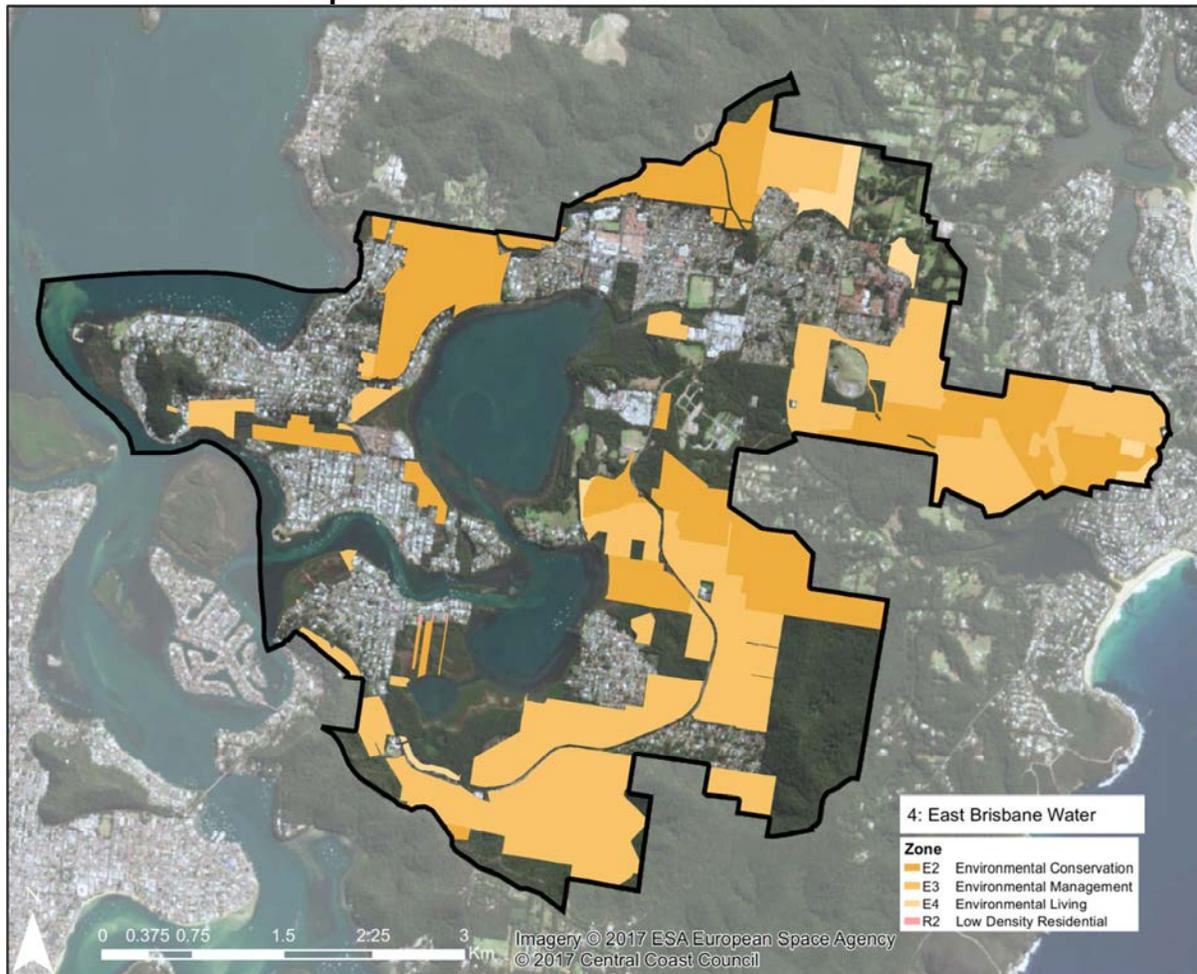


The majority of the IDO/GPSO zones are 7(c2) Scenic Protection which extend the entirety of the Coastal precinct. A smaller number of parcels contain 7(a) Conservation or COSS related land.

Map 7 shows a coastal belt dividing residential development between the Pacific Ocean and Erina Fair. The recommended zoning is reflective of maintaining wildlife corridors and linkages through the E3 Environmental Management zone.

4. East Brisbane Water

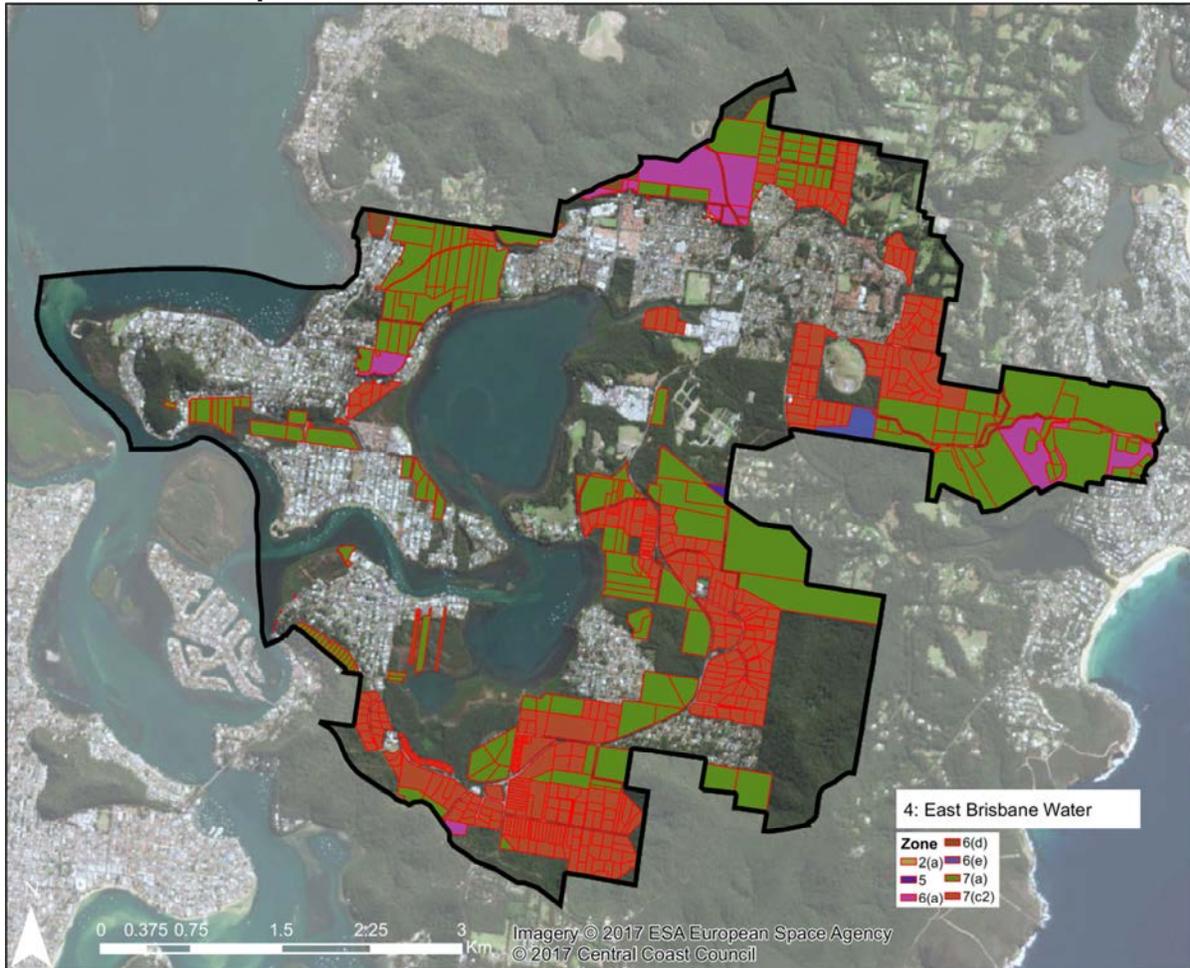
Map 8: New Zones - East Brisbane Water Precinct



The East Brisbane Water precinct contains large lot parcels ranging between 2ha-8ha. There are large parcels of COSS land towards Copacabana which are heavily vegetated bushland and are zoned E2 Environmental Conservation.

Vast areas of the precinct contain high ecological values. Areas in the south of the precinct contain threatened species and wildlife corridors. This includes areas surrounding existing residential zones which provide habitats for endangered ecological communities. These lands were zoned E3 Environmental Management. Although these areas have water and sewer connections, the infrastructure was installed to prevent pollutants from entering the waterways and lands are constrained by flooding around Cockle Broadwater.

Map 9: IDO/GPSO Old Zones – East Brisbane Water Precinct



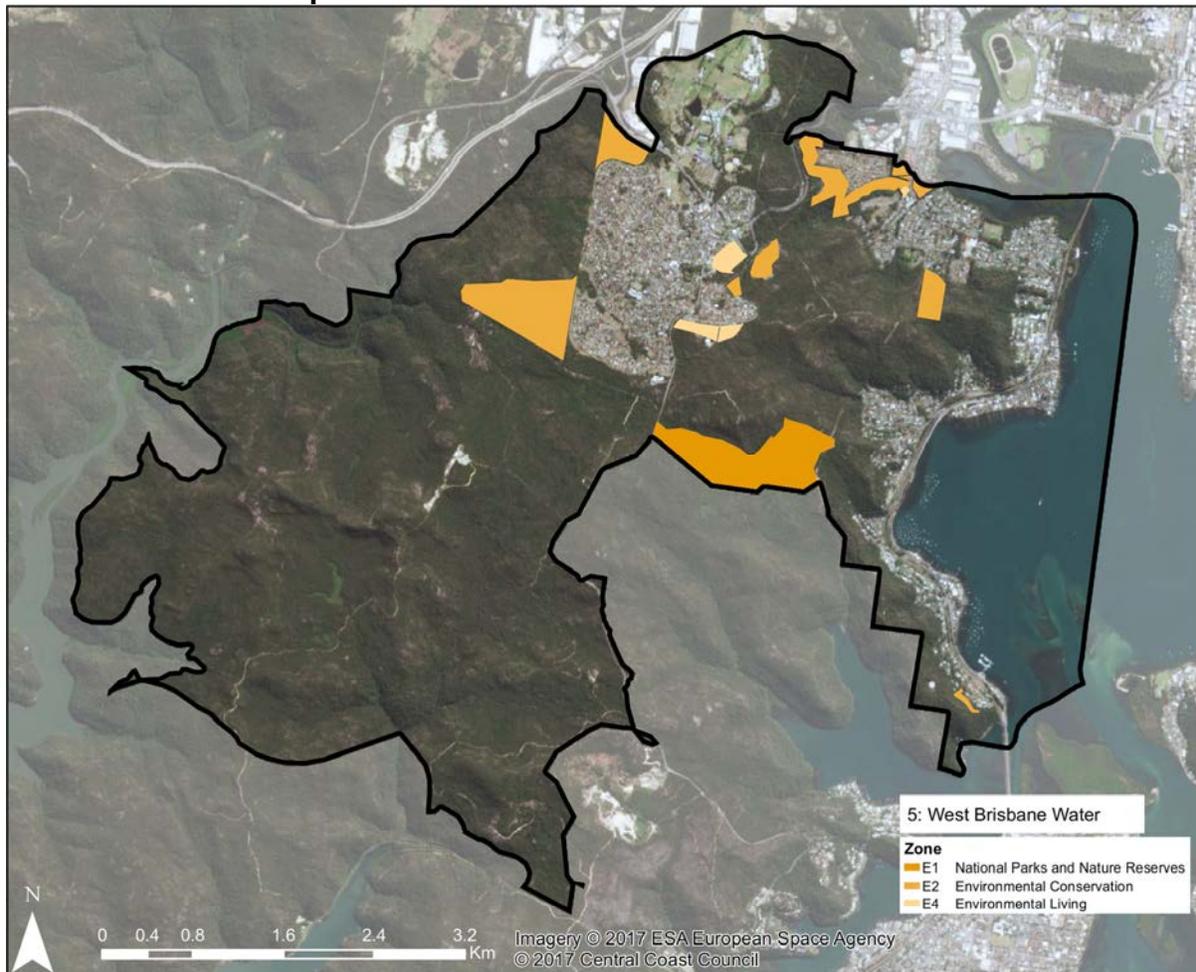
The IDO/GPSO zones were predominantly 7(a) Conservation and 7(c2) Scenic Protection, which does not represent a major landscape change.

Two areas are identified adjacent to Cockle Broadwater that contains a caravan park, and the area to the north east made up of low density rural residential. Both areas are suitable for alignment with E4 Environmental Living.

Map 9 shows that the large areas of 7(a) Conservation land align with E2 Environmental Conservation, while the remaining zones have used a consistency with neighbour to align with the E3 Environmental Management zone.

