## ENVIRONMENTAL PROTECTION ZONES

### ZONE E2 ENVIRONMENTAL CONSERVATION

- **Objectives**
  - To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
  - To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
  - To provide for a limited range of development that does not have an adverse effect on those values.
  - To promote ecologically, socially and economically sustainable development and the need for, and value of, biodiversity in Gosford.
  - To highlight the importance of providing an environmental buffer to areas of high ecological, scientific, cultural or aesthetic value.

### ZONE E3 ENVIRONMENTAL MANAGEMENT

- **Objectives**
  - To provide land for low-impact tourist-related development that is of a scale that is compatible with the special ecological, scientific or aesthetic values of the area.
  - To ensure that development is compatible with the desired future character of the zone.

### ZONE E4 ENVIRONMENTAL LIVING

- **Objectives**
  - To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
  - To ensure that residential development does not have an adverse effect on those values.
  - To promote ecologically, socially and economically sustainable development and the need for, and value of, biodiversity in Gosford.
  - To provide land for low-impact tourist-related development that is of a scale that is compatible with the special ecological, scientific or aesthetic values of the area.
  - To ensure that development is compatible with the desired future character of the zone.

### PERMISSIBLE USES

- **Permitted without consent**
  - Home occupations; Recreation areas

- **Permitted with consent**
  - Bed and breakfast accommodation; Dwelling houses; Environmental protection works; Home occupations; Recreation areas; Roads; Water storage facilities.

### PROHIBITED USES

- **Industries; Service stations; Warehouse or distribution centres**; Any other development not specified in Permissible or Prohibited Uses above

- **Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres**; Any other development not specified in Permissible or Prohibited Uses above

- **Industries; Service stations; Warehouse or distribution centres**; Any other development not specified in Permissible or Prohibited Uses above
RESIDENTIAL ZONES

<table>
<thead>
<tr>
<th>ZONE R1 GENERAL RESIDENTIAL</th>
<th>ZONE R2 LOW DENSITY RESIDENTIAL</th>
<th>ZONE R5 LARGE LOT RESIDENTIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OBJECTIVES</strong></td>
<td></td>
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<tr>
<td>• To provide for the housing needs of the community.</td>
<td>• To provide for the housing needs of the community within a low density residential environment.</td>
<td>• To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.</td>
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<tr>
<td>• To provide for a variety of housing types and densities.</td>
<td>• To enable other land uses that provides facilities or services to meet the day to day needs of residents.</td>
<td>• To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.</td>
</tr>
<tr>
<td>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</td>
<td>• To ensure that development is compatible with the desired future character of the zone.</td>
<td>• To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.</td>
</tr>
<tr>
<td>• To ensure that development is compatible with the desired future character of the zone.</td