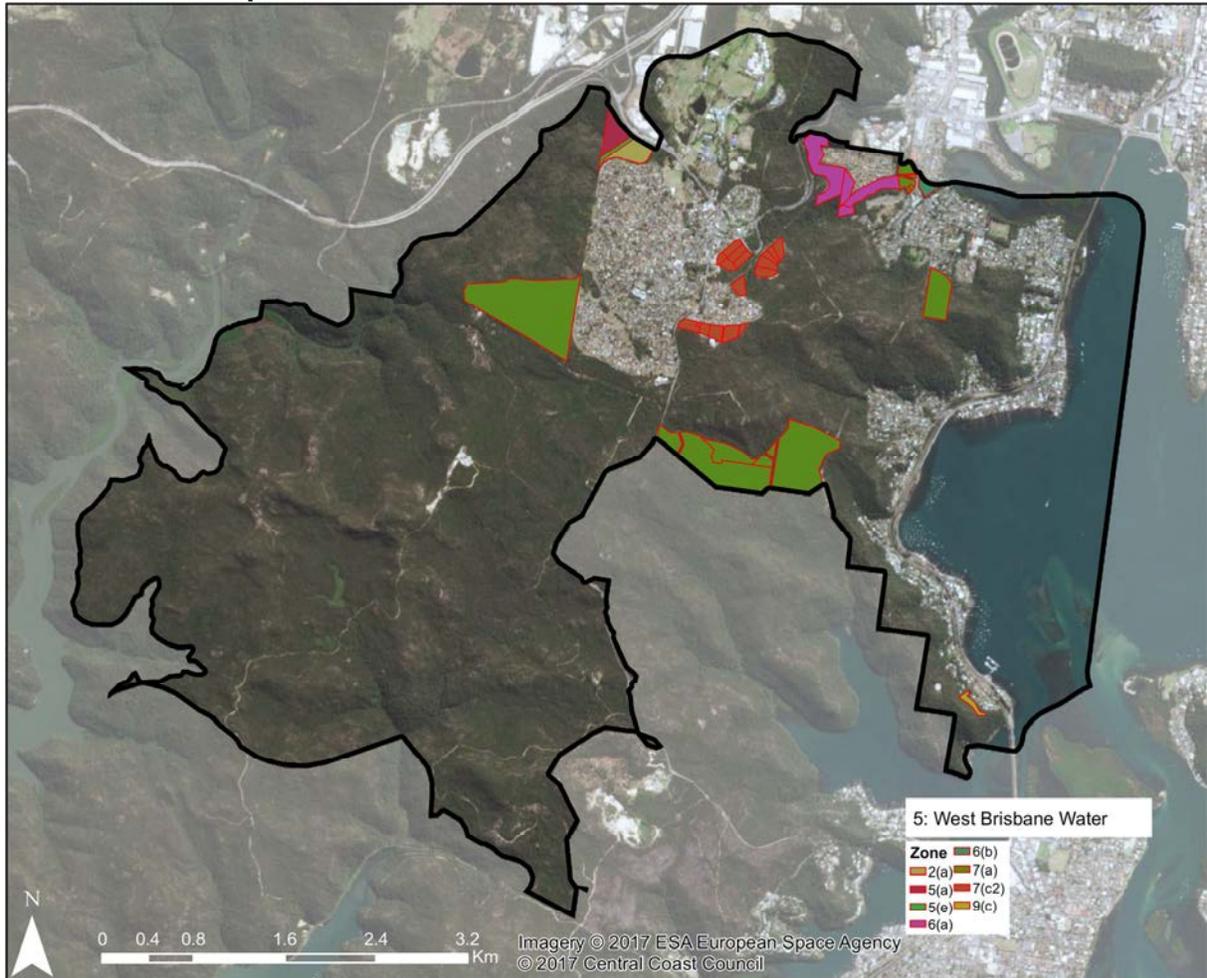
5. West Brisbane Water

Map 10: New Zones - West Brisbane Water Precinct



The West Brisbane Water precinct contains the land between West Gosford and the boundary of the M1 Motorway, including the residential areas of Kariong and Point Frederick. The precinct has a number of parcels that are heavily vegetated that have been zoned E2 Environmental Conservation. There are also large sized lots of COSS land up to 40ha which have been zoned E2 Environmental Conservation.

Map 11: IDO/GPSO Old Zones – West Brisbane Water Precinct

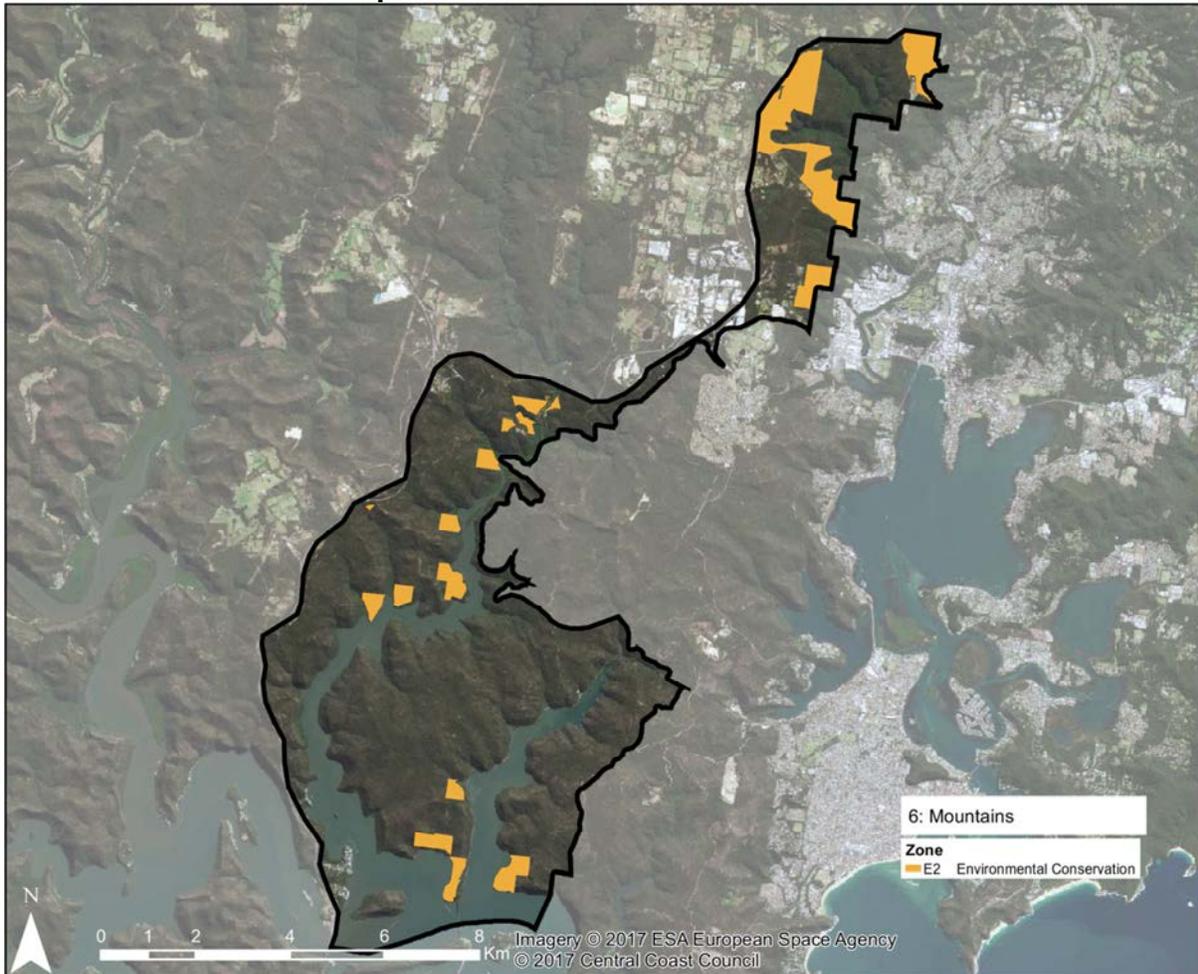


The IDO/GPSO zones were predominantly 7(a) Conservation and 7(c2) Scenic Protection, which does not represent a major landscape change. The majority of these lands are Government-owned lands and adjacent to heavily vegetated areas. The most appropriate alignment was to E2 Environmental Conservation.

Map 11 reflects the large areas of high vegetation within the precinct.

6. Mountains

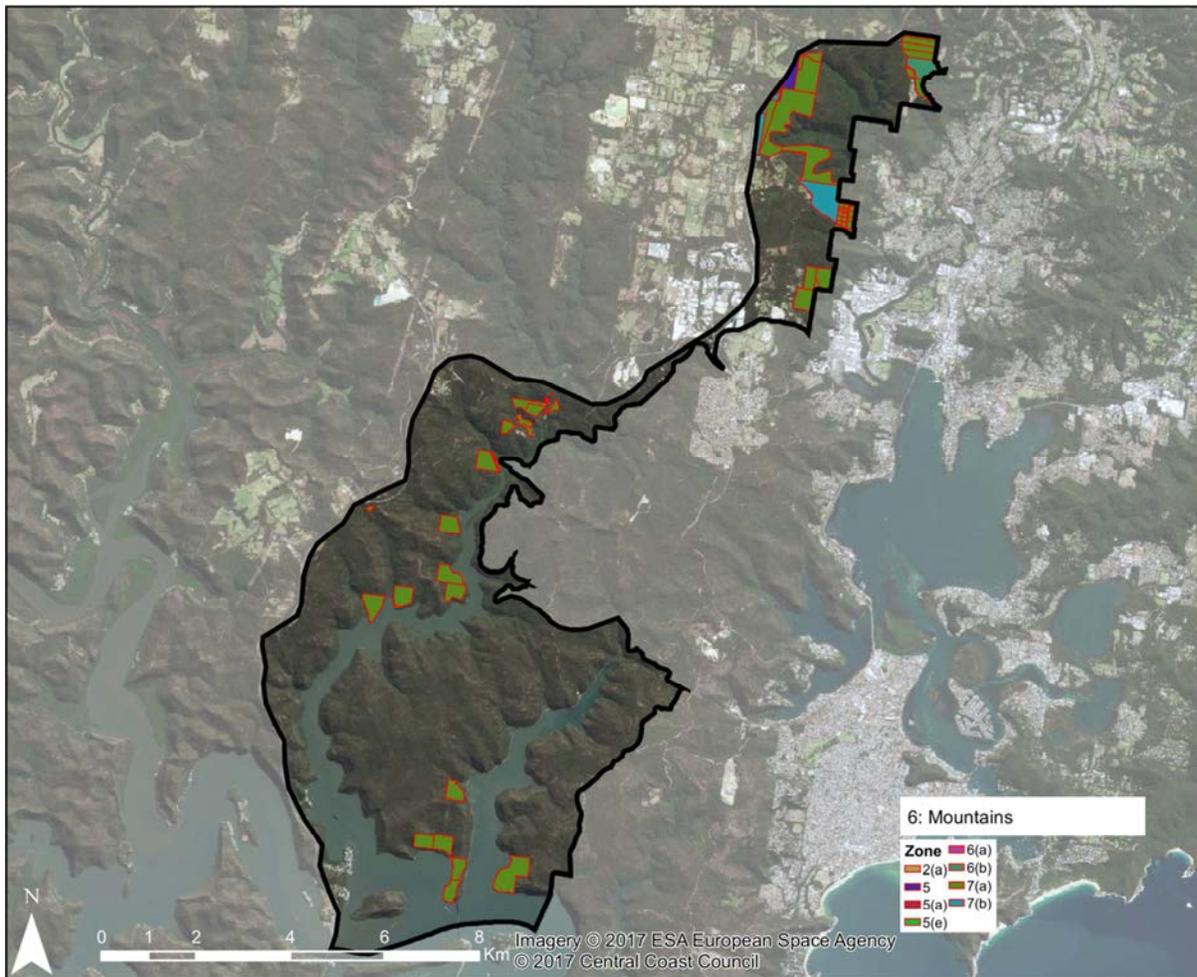
Map 12: New Zones - Mountains Precinct



The Mountains precinct consists of pockets of large lot Deferred Matters that are heavily vegetated and steeply sloping (>20%). These have been zoned E2 Environmental Conservation due to the number of significant environmental features such as wildlife corridors and high ecological value. COSS land near Narara has been zoned E2 Environmental Conservation.

Some small E3 Environmental Management parcels are located near Patonga that are environmentally constrained. The IDO zone was predominantly 7(a) Conservation and therefore the new zonings are not a major landscape change.

Map 13: IDO/GPSO Old Zones – Mountains Precinct

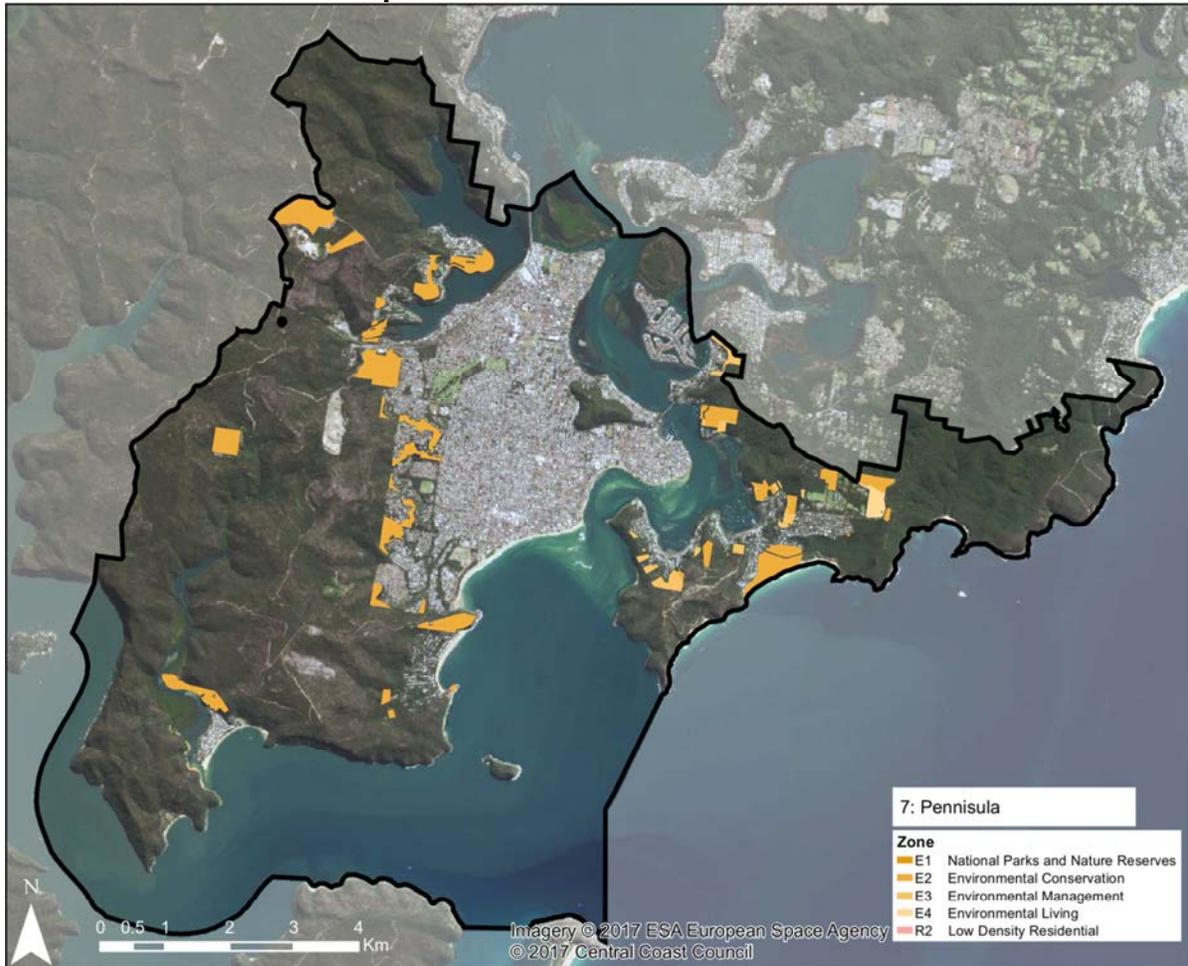


The IDO/GPSO zones were predominantly 7(a) Conservation, which does not represent a major landscape change. The majority of parcels were most appropriately aligned to E2 Environmental Conservation.

Map 13 reflects the large areas of high vegetation within the precinct, as well as the isolated scattering of parcels.

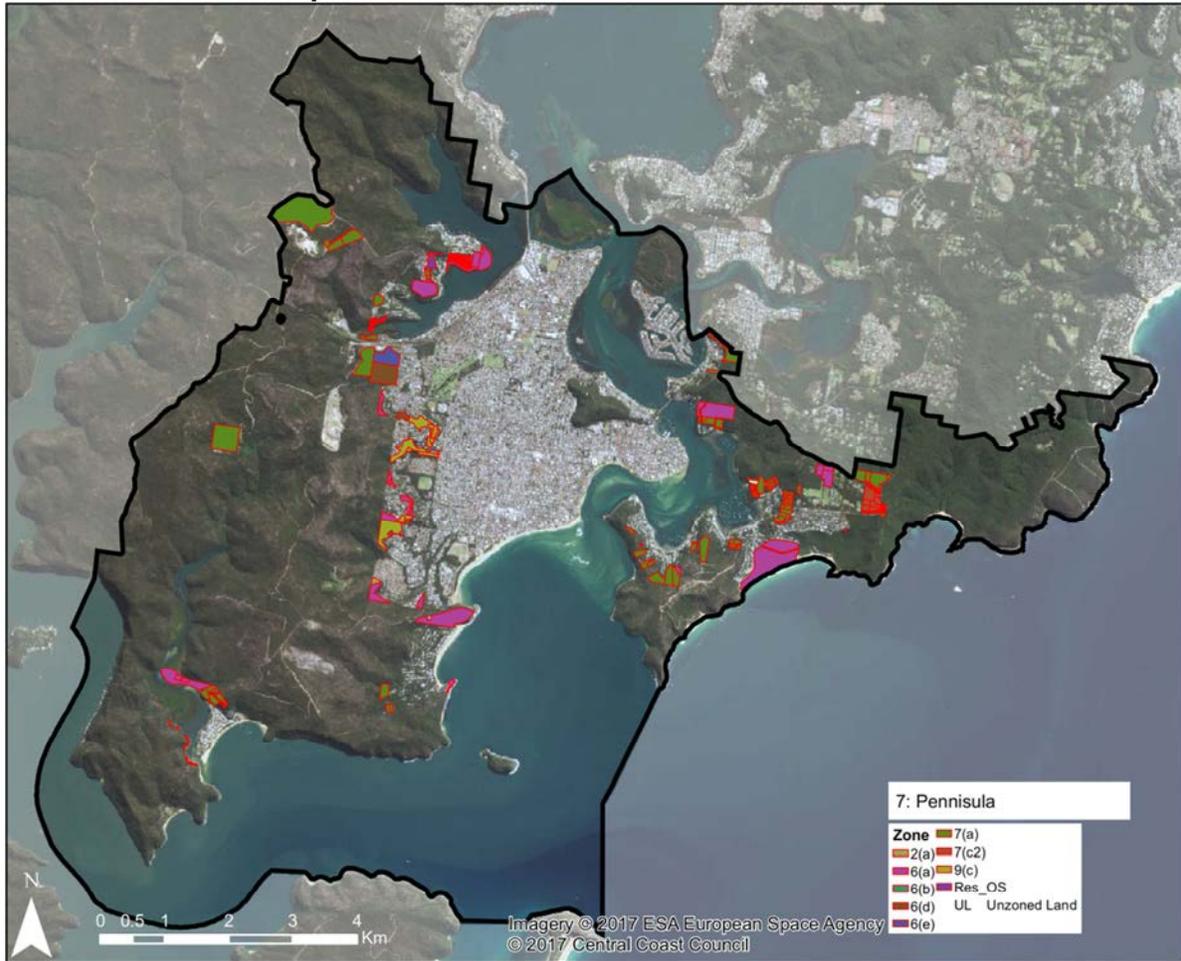
7. Peninsula

Map 14: New Zones - Peninsula Precinct



The majority of parcels in the Peninsula precinct consist of COSS land surrounding the residential area of Woy Woy or contain significant vegetation and wildlife corridors. These have been zoned E2 Environmental Conservation. Some parcels that are cleared land near Bensville have been zoned E4 Environmental Living.

Map 15: IDO/GPSO Old Zones – Peninsula Precinct

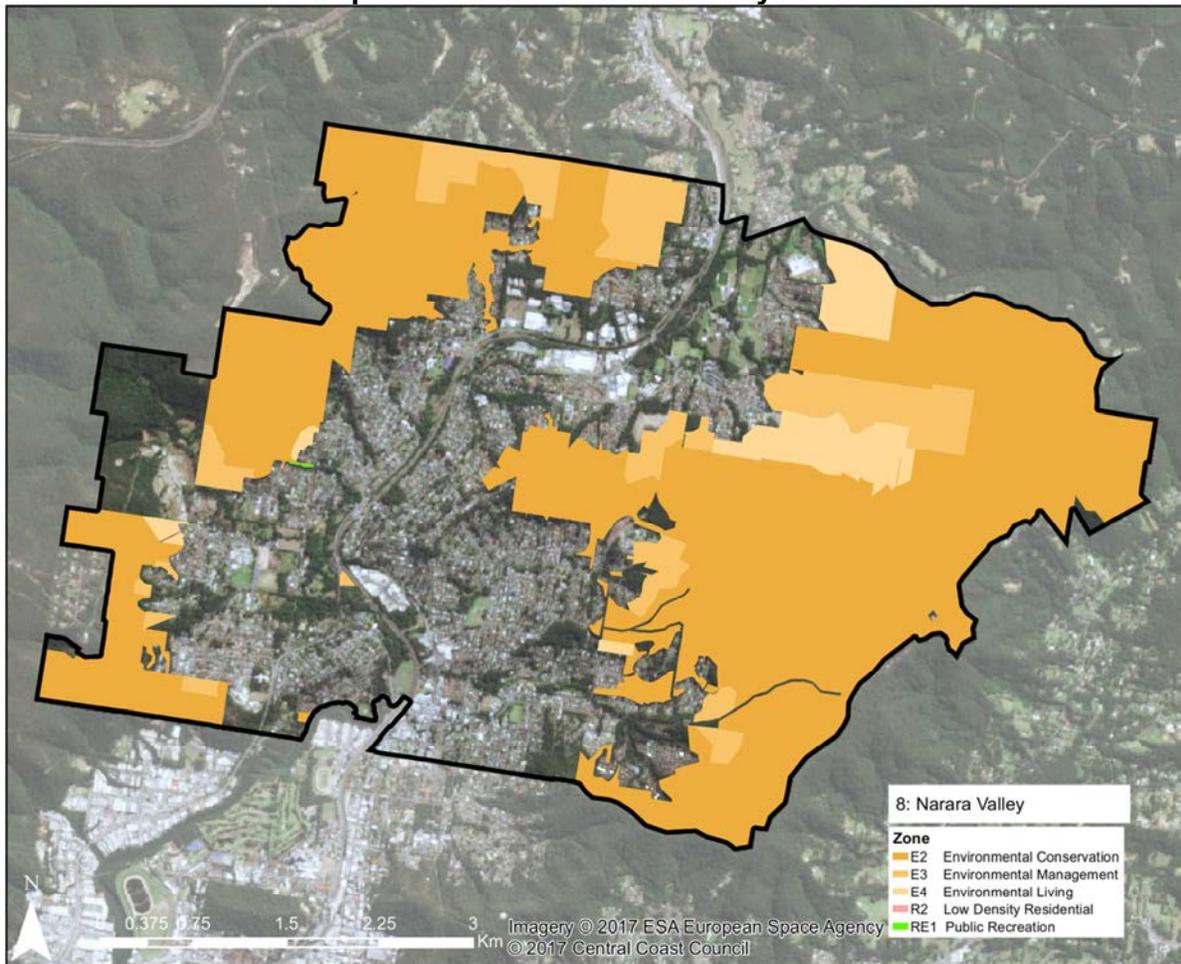


The majority of IDO/GPSO zones consist of 6(a) Open Space (Recreation) and 9(c) Restricted Development (Steep Land) that surrounds the residential development areas of Woy Woy. Recommendations have reflected most parcels align with E2 Environmental Conservation, which does not represent a major landscape change.

Map 15 shows the area of Killcare Heights to previously be 7(c2) Scenic Protection under the IDO, which is recommended to align with E3 Environmental Management.

8. Narara Valley

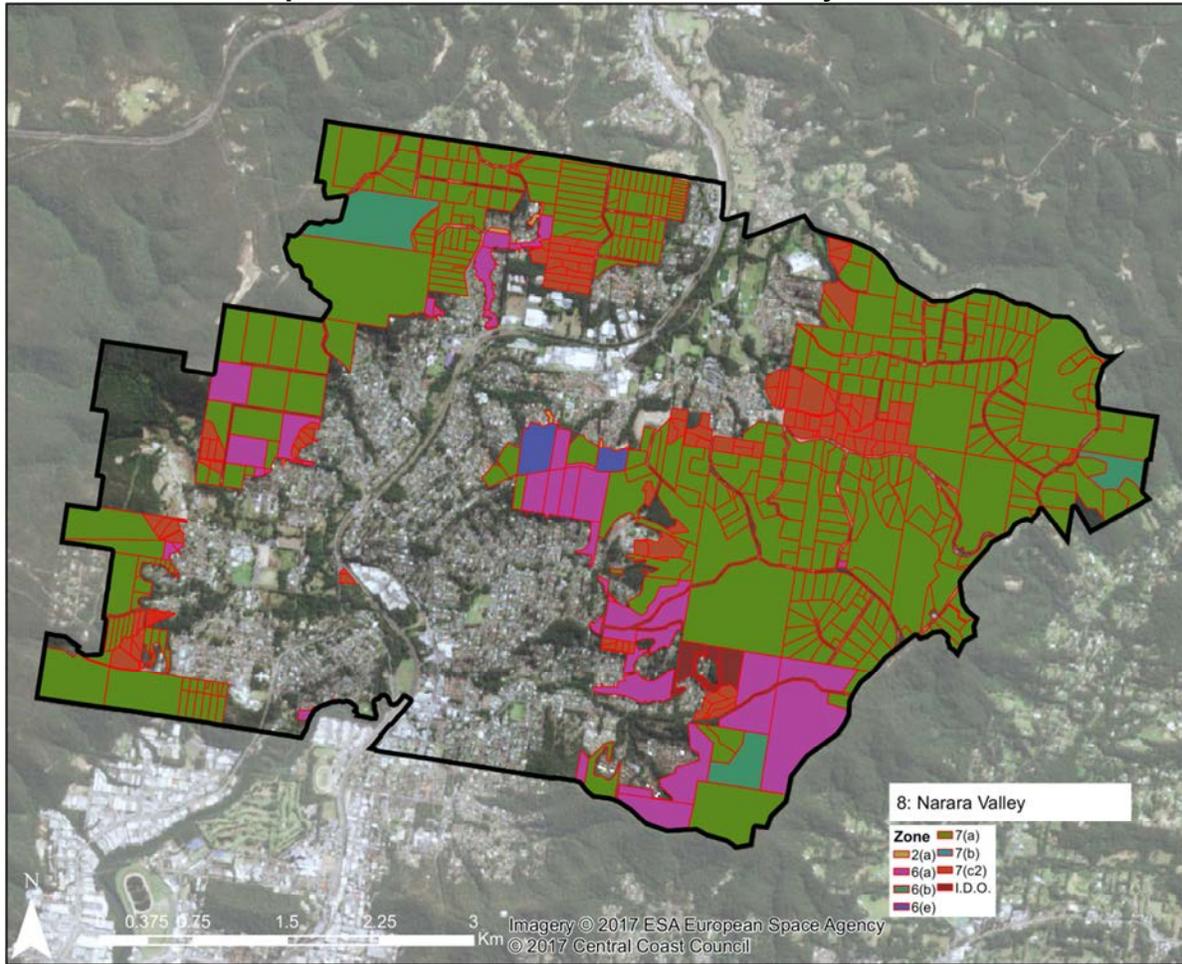
Map 16: New Zones - Narara Valley Precinct



The Narara Valley precinct extends north to the former Wyong local government area and generally consists of lots over 2ha surrounding the residential area of Lisarow. The majority of the precinct has extensive coverage of high ecological value and wildlife corridors that transition to significant bushland. These have been zoned E2 Environmental Conservation.

Land in this precinct is largely constrained by steep slopes (>20%), landslip risk and flooding. Some creeks and waterways dissect roads creating issues for flood free evacuation in cases of emergency. Some parcels have cleared vegetation, however environmental constraints are still present. Moreover, the majority of the precinct consists of unsuitable to low urban suitability with limited connection to water and sewer infrastructure. These lands have been zoned E3 Environmental Management.

Map 17: IDO/GPSO Old Zones – Narara Valley Precinct



The IDO/GPSO zones were predominantly 7(a) Conservation. To a lesser extent the Narara Valley precinct contains 6(a) Open Space (Recreation) and 9(c) Restricted Development (Steep Land), which does not represent a major landscape change to E2 Environmental Conservation.

Map 17 highlights some areas of 7(c2) Scenic Protection that has been recommended to align with E3 Environmental Management.

8 – CONSIDERATION OF KEY PLANNING ISSUES

During the review, a number of planning issues were identified which required consideration in determining the most appropriate zone for each parcel. These are discussed below.

Coastal Open Space System (COSS)

Council adopted the Coastal Open Space System (COSS) in 1984 which sought to preserve on public ownership a larger proportion of lands with high landscape, scenic or environmental values. A large majority of land in the region contains high conservation and scenic values that should be preserved and should not be available for urban development.

All COSS land has been recommended for E2 Environmental Conservation zoning. COSS land is commonly highly vegetated and largely surrounded by bushland that already has a zone of E1 National Parks and Nature Reserves or E2 Environmental Conservation. To remain consistent with the review methodology, the transfer of COSS land to E2 is considered the most appropriate and in keeping with the conservation objectives of the E2 zone. The majority of COSS lands that are Deferred Matters are currently zoned 7(a) Conservation and Scenic Protection, followed by 6(a) Open Space (Recreation) under the IDO 122.

The RE1 Public Recreation zone was identified as a potentially comparable Standard Instrument zone. However, the Community Environmental Network (CEN) raised strong objections during the creation of GLEP 2014 to not classify COSS land as RE1 Public Recreational Zones. This was attributed to inappropriate or incompatible recreational land uses becoming permissible within or adjacent to highly sensitive and valuable environmental land, such as camping grounds, caravan parks, and respite day care centres. In 2015, Council made a request to the Minister for Planning for a new environmental zone to be added to the standard instrument LEP that could be applied to COSS lands, however a deviation from the Standard Instrument template was not supported by the Minister.

Churches, Schools and Child Care in E4 Zone

During the public exhibition of the Draft GLEP 2014 in 2010, the issue arose about large footprint urban support uses of schools (educational establishments), child care centres and churches (places of public worship), being located within the environmental lands of the Deferred Matters. These were considered in conflict with the sensitive conservation values and often services and roads were minimal due to remoteness.

It is proposed to permit educational establishments in the E4 Environmental Living zone under the Consolidated Central Coast LEP. In addition, educational establishments and child care centres are proposed permissible in the E4 Environmental Living zone if certain criteria are met and demonstrated under the *Draft State Environmental Planning Policy (Educational Establishments and Childcare Facilities)*. Consistency with the prescribed zones under this *SEPP* was a consideration in proposing this permissibility. As such any major educational establishments that are currently in a Deferred Matter zone and adjoin E4 land have been transferred to E4 Environmental Living.

E3 Environmental Management and E4 Environmental Living Zone lot size changes

The E3 zone currently has a minimum lot size of 2 hectares, whereas the E4 zone is larger at 4 hectares. The smaller E3 lot size was introduced as a direct translation from the IDO 122, however it is considered inappropriate and in conflict with the objectives of the E3 zone. The fragmentation of land, specifically land that is environmentally constrained, should be avoided wherever possible. The E3 minimum lot size is recommended to be increased as part of the consolidated LEP process.

IDO 122 Bonus Lot Provision

It is recognised that upon cessation of the IDO 122, the bonus lot clause provision will no longer be in effect. This will remove the ability for landowners of 7(c2) Conservation and Scenic Protection zones on land that is greater than 2 hectares to subdivide to 1 hectare lots. Council has previously written to all eligible bonus lot landowners advising them that the clause will soon no longer apply. To date, very few landowners have taken up the opportunity.

Furthermore, the number of remaining lots with bonus potential are few in number and generally tend to be more constrained, with no additional/or difficulty in identifying suitable dwelling envelope sites due to environmental characteristics such as impacts of clearing for bushfire, steep slope, flood affectation, threatened flora/fauna species. An assessment of lands capable of subdivision without environmental constraints showed that only approximately 65 properties would be able to subdivide. Even though the bonus lot clause is the current mechanism of purchasing COSS lands into a COSS acquisition fund, there is not sufficient potential to acquire all of the proposed COSS lands given that a remaining 40% of privately owned proposed COSS land is still yet to be purchased.

Council will be seeking legal advice on an alternative to the bonus lot provision which will be investigated as part of Council's comprehensive LEP. This may include voluntary planning agreements (VPA) which would provide greater transparency or another legislative method to continue the contributions scheme.

IDO 122 Flexible Boundary Provisions

The flexible zone boundary provisions between 7(a) and 7(c2) exist under Clause 39A and 39B of the IDO 122. This clause allows the provisions of the adjoining zone to be applied (where certain criteria are met) to effectively extend the zone boundary up to 50m and increase the spatial area of land available for subdivision.

A flexible boundary provision of 20m is proposed through the consolidated Central Coast Council LEP. The flexible boundary provision does not apply to the following:

- Land in RE1 Public Recreation, E1 National Parks and Nature Reserves, E2 Environmental Conservation, E3 Environmental Management, or W1 Natural Waterways.
- Land within the coastal zone.
- Land proposed to be developed for the purpose of sex services or restricted premises.

Tourism uses in E4 zone

The GLEP 2014 drafted the E4 Environmental Living zone to cater for tourist uses due to the conversion of the 7(c3) Conservation and Scenic Protection (Scenic Protection - Tourist Accommodation). In applying PN 09-002, some existing permissible 7(c2) and 7(c3) uses are not sustainable in conventional rural residential settings that are characterised by large dwelling

houses, significant landscaping, and areas of environmental significance, scenic quality, servicing constraints, and environmental hazards.

Therefore, there are a number of tourist related uses, such as caravan parks, which are incongruent with the intent of the E4 Environment Living zone of low-density, low intensity rural residential and environmental lifestyles.

Every effort was made to avoid the creation of non-conforming uses. However, in order to avoid potential future land use conflicts and to ensure consistency with E4 zone objectives it was unavoidable in some circumstances. For instance, caravan parks are not a low impact use of land and are not consistent with the intent of zone. It is recommended that these properties rely on existing use rights under the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulations 2000*.

Council will investigate the suitability of tourism uses as part of the comprehensive LEP for the Central Coast Council.

Council-owned Community Land

During the public exhibition of the Draft GLEP 2014 in 2010, the CEN raised concerns about the zoning of Council-owned community land zoned 6(a) Open Space (Recreation) and the range of permissible uses under the public recreational zone. The majority of parcels were zoned RE1 Public Recreation which is considered the most appropriate zone, and some parcels were zoned E2 Environmental Conservation where it was heavily vegetated or adjacent to environmentally sensitive lands.

Rural Residential and Residential Uses

The majority of Deferred Matter lands were zoned to allow for rural residential development. Any development would need to be well located and designed so that it does not have an adverse effect on the environmental qualities of the land. Only five parcels were zoned R2 Low Density Residential which occurred on previously split zoned R2 land, where the deferred matter was a small sliver resulting from previous planning subdivisions.

A further four parcels were split R2 Low Density Residential and E2 Environmental Conservation to maintain the residential character fronting the street, while protecting the sensitive Cockle Bay Nature Reserve adjoining the rear. These parcels were originally long and narrow, where they intruded into the reserve.

9 – PLANNING AND DEVELOPMENT CONTROLS

Gosford's Development Control Plan (DCP) 2013 contains two development control chapters for non-residential uses in E zones, *Chapter 3.10 Environmental Controls for Development in Zone E4* and *Chapter 3.12 Non Residential uses in the E3/7(c2) Zone*.

Chapter 3.10 Environmental Controls for Development in Zone E4 addresses environmental issues, both ecological and landscape matters, when assessing the impact of built development on the natural environment. This includes the loss of biodiversity through clearing of natural vegetation, siltation and nitrification of adjacent and downstream waterways, development on unstable soils, and the design of urban elements sympathetically with the landscape.

Chapter 3.12 Non Residential uses in the E3/7(c2) Zone has eight objectives to provide for non-residential developments and uses that are compatible with the size and scale of rural-residential forms of development that would otherwise be permissible on the land.

The development controls are currently being reviewed as part of the amalgamation process to harmonise the planning rules across former Wyong Shire Council and former Gosford City Council. In due course, a new DCP may apply to E zones to help manage conservation values and any potential conflicts with development. Planning issues identified within this study will be incorporated and considered as part of the review.

10 - RECOMMENDATIONS

Approximately 3,862 Deferred Matter properties in the Gosford Local Environmental Plan 2014 have been zoned as part of this review to be consistent with the Standard Instrument Local Environmental Plan template.

The environmental assessment was rigorous and applied a set of zoning principles in accordance with State planning requirements. The zoning decisions were evidence-based and use transparent criteria in the planning process. Each property was individually assessed against the specific criteria which have all been documented in the geodatabase to be supplied to NSW DP&E, including the Northern Councils E Zone Review and Planning Practice Notes.

The review meets the directions of NSW DP&E, and importantly concludes resolving the former Gosford City Council legacy of multiple environmental planning instruments.

The old conservation and scenic zones in the IDO 122 have now been updated to align with the zones of the standard instrument template. The zoning recommendations include approximately:

- 1,143 properties zoned E2 Environmental Conservation
- 1,310 properties zoned E3 Environmental Management
- 1,402 properties zoned E4 Environmental Living
- 2 properties zoned RE1 Public Recreation
- 5 properties zoned R2 Low Density Residential

The views of the community have been captured via the online collaboration portal, Have Your Say. The online hub with interactive maps proved to be a successful tool to enhance public interaction. The landscape outcomes of the zone recommendations achieve the desired project aims to protect environmental values, to consolidate urban growth in existing centres, and maintain the rural residential character of the south central coast. Completing this work is a key action in the Central Coast Regional Plan 2036 and progressing Council's framework for urban growth.

The zone recommendations will be progressed via a planning proposal and incorporated into the new Central Coast Council LEP. This report is being submitted in support of the planning proposal.

11 – APPENDICES

APPENDIX A PLANNING FRAMEWORK ZONING CRITERIA

Northern Councils E zone Criteria Tables 1 and 2

The excerpt and table below has been taken from the North Councils E Zone Review Report on page 6.

“The Department supports the use of clear criteria to ensure that the value of E zones is not diminished by inappropriate application and that zoning decisions are evidence-based. The final criteria for the application of the E2 and E3 zones have been developed by taking account of matters raised in the submissions and in consultation with the NSW Office of Environment and Heritage (OEH).”

Table A.1: Northern Councils E Zone Review E2 Zone Criteria

Table 1: E2 zone Criteria

Criteria	Description
SEPP 26 Littoral Rainforests.	Land mapped as littoral rainforest in accordance with the statewide policy for littoral rainforest protection (<i>State Environmental Planning Policy 26 – Littoral Rainforests</i>).
SEPP 14 Coastal Wetlands.	Land mapped as coastal wetlands in accordance with the statewide policy for coastal wetland protection (<i>State Environmental Planning Policy 14 – Coastal Wetlands</i>).
Endangered Ecological Communities (EECs) listed under the <i>Threatened Species Conservation Act 1995</i> and/or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .	Land containing vegetation communities listed as Endangered Ecological Communities under the <i>Threatened Species Conservation Act 1995</i> (TSC) ¹ and the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC) ² . The <i>Far North Coast Regional Conservation Plan</i> ³ lists the following vegetation communities as examples of EECs that currently exist on the Far North Coast: <i>Byron Bay Dwarf Graminoid Heath Community, Coastal Cypress Pine Forest, Coastal Saltmarsh, Freshwater Wetlands in Coastal Floodplains, Littoral Rainforest, Lowland Rainforest, Lowland Rainforest on Floodplains, Subtropical Coastal Floodplain Forest, Swamp Oak Floodplain Forest, Swamp Sclerophyll Forest on Coastal Floodplains, Themeda grassland on Seaciffs and Coastal Headlands, White Gum Yellow Gum Blakely's Red Gum Woodland, and White Gum Moist Forest.</i> Other vegetation communities may be added consistent with these Acts in the future.
Key Threatened Species Habitat.	This criterion includes: <ul style="list-style-type: none"> old-growth forests where the overstorey or canopy trees are in the late mature stage of growth⁴; areas of predicted high conservation value for forest fauna assemblages, refugia, endemic forest fauna or endemic invertebrates⁵, and habitats for threatened species or endangered populations that cannot withstand further loss where the threatened species or endangered population is present⁶.
Over-cleared vegetation communities.	Land comprising: <ol style="list-style-type: none"> over-cleared vegetation communities, where more than 70% of the original (pre 1750) extent of the native vegetation type has been cleared⁷ and native vegetation in over-cleared Mitchell landscapes⁸. The <i>Far North Coast Regional Conservation Plan</i> lists the following as examples of: <ul style="list-style-type: none"> Over-cleared vegetation communities on the Far North Coast⁹: <ul style="list-style-type: none"> Rainforests, Wet sclerophyll forests (shrubby and grassy subformations), Dry sclerophyll forests (shrubby and shrub/grass subformations), Grassy woodlands, Grasslands (Themeda australis sod tussock), Heathlands, Forested wetlands, Freshwater wetlands, Saline wetlands; and Over-cleared Mitchell landscapes⁹: <ul style="list-style-type: none"> Byron-Tweed Alluvial Plains, Byron-Tweed Coastal Barriers, Clarence-Richmond Alluvial Plains and Upper Clarence Channels and Floodplains.
Culturally significant lands.	Areas of culturally significant lands such as Aboriginal object sites, Aboriginal places of heritage significance, and other significant objects identified by the local Aboriginal community ¹⁰ .

1 <http://www.environment.gov.au/biodiversity/threatened/communities/nsw-act>

2 <http://www.environment.nsw.gov.au/threatenedspeciesapp/default.aspx?keywords>

3 *Far North Coast Regional Conservation Plan*, NSW Environment Climate Change and Water, 2010, p24

4 <http://www.epa.nsw.gov.au/resources/pnt/OGRReviewFieldIdent.pdf>

5 Scotts, D 2003, Key Habitats and Corridors for Forest Fauna: A Landscape Framework for Conservation in North-east New South Wales, NPWS Occasional Paper no. 32, National Parks and Wildlife Service, Sydney, NSW.

6 NSW Office of Environment and Heritage 'Threatened Species Profiles Database' <http://www.bionet.nsw.gov.au>

7 Keith, DA 2006, Ocean Shores to Desert Dunes the Native Vegetation of New South Wales and the ACT, Department of Environment and Climate Change, Hurstville.

8 Mitchell, PB 2002, 'NSW Ecosystems Study: Background and Methodology', report prepared for National Parks and Wildlife Service, Hurstville, NSW and Far North Coast Regional Conservation Plan, NSW Environment Climate Change and Water, 2010, p27.

9 *Far North Coast Regional Conservation Plan*, NSW Environment Climate Change and Water, 2010, p26

10 Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW, NSW Department of Environment, Climate Change & Water (2011)

Table A.2: Northern Councils E Zone Review E2 Zone Criteria

Table 2: E3 zone Criteria

Criteria	Description
Riparian and estuarine vegetation and wetlands.	Land comprising riparian and estuarine vegetation on <i>waterfront land</i> , defined under the <i>NSW Water Management Act 2000</i> , or wetland areas other than those mapped as SEPP 14 Coastal Wetlands. Waterfront land is defined under the <i>NSW Water Management Act 2000</i> as the bed of any river, lake or estuary and any land within 40 metres of the river banks, lake shore or estuary mean high water mark.
Rare, Endangered and Vulnerable Forest Ecosystems.	Land comprising areas of rare, endangered and vulnerable forest ecosystems as defined by the <i>Joint ANZEC/MCFFA National Forest Policy Statement Implementation sub-committee (JANIS)</i> (Commonwealth of Australia 1997) ¹ .
Native vegetation on coastal foreshores.	Native vegetation on land with frontage, or adjoining or adjacent to, a beach, estuary, coastal lake, headland, cliff or rock platform.

Central Coast Regional Strategy 2006-31

The excerpt and table below has been taken from the Central Coast Regional Strategy 2006-31 on page 60.

“The following Sustainability Criteria allow the NSW Government to take strong positions in relation to matters of urban settlement in the Central Coast confident in the knowledge that innovative development proposals can still be considered even though they may be outside of the Regional Strategy process. The Sustainability Criteria represent a clear, transparent list of matters that any new proposal will be assessed against. In order that a development proposal can be considered against the Sustainability Criteria it will be necessary to demonstrate to the local council, as well as the NSW Government, that the proposal satisfies the Sustainability Criteria. As with all rezoning proposals the Department of Planning requires a thorough assessment of the merits of the proposal by the LEP Review Panel, as well as requiring public consultation through the statutory processes as set out in the *Environmental Planning and Assessment Act 1979*.

Table A.3: Central Coast Regional Strategy 2006-31 Sustainability Criteria

<p>1. Infrastructure Provision Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way.</p>	<ul style="list-style-type: none"> • Development is consistent with the Central Coast Regional Strategy, the relevant Residential Strategy, North Wyong Structure Plan, applicable regional infrastructure plan, Metropolitan Strategy and relevant section 117 direction. • The provision of infrastructure (utilities, transport, open space and communications) is costed and economically feasible based on government methodology for determining infrastructure contribution. • Preparedness to enter into development agreement.
<p>2. Access Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provide.</p>	<ul style="list-style-type: none"> • Accessibility of the area by public transport and appropriate road access in terms of: <ul style="list-style-type: none"> > Location/land use: to existing networks and related activity centres. > Network: the areas potential to be serviced by economically efficient public transport services. > Catchment: the area's ability to contain or form part of the larger urban area which contains adequate transport services. Capacity for land use/transport patterns to make a positive contribution to achievement of travel and vehicle use goals. • No net negative impact on performance of existing subregional road, bus, rail, ferry and freight network.
<p>3. Housing Diversity Provide a range of housing choices to ensure a broad population can be housed.</p>	<ul style="list-style-type: none"> • Contributes to the geographic market spread of housing supply, including any government targets established for housing for the aged or disabled or affordable housing.
<p>4. Employment Lands Provide regional/local employment opportunities to support the Central Coast's expanding role in the wider regional and NSW economies.</p>	<ul style="list-style-type: none"> • Maintains or improves the existing level of subregional employment self containment. • Meets subregional employment capacity targets. <ul style="list-style-type: none"> > Employment related land is provided in appropriately zoned areas.
<p>5. Avoidance of Risk Land use conflicts and risk to human health and life is avoided.</p>	<ul style="list-style-type: none"> • Where relevant, available safe evacuation route (flood and bushfire). • No residential development within the 1:100 floodplain. • Avoidance of physically constrained land. <ul style="list-style-type: none"> > High slope. > Highly erodible. • Avoidance of land use conflicts with adjacent, existing or future land use and rural activities as planned under the Regional Strategy.
<p>6. Natural Resources Natural resource limits not exceeded/ environmental footprint minimised.</p>	<ul style="list-style-type: none"> • Demand for water does not place unacceptable pressure on infrastructure capacity to supply water and environmental flows. • Demonstrates most efficient/suitable use of land. <ul style="list-style-type: none"> > Avoids identified significant agricultural land > Avoids impacts on productive resource lands, extractive industries, coal, gas and other mining, fishing and aquaculture. • Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy. Requires demonstration of efficient and sustainable supply solution.
<p>7. Environmental Protection Protect and enhance biodiversity, air quality, heritage, and waterway health.</p>	<ul style="list-style-type: none"> • Consistent with the approved Regional Conservation Plan. • Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by the Department of Environment and Climate Change and the Department of Primary Industries). This includes regionally significant vegetation communities, critical habitat, threatened species, populations, ecological communities and their habitats. • Maintains or improves existing environmental condition for air quality. • Maintains or improves existing environmental condition for water quality and quantity. <ul style="list-style-type: none"> > Consistent with community water quality objectives for recreational water use and river health (Department of Environment and Climate Change and catchment management authority). > Consistent with catchment and stormwater management planning (catchment management authority and local council). • Protects areas of Aboriginal cultural heritage value (as agreed by Department of Environment and Climate Change).
<p>8. Quality and Equity in Services Quality health, education, legal, recreational, cultural and community development and other government services are accessible.</p>	<ul style="list-style-type: none"> • Available and accessible services. <ul style="list-style-type: none"> > Do adequate services exist? > Are they at capacity or is some capacity available? > Has the NSW Government planned and budgeted to further service provision? > Developer funding for required service upgrade/access is available.

APPENDIX B IDO 122 LAND USE TABLE

7(a) CONSERVATION AND SCENIC PROTECTION (CONSERVATION)	7(c2) CONSERVATION AND SCENIC PROTECTION (SCENIC PROTECTION - RURAL SMALL HOLDINGS)	7(c3) CONSERVATION AND SCENIC PROTECTION (SCENIC PROTECTION - TOURIST ACCOMMODATION)
OBJECTIVES		
<ul style="list-style-type: none"> The conservation and rehabilitation of areas of high environmental value; The preservation and rehabilitation of areas of high visual and scenic quality in the natural landscape; The provision and retention of suitable habitats for flora and fauna; The prohibition of development on or within proximity to significant ecosystems, including rainforests and estuarine wetlands; 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; The provision of opportunities for informal recreational pursuits, such as bushwalking and picnics, in appropriate locations; 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; 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. 	<ul style="list-style-type: none"> To provide a buffer or transition zone between conservation areas and urban areas; 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: <ul style="list-style-type: none"> To adversely affect the aesthetic and scenic value of the land and its setting; or To create a demand for the uneconomic provision of services; and To allow for non-residential uses where those uses are: <ul style="list-style-type: none"> Compatible with rural-residential development and unlikely to create an unreasonable demand for public services or substantially reduce existing levels of service; Unlikely to adversely affect the aesthetic and scenic value of the land and its setting; and Unlikely to interfere unreasonably with the amenity of adjoining properties. 	<ul style="list-style-type: none"> To demonstrate that the development can be carried out in a manner which will not significantly prejudice the aesthetic or conservation quality of the land within the zone; To ensure that the development is unlikely to have a significant detrimental effect on the growth of native plant communities, the survival of native wildlife populations or the provision and quality of habitats for both indigenous and migratory species; To ensure that the development will not place undue demands on existing infrastructure.
PERMISSIBLE LAND USES		
<p>Permitted without consent Home occupations, Recreation areas</p> <p>Permitted with consent Agriculture; Bed and breakfast accommodation; Dams; Dwelling-houses; Roads; Subdivision</p>	<p>Permitted without consent Agriculture; Home occupations; Recreation areas.</p> <p>Permitted with consent 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.</p>	<p>Permitted without consent Agriculture; Home occupations; Recreation areas.</p> <p>Permitted with consent Advertisements; Animal establishments; Bed and breakfast accommodation; Camping grounds or caravan parks; Child care centres; clubs; Dams; Dual occupancies-attached; Dwelling-houses; Educational establishments; Home industries; Hotels; Lawn cemeteries; Places of public worship; Plant nurseries; Recreation and sporting facilities; Recreation establishments; Restaurants; Roads; Roadside stalls; Tourist units; Utility installations; Veterinary hospitals</p>
PROHIBITED USES		
Any development not specified Permissible or Prohibited Uses above	Any development not specified Permissible or Prohibited Uses above	Any development not specified Permissible or Prohibited Uses above

APPENDIX C COMMUNITY SUBMISSIONS

SUBURB	COMMENT	DATE CHECKED
-	We are looking for consistency in how the deferred zoning of properties is applied. If properties are zoned residential, light industrial or conservation they appear to be inconsistent currently?	2/11/2016
AVOCA BEACH		
Avoca Beach	Rezoning this land for residential is important for future growth and development on the Central Coast. Avoca needs more housing and more people for the area to thrive.	2/11/2016
Avoca Beach	I am curious that my land qualifies as environmental protection given it is cleared land mostly of a size that is difficult to manage - 23 acres. history as a dairy farm then bean farm.	1/11/2016
BENSVILLE		
Bensville	A large portion of this area is coastal saltmarsh and Swamp Sclerophyll Forest, both of which are endangered. this area provides habitat for migratory birds and a number of threatened species.	2/11/2016
Bensville	We moved here specifically for the rural environment and strong community. While being in a flood area has it's challenges the beautiful semi rural environment more than makes up for this.	1/11/2016
Bensville	My property has been in my family for over 100 years. At 10ha it is probably the largest tract of private open space in Bensville. The retained flora is a haven for native animals and birds.	1/11/2016
Bensville	If more development goes ahead in this part of Bensville then it increases the case for the protection of Yarram Rd Reserve that Council wants to reclassify & sell-off. facebook Save Yarram Road Park	2/11/2016
Bensville	Council should consider a model of cluster subdivisions such as is used by The Hills instead of cutting blocks into large acreages.	2/11/2016
Bensville	Karuk Road, where it comes off Wards Road, is a steep rise which is blind to oncoming traffic. The initial section is also very narrow with no room for widening. Further usage would be more dangerous	2/11/2016
Bensville	An approach that achieves both the preservation of important environmental aspects of current zoning along with the ability to subdivide large acre blocks into smaller acreage blocks needs to taken.	2/11/2016
Bensville	This vegetation is an Endangered Ecological Community and supports a number of threatened flora and fauna, including the Bush Stone Curlew. This land should be zoned as E1 or E2 (at the most).	2/11/2016
Bensville	This area is jam-packed with threatened species and endangered vegetation. This cannot be seriously considered for anything except environmental conservation.	2/11/2016
Bensville	If rezoning for development occurs, I would like to see minimal impacts to threatened species and surrounding vegetation (EEC). A small fenced oval would also benefit the children in the area.	2/11/2016
Bensville	Yarram Rd reserve. It is the only park in the area that local residents can walk to. Council should not re-classify and sell some or all of the reserve.	2/11/2016
Bensville (Ben Davis Reserve)	I hope this small well used children's playground will be left for our community to enjoy.	2/11/2016
BOUDDI POINT		
Bouddi Point	Great Camping Spot	2/11/2016

COPACABANA		
Copacabana	Approx. 2.5 Acres surrounded on two sides by residential properties. My current zoning is 7a, but should be rezoned R2	1/11/2016
Copacabana	We are looking forward to this new development.	2/11/2016
Copacabana	We would like to know the Council's plans for this land that adjoins ours as it would have a significant impact on us.	1/11/2016
Copacabana	We would like to "have our say" in relation to this parcel of land and its future zoning.	1/11/2016
Copacabana	In line with the direction from the NSW government and current population growth. E3 Zoning would be more appropriate than E2	1/11/2016
Copacabana	As this land is completely cleared we believe e3 zoning would be more appropriate than e2	1/11/2016
DALEYS POINT		
Daley's Point	Would like to know when the block land will be rezoned. Currently zoned as 7a Conservation which is now outdated, as there are no more vacant land in Daley's Point.	1/11/2016
Daley's Point	I am interested to know and understand the impact any changes will have on our property.	2/11/2016
DAVISTOWN		
Davistown	Wetland needs protection from development. Litoria aurea (Green and Gold Bell frog) habitat. Schoenoplectus littoralis (Club Rush) special ecological community. Estuarine Mangrove/ Saltmarsh/Grassland	5/01/2017
Davistown	This land should retain it's conservation environment zoning to reflect the ecological importance of this area. Allowing any development of this area will fragment Davistown Wetland corridors.	5/01/2017
Davistown	Protect area. Supports numerous invertebrates, provides nursery & breeding area for fish species. Avian fauna use the area for feeding, breeding & shelter. The Aust Shelduck recorded in the area.	5/01/2017
Davistown	Retain conservation zoning. Wetland consisting of mangroves, saltmarsh Sarcocornja guingueflora (Samphire Grass) and swamp forest Casuarina ~auca (Swamp Oak) and Melaleuca Sp. (Paperbark).	5/01/2017
EAST GOSFORD		
East Gosford	Please save our green space as it's important to the community.	2/11/2016
East Gosford	Save Central Coast Reserves is trying to protect 25 urban reserves, parks and green spaces from Council's planned reclassification and sell-off. Facebook page Save Central Coast Reserves for sites.	2/11/2016
East Gosford	East Gosford Reserve at the corner of Wells and Coburg St, is the last patch of natural bushland in the suburb. It has an amazing array of flora and fauna and it is regularly used by the community.	2/11/2016
East Gosford	Beautiful East Gosford Reserve - corner. Wells & Coburg Street. Significant flora & fauna. Used & valued by local residents and used for environmental education of local pre-school and home schoolers	2/11/2016
East Gosford	This reserve is needed.	2/11/2016
East Gosford	Please don't sell off this land. its community land, its bushland, its green corridor with all the multistory, units, shared dwellings, villas, granny flats in East Gosford, it needs to stay!	2/11/2016
East Gosford	COSS should have their own zoning and the parks and reserves should not be sold off.	2/11/2016
EMPIRE BAY		

Empire Bay	I was asked if i would be happy for this land to be able to be subdivided and residential. Considering the considerable amount of money spent on local infrastructure i think it would be sensible.	1/11/2016
Empire Bay	Currently Zoned Coastal Rural Scenic Protection. NO other zoning affording additional development is acceptable or sensible. More development simply means more; greenhouse, siltation and pollution	2/11/2016
Empire Bay	Concerned that changing of the zoning will allow DA approval to further development to the caravan/ mobile home park, which will destroy the rural acreage lifestyle we moved here for.	1/11/2016
Empire Bay	The rural lifestyle and ambience of the area is why residents choose to live here and wish the zoning to remain with scenic protection. We do not want a caravan / manufactured home park extended.	1/11/2016
Empire Bay	I have received correspondence from Council, and I'm more than a little curious as to the motivation for rezoning.	2/11/2016
Empire Bay	My Place	1/11/2016
Empire Bay	Would like to be contacted as not much information has been given	1/11/2016
ERINA		
Erina	Erina Valley is so special. If it all gets broken down into 500m2 blocks, it will be ruined forever and the only people to benefit will be the developers.	2/11/2016
Erina	Area is an important habitat. Mangroves provide an important nursery service. Any disturbance due to excavation or building works, could cause significant die off and loss of this habitat.	5/01/2017
Erina	We wish to be informed as to any changes in zoning etc concerning our property. Thank you.	1/11/2016
Erina	Hi, I'm keen to see where the review is up to.	2/11/2016
ERINA HEIGHTS		
Erina Heights	We / I need a proper modern sewage system. We / I need the option of a second dwelling on our/ my property. We / I would like to see it happen in my lifetime!	1/11/2016
Erina Heights	My land area no longer meets the criteria for a 7(c2) zoning. Also there is ROW which is appearing as a roadway on maps [Puddle Duck Lane]	1/11/2016
Erina Heights	Allow the building of granny flats to assist children with independent living when they can't afford their own homes. Most of us have the land, but not the approval to assist our family is this way.	1/11/2016
Erina Heights	I would like to know more about the review for my property, I am interested to know what options there are around zoning and development, particularly subdivision	1/11/2016
Erina Heights	The letter sent out takes 5 paragraphs to say more or less nothing of use. Please circulate some information in plain English. We don't need more coffee shops or urbanisation in our rural neighbourhood	1/11/2016
ERINA VALLEY		
Erina Valley	Lucky to have both worlds but feel selfish to stop further housing developments in such a demanding area. Well planned urban developments! Why not we are all for it.	1/11/2016
ETTALONG		
Ettalong	Current footpath needs to be upgraded between Umina recreation precinct and the Ettalong foreshore area.	5/01/2017
FORRESTERS BEACH		
Forresters Beach	Community land vital for asset based development.	2/11/2016

Forresters Beach	Land this side of CC Hwy = Rural - limited development potential. On other side of same Hwy, its Residential - UNLIMITED scope for development, no major building laws stopping progress - Why?	2/11/2016
Forresters Beach	Community land vital for asset based development, environmentally sensitive site.	2/11/2016
Forresters Beach	Beautiful headwaters of Wamberal Lagoon NR. Brush turkey nest and wetland environment. Active bush care group weeding and planting in this area.	2/11/2016
Forresters Beach	There is a beautiful reserve at Bluewave Crescent that winds it's way through medium density housing.	2/11/2016
GOSFORD		
Gosford	There is enough private land available for development to make alienation of public parks totally unnecessary.	1/11/2016
GREEN POINT		
Green Point	Can you please advise on the zoning change that might impact or business, Central Coast Excavators p/l , we are rated business and am waiting for the new road design some 10 - 15 years away	1/11/2016
Green Point	The road along Sun Valley and Ernest Street are already congested in peak times and they are the only exits from this area. There should be no more development in this area.	2/11/2016
Green Point	This is part of the old Green Point tip.	2/11/2016
Green Point	To develop this area will mean hundreds more houses. The intersections onto Avoca Drive (i.e. the only way out) are bad enough at peak hour now.	2/11/2016
Green Point	It's a lovely green space backing on to Kincumber Mountain	2/11/2016
Green Point	Part of the buffer between Avoca Drive and the bush reserve. A number of years ago I looked at Google maps and noticed clearing of the neighbouring reserve, should clearing where it shouldn't happen be	2/11/2016
Green Point	This area needs to be protected and there is wallabies in the area and GCC have over time purchased or had land swaps with the surrounding land to protect the area.	2/11/2016
Green Point	What planning reforms are being enacted and what does this reflect on my land?	1/11/2016
Green Point	If council wants to tell us what we can and cannot do with our land, beyond normal suburban planning, then they should buy the land from us.	1/11/2016
Green Point	Our land is not a community park or reserve. Bigger off.	1/11/2016
Green Point	Am concerned about the land on the corner of Wells and Coburg Streets. It was a haven for my children playing when growing up, my mother using it almost daily to walk to the shops and I too use it.	2/11/2016
Green Point	The land near Legge Place on the border of Green Point and Erina is important to me and my family as it is the last area of rainforest in this area.	2/11/2016
Green Point	Last area of rainforest in this area and a buffer for us to the noise of the football on the weekend and training nights	2/11/2016
Green Point	This is part of the waterway which flows from Nunns Creel into Erina Creek my daughter saw platypus in this area.	2/11/2016
HARDY'S BAY		
Hardy's Bay	I have recently acquired the property which adjoins Bouddi National Park. I would like to know more about the implications of the review for my property	1/11/2016
HOLGATE		

Holgate	As can be clearly seen from even street maps, Gooriwa Rd (like most of Holgate) is a water catchment area and so has and so has an established riparian zone. Rural scenic protection is appropriate.	1/11/2016
Holgate	This area is a water catchment for the Erina creek and contains an established riparian zone with countless native animals. It is connected seamlessly with the Kat Andrea reserve. The lower areas near Gosford needs new housing development urgently. Compared to other surrounding towns and cities the area has not had a proper development program to provide new houses to support the community.	4/11/2016
Holgate	I would like the area to be kept rural. Only issue is the area has a shortcut traffic corridor on roads which are built for horses and light rural traffic.	1/11/2016
Holgate	There are accidents every time it rains	1/11/2016
Holgate	I am the land owner having owned and lived on the land since 1973. Protecting the environment and maximising utilisation of land area is important.	1/11/2016
Holgate	We believe that Firescreek Fruit Winery is a special little gem on the Central Coast offering tourists and locals a unique experience not widely available in Australia.	1/11/2016
Holgate	As owners of Firescreek Winery, we are interested in opening a small coffee shop/ restaurant to compliment the Bamboo Buddha making the area a lovely & unique rural dining getaway area to be enjoyed.	1/11/2016
Holgate	My family and I moved to this property to enable space to run a small medical business. We are currently restricted by the zoning being 7C protection even though it has always been a business	2/11/2016
Holgate	We have recently purchased this historic business and turned it into a Physio/Pilates clinic that is aimed at teaching people how to move post surgery, post pregnancy or with chronic pain issues.	2/11/2016
Holgate	Looking forward to seeing what the proposed zoning is and what say if any residents will have in the decision	1/11/2016
Holgate	Do proposed changes affect the riparian area of Erina Creek?	1/11/2016
Holgate	We would like more information on your project and any potential impacts on our land.	1/11/2016
Holgate	I would be interested in finding out more about the project and also the potential impacts on the our land. We also own the adjoining lot	1/11/2016
Holgate	Katandra Reserve needs to be broadly grassed and play equipment provided	2/11/2016
HORSFIELD BAY		
Horsfield Bay	This land has a number of opportunities for redevelopment and large portions of the site are not suited to an environmental conservation zone. The owner is keen to discuss future options with Council.	2/11/2016
Horsfield Bay	I am not happy with the TOU that starts "You grant us rights to use or otherwise exploit all of this information," - and do not agree to this. However, I want to be kept informed and consulted about	2/11/2016
KARIONG		
Kariong	Given the environmental qualities of this parcel of land and its connection with the adjoining national park, it should be afforded the highest level of environmental protection zoning	5/01/2017
KILLCARE HEIGHTS		
Killcare Heights	I object. Land provides habitat for native wildlife and link to remnant bushland. It also screens the houses along Wards Hill Rd from view from Ettalong providing an important wooded ridgeline vista	1/11/2016

Killcare Heights	The only thing that saves the Central Coast is the generous areas of open space, whether actively used or passively viewed. Rezoning must retain open space & forest or we'll regret it 10 years hence.	2/11/2016
Killcare Heights	would like to be able to rezone to allow subdivision so hoping any new zoning will allow this	1/11/2016
Killcare Heights	Big meeting and plenty of discord expressed when Bells tried to rezone land to put up 50+ apartments in close proximity. Action group est. monitoring environmental impacts and local feelings.	2/11/2016
Killcare Heights	E4 Zone has too many restrictions regarding sub-division and permitted usage. A 60sq.m limit on a secondary dwelling does not reflect contemporary accommodation needs on a 6 acre property	2/11/2016
Killcare Heights	Firm believer in protecting the environment and creating a balance between that and opening up new areas for sensible development. I welcome the review of zonings.	1/11/2016
KINCUMBER		
Kincumber	We would like to speak to you about more productive uses of land while maintaining the rural and ecological quality of the land.	2/11/2016
Kincumber	We purchased this property because it was zoned 7(c2) Scenic protection Rural, being surrounded by small acreages. Our property is registered in the CEN Land for Wildlife scheme	2/11/2016
Kincumber	We purchased this property because it was zoned 7(c2) Scenic protection Rural, being surrounded by small acreages. Our property is registered in the CEN Land for Wildlife scheme	2/11/2016
Kincumber	This is an important water catchment area, especially during heavy rains	2/11/2016
Kincumber	We would like to be rezoned and subdivide our land to create opportunities for our children and family to live with us. We pay for services that do not exist in this area We need Sewer and Water ASAP	2/11/2016
Kincumber	These lands form an important corridor to Avoca Lagoon and are a hotspot for biodiversity. Environmental protection zoning must be retained to protect ecological integrity and biodiversity values.	2/11/2016
Kincumber	Couple of comments and input to provide but not enough characters here to in explain in full. We have 15 acres in the sensitive Avoca Lake catchment area and are zoned 7a. Happy to provide more	1/11/2016
Kincumber	We have a 6ha block which is zoned E2.(Min size for E2=40ha) The area has changed significantly and neighbouring zones are R2 and E3. We want to be rezoned to R2 or E3.	1/11/2016
Kincumber	There is the beginning of a creek here that is not being shown on the map. I am not sure why. In the Central Coast Council flood map it is marked as a flood zone. My place behind this does flood.	8/12/2016
Kincumber	I would like to see this area protected and remain a part of Kincumber Mountain.	8/12/2016
Kincumber	Very interested in seeing what are the new Zoning proposals!	2/11/2016
Kincumber	I tried to post a photo however had to cancel as nothing was happening - ended up with two comments on our land sorry	2/11/2016
Kincumber	The road shoulder here needs to be widened consistent with safety regulations.	2/11/2016
Kincumber	"Please contact"	1/11/2016
Kincumber	What are the proposed changes and how will it impact our block of land?	2/11/2016
Kincumber	How can I comment? I do not know the proposed changes.	1/11/2016
Kincumber	What does this review mean? What are your intensions for this so-called review area?	1/11/2016

Kincumber	interested to be involved with the rezoning review process especially timing.	1/11/2016
Kincumber	I do not support the existing environmental zoning. Given urban proximity and surrounding supporting infrastructure it makes no sense and limits land potential. Rural zoning is more appropriate.	1/11/2016
Kincumber	This section of road needs to be dual lanes in either direction from Davistown Rd and Empire Bay Drive similar to the section through Green Point. It is over congested during peak times.	2/11/2016
Kincumber	We have recently purchased this property and would like to make submissions with regards to future zoning of the area	2/11/2016
LISAROW		
Lisarow	We would like to continue to be zoned for acreages & environmental protection, however, we would like the option to potentially subdivide already cleared land into smaller acreage lots (min 5 acre).	24/11/2016
Lisarow	The land in this area was purchased by people with the fullest of knowledge of its zoning restrictions and in many cases moved here because of those restrictions. Preserve this green resource.	1/11/2016
Lisarow	I would like to be included in a discussion about this area. We were currently zoned 7a and have watched the traffic on the ridgeway increase 100 fold over the last 5 years.	2/11/2016
Lisarow	We are interested in sub division should this be an option.	2/11/2016
Lisarow	I would like to find out about options for rezoning and the likely hood of subdivision.	2/11/2016
Lisarow	I do not support any relaxation of the 7A zoning which protects our area and environment.	2/11/2016
Lisarow	We are opposed to any removal of the 7A conservation zoning in this area. There is a haven for wildlife and the terrain is very unsuitable for development	2/11/2016
Lisarow	Lisarow has become built up over the years with housing, shops and traffic. These forest areas and acreages need to maintained to provide important wildlife corridors and environmental balance	2/11/2016
Lisarow	Scenic area. Lots of wildlife: Wallabies, Echidna, gliders, antechinus, birds e.g. Eagle, black cockatoo, regent bower bird etc. Natural springs, permanent water for water birds and giant dragon fly	2/11/2016
Lisarow	A beautiful area with important wetland and natural habitat bush land for native animals. Too much of this type of land has been lost to development on the coast.	2/11/2016
Lisarow	Have noticed more native animals in valley. Seeking here for the permanent water from the spring? People in street have seen anticlines, echidna, wallabies, platypi, kangaroo, wombat. Need to preserve	31/01/2017
Lisarow	This area is beautiful and supports a huge range of wildlife. Recent development has seen a lot of deaths of native animals such as the powerful owl, ring tail possums, etc. Floods are also common	2/11/2016
Lisarow	It is an important to preserve the environmental protection zone along Macdonalds Rd (min lots sizes of 2.5ha) to allow for diversity of lifestyle choices for residents and mitigate flood risks	1/11/2016
Lisarow	This area could benefit from zoning that allows for more residential lots on already cleared land.	1/11/2016

Lisarow	There is already a 37 lot subdivision here. This zoning should continue up the road, along with kerb and gutters, and services	2/11/2016
Lisarow	this land would be suitable for rezoning to provide residential housing as it is close to station, freeway, shops, schools. New housing development would benefit the community.	2/11/2016
Lisarow	Chamberlain Rd needs to continue the curbing and guttering up the street for drainage	2/11/2016
Lisarow	I feel that our area is now more of a transition zone since a major residential development of 37 houses is currently going on just 200 metres from our boundary. i would be happy with a rural zoning	1/11/2016
Lisarow	These areas are close to shops, trains, services, schools etc. They should be considered for residential rezoning	1/11/2016
Lisarow	Tuggerah St needs a footpath. We also need to preserve the rural landscape of this street so conventional kerb and gutter should be avoided	2/11/2016
Lisarow	We love our local park in Winter Close. Neighbourhood kids play there daily. Providing community and networking opportunities, this is a rare piece of flat land playspace in the area.	2/11/2016
Lisarow	I would like to know more about the possibility of rezoning the land to be able to sub divide	1/11/2016
Lisarow	40 years ago, most land in Ourimbah St was cleared. Since then, gum trees have grown back but there's little native undergrowth. A rural zoning like RU6 would be ideal. Or at least E4	2/11/2016
Lisarow	Our land is surrounded by beautiful rainforest and many different species of local wildlife. We love the secluded feeling of living here without having to live in the middle of nowhere.	2/11/2016
Lisarow	Cutrock Park needs toilets , BBQ facilities, play equipment , sheltered seating and a footpath connecting it to Lisarow primary school along Tuggerah street	2/11/2016
Lisarow	The land in this area was purchased by people with the fullest of knowledge of its zoning restrictions and moved here because of those restrictions. Preserve this green resource.	2/11/2016
Lisarow	We came in full knowledge & support of environment restrictions. It is special place of nature and should remain environmental zoning.	2/11/2016
Lisarow	I live here with my family	1/11/2016
Lisarow	I am blessed to live in such a beautiful place. Wallabies, frogs, echidnas, snakes, possums, bandicoots, owls, kookaburras, wild ducks & parrots surrounded by trees. Please preserve this environment	1/11/2016
Lisarow		1/11/2016
Lisarow	Hi there, I'm very interested in this process and would like to be kept informed along the way. I would like to attend any community information sessions.	1/11/2016
Lisarow	Our land The reserve is a major fire hazard on West facing slope that is never maintained by council. We have paid Fire Department to burn a fire break in the past . Council should pay to do this	1/11/2016
MACMASTERS BEACH		
Macmasters Beach	I believe that the appropriate classification of my land would be E3 or E4. The land was once a dairy farm. It is identical to land to the north (also adjacent to the NP) which has been rated E4	23/01/2017

Macmasters Beach	We would like zoning that allowed us to build a granny flat on our 1 hectare that is not under the roof line of the existing house. People on smaller blocks can already do this.	2/11/2016
Macmasters Beach	Leave the land alone as is. What makes this area unique is its green belt and local flora and fauna	4/11/2016
Macmasters Beach	Our land (7a) is adjacent to Bouddi National Park. More than half the property is natural bushland providing wildlife corridors and an effective buffer with the N Park.	2/11/2016
Macmasters Beach	Yes we would welcome the opportunity to provide some feedback and opinion on the proposed/considered zoning changes to our valley and surrounding area.	2/11/2016
Macmasters Beach	I am hoping we will be zoned rural as we were before. We stock cattle and sheep and have fenced off areas for wildlife wallaby a gliders etc.	1/11/2016
Macmasters Beach	We support rezoning to allow us to better use the acreage we own with additional housing. Our land is cleared, previous cow pastures so no loss of tree cover or environmental damage.	1/11/2016
MATCHAM		
Matcham	My wife owns the 2.1 Ha block. The current house is 2.5 stories, lots of steps & unsuitable for 70 year olds. The land is most suitable for subdividing and building another house	1/11/2016
Matcham	Wambina reserve; a special place for valley residents, saved through community action and cared for by local residents (landcare). Home to bat colony and beloved walking area. Environmentally precious	4/11/2016
Matcham	I am very concerned about the protection of reserves and the Coastal Open Space System. Our environment is precious. Wildlife corridors protect diversity. Ridgways are also critical for fire control.	4/11/2016
Matcham	The Maddens, Fires and Erina Creek Valleys are amongst the most sustainable ecosystems left on the Central Coast due to the hard work of its population living in over 700 properties in these valleys.	4/11/2016
Matcham	I think this close to a major urban area (Sydney), beaches and shops, smaller lot sizes like .5 hectares, with sewerage to protect the environment would be a sensible use of land, sharing the resource	2/11/2016
Matcham	The Ridgway would be the worst road on the Central Coast so how could we contemplate opening up the area to more housing and more cars on the road. Please do something about the state of road first.	1/11/2016
Matcham	The bush walk through this area in Wambina is amazing. There is a great variety of plants and animals and gorgeous rock formations covered in orchids and lichen.	2/11/2016
Matcham	There are more local properties subdividing to land sizes of less than the min 2.5 acres. I believe that council should be very strict on this and not accept "contributions" that allow this to happen.	1/11/2016
Matcham	Council is currently examining the potential sale of 25 reserves in the former Gosford City area, and this is totally wrong. These reserves are generally critical to the health and wellbeing of all	2/11/2016
Matcham	Could you please advise what zone you are thinking of changing my block to	1/11/2016
Matcham	Please keep us informed as to what you are planning to change this zoning to.	4/11/2016
Matcham	Hi I am interested in discussions and development as I am located in the Review Area	1/11/2016
MOUNT ELLIOT		

Mount Elliot	Looking forward to finding out more information. Supportive of smaller blocks to support the growth of the central coast, whilst minimising the impact to the environment habitat.	2/11/2016
Mount Elliot	We appreciate the beautiful rural area we live in but are open to rezoning for more rural plots (not high density building) which can maintain a happy medium for the flora and fauna of the area.	1/11/2016
Mount Elliot	we live in a beautiful part of the world, I am concerned that zone changes will increase population in the area and wildlife & local infrastructure won't cope	2/11/2016
NARARA		
Narara	AS the Narara Ecovillage is being rezoned and it falls on our border, we would like to be able to apply for rezoning and understand the implications of the ecovillage on our current zoning.	1/11/2016
Narara	Given the environmental qualities of this parcel of land and its connection with the adjoining national park, it should be afforded the highest level of environmental protection zoning	5/01/2017
Narara	Rich farmland area, edging on bush. Across the road is a site of Aboriginal importance.	2/11/2016
Narara	Narara Valley Precinct Park	2/11/2016
Narara	Narara Bushcare established 1999 - a dedicated group of local volunteers have been weeding, planting and restoring native bushland for future generations.	2/11/2016
NIAGARA PARK		
Niagara Park	Prop's on Wyong side of removed boundary have sub-division, dual occupancy and bush clear rights that we don't. Needs to be rectified for consistency. All prop's on Glen Rd should be same zoning.	1/11/2016
Niagara Park	Why is this land labelled "Review Area"? It was re-zoned to E2 way back after the last LEP process. It is subject to specific development controls (see Chapter 5.9 & 2.1 - Niagara Park, Siletta Road)	2/11/2016
Niagara Park	Narara Bushcare established 1999 - a dedicated group of local volunteers have been weeding, planting and restoring native bushland for future generations.	2/11/2016
Niagara Park	This land was previously zoned 7A conservation, then E2 in the zoning review. We have not been informed why there could be any change, It should remain E2.	2/11/2016
Niagara Park	Full of diverse flora & fauna, Important to drainage, & a valuable environmental corridor enabling suburban wildlife to move about safely, & co-exist with humans whose quality of life benefits	2/11/2016
Niagara Park	A sanctuary, full of beautiful wildlife. This land is important to the community, allowing our children to appreciate the many beautiful species it attracts	2/11/2016
Niagara Park	An area rich in flora and fauna. The community enjoys the calmness here.	2/11/2016
Niagara Park	We would like to be informed of any information sessions regarding our area as we received a letter regarding this but isn't shown within the review area?	1/11/2016
Niagara Park	Hi , I'm interested and curious on the future developments to the zone and would like to know more on the future plans on my land	1/11/2016
Niagara Park	I would like to know if I can subdivide further. Since Alan Street was built our land is no longer flood prone and much of it is above the recommended building levels.	2/11/2016
Niagara Park	Delaware Rd Playground is a play and green space enjoyed as community land for nearly 50 years. We need more green spaces like this in this area	2/11/2016

	rather than new subdivisions and development	
Niagara Park	Niagara Park Bush Regeneration established in 2001 - volunteers restoring the rainforest along the creekline. Native plants replacing the privet and other weeds to ensure biodiversity. Join us.	2/11/2016
NORTH GOSFORD		
North Gosford	I agree my land needs to be rezoned. Its silly to have a conservation 7a on land so close to the Gosford CBD. I totally support your plans	2/11/2016
PATONGA		
Patonga	Majority of the 49 water access properties are located on small parcels at the base of the Hawkesbury River sandstone plateau with inadequate drainage & poor on-site sewerage. Shame on Council We welcome the review of the status of our land, particularly if it leads to better services and recognition of the issues we contend when living and working full time from this location.	2/11/2016
Patonga		2/11/2016
PICKETTS VALLEY		
Picketts Valley	I would like to see this area protected and remain a part of Kincumber Mountain.	8/12/2016
Picketts Valley	Please keep us across developments on this zoning and when the draft is expected to be completed and submitted to NSW Government.	4/11/2016
SOMERSBY		
Somersby	We request: - our zoning take into consideration adjacent zoning - different parts of our land are zoned based on variations in environmental value - new zoning no more restrictive than previous Given the environmental qualities of this parcel of land and its connection with the adjoining national park, it should be afforded the highest level of environmental protection zoning	2/11/2016
Somersby	Given the environmental qualities of this parcel of land and its connection with the adjoining national park, it should be afforded the highest level of environmental protection zoning	5/01/2017
Somersby	Given the environmental qualities of this parcel of land and its connection with the adjoining national park, it should be afforded the highest level of environmental protection zoning	5/01/2017
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SPRINGFIELD		
Springfield	How about providing us with 21Century essential urban infrastructure like stormwater and sewer connection since we already paying for it through rates and these properties are next to pumping station	2/11/2016
Springfield	This land is flood land and also has clumps of melaleuca biconvexa and swamp mahoganies and wallabies. This land provides a visual buffer from houses as you drive along The Central Coast Highway.	2/11/2016

Springfield	Property is cleared due to development applications for residential living & agricultural activities. Public transport & schools nearby. No flooding, no Endangered Species/Ecological Communities.	2/11/2016
Springfield	My 10 acre property on urban fringe. Town water & sewer onsite. 300 m frontage with Marana Rd. Favourable attributes for intensive residential development. Bus stop, schools, shopping centres nearby	2/11/2016
Springfield	Property is mixed zoning, R2 Residential and 7(a) Environmental. My property is both Urban & on Urban Edge. Up to 70% of property is manicured lawns. Town water/sewer. Good attributes for rezoning	2/11/2016
Springfield	am on the Urban Edge with R2 residential adjoining me from Carrabella Ave, Sherwood Dr, Holland Cl, & Marana Rd. My property has good attributes for rezoning/subdivision for residential development	2/11/2016
Springfield	We have an abundance of wildlife in this area. Wallabies are jumping around every day. Bush turkeys, possums, birds galore & wallabies all live here.	2/11/2016
Springfield	This adjoins COSS and has endangered ecological communities.	2/11/2016
Springfield	This area has environmental value	2/11/2016
Springfield	This space can be viewed form the Punt Bridge area of the Central Coast Highway.	2/11/2016
Springfield	This land is marked as future COSS lad and I have been walking near there and been surprised by a wallaby.	2/11/2016
TERRIGAL		
Terrigal	Very interested in any rezoning of our land. Suggest that our land and the area behind us be for rural holdings (at least 1 hectare) and that suitable space be set aside for public conservation.	1/11/2016
Terrigal	It is time to rezone this area to residential uses allowing subdivision into much needed smaller lots or at least allowing multiple dwellings per lot to help alleviate the lack of affordable housing.	1/11/2016
Terrigal	The 7(c2) zoning is appropriate for rural residential dwellings and rural uses. However my property as well as other properties along Serpentine Rd should be zoned to reflect their urban character	1/11/2016
Terrigal	I would like to see this area included in Kincumber Reserve.	8/12/2016
Terrigal	I would like to subdivide my land which is 9 acres into 2 blocks in keeping with the areas all around me without disturbing the natural beauty of the region.	2/11/2016
Terrigal	I oversee the running of The Bungalows Mobile Home Park at 474 Terrigal Drive. I am based in Qld and to date have only received your letter of 26 May. Please keep me updated.	2/11/2016
WAMBERAL		
Wamberal	It would be good to upgrade sewerage availability in this area to facilitate urban development	1/11/2016
Wamberal	support a better zoning rationale, providing that it is not some crazy rezoning which will take current uses away and replace them with some rules about saving possums and goats. Residential zone!!!	1/11/2016
Wamberal	A lot of areas need sewer to decrease the environmental impact on the	2/11/2016

Wamberal	lands in question, mine included. Also Lea Ave becomes absolute mayhem at Wamberal primary school drop off and pick up times. We believe there is no point to the restrictions on this block size given it fronts Tumby Rd and should be treated accordingly with the smaller block allowances north and south of the block on Tumby Rd	2/11/2016
Wamberal	R2 Low Density Res. Rezone. All services incl. town sewer connection & water are on site. Homes opposite & beside are zoned R2. Residual land cleared & house approved	2/11/2016
Wamberal	1. Rezone land to create residential lots with a minimum lot size of 1 acre. 2. Remove trees that are a bushfire risk with min. buffer zone of 30 metres away from buildings currently on the property	2/11/2016
Wamberal	1 Please consider sewage as soon as possible for this area. 2 Good candidate for residential development has same characteristics as similar site currently being considered nearby.	1/11/2016
Wamberal	Land owner is Tumby Park P/L Just wonder if the lot is likely to be re-zoned residential.	1/11/2016
Wamberal	I am certainly interested to hear more about the rezoning to residential for the local area and my property.	1/11/2016
Wamberal	Please confirm what impact this will have on our land and its value in the future	1/11/2016
Wamberal	I find it very confusing as to what the proposed zoning change will be for my property - does 7c2 automatically change to E1, E2 or E3	2/11/2016
Wamberal	Does this mean that our land could be zoned residential? Do we have a say in if and when this may happen? How long after your zoning recommendations before they take effect?	1/11/2016
WEST GOSFORD		
West Gosford	This land is along a major thoroughfare that is earmarked to be widened. we are close to schools, industry, shops and transport. land is ideal for rezoning for multiple residential. neighbours agree.	2/11/2016
West Gosford	Given the environmental qualities of this parcel of land and its connection with the adjoining national park, it should be afforded the highest level of environmental protection zoning	5/01/2017
West Gosford	Given the environmental qualities of this parcel of land and its connection with the adjoining national park, it should be afforded the highest level of environmental protection zoning	5/01/2017
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West Gosford	Given the environmental qualities of this parcel of land and its connection with the adjoining national park, it should be afforded the highest level of environmental protection zoning	5/01/2017
WOY WOY		
Woy Woy	The reserve at 10-12 Jumbuck Crescent consists of regionally significant vegetation and should remain community land.	2/11/2016
WYOMING		
Wyoming	Can the rezoning of this land support subdivision into two environmentally sensitive blocks, as Nalkari Road comes in with all services about half way down.	1/11/2016
Wyoming	Maidens Brush Rd needs to be sealed up to Kantandra Reserve to provide	2/11/2016

	access from Wyoming .	
YATTALUNGA		
Yattalunga	My zoning should consider adjacent zones, with parts zoned based on different environmental value. I want to subdivide part of my land in a way that protects sections with environmental value.	2/11/2016
Yattalunga	The fact that there is a large pasture for horses in the floodplain and green unspoiled hills behind Bourke Ave is why I bought in this location. The hill should never be developed.	2/11/2016
Yattalunga	This hill between Dunlop Hill and Broadwater should be retained as a bush area and never be developed.	4/11/2016
Yattalunga	The bushland between Dunlop Hill and Broadwater should be retained and never developed.	4/11/2016
Yattalunga	The bush land between Dunlop Hill and Kincumber Broadwater should be retained and never developed.	5/01/2017
Yattalunga	Our property backs onto this bush land. There is an abundance of wildlife Including birds, frogs, snakes, lizards, possums and wallabies This land should be retained as a wildlife corridor.	5/01/2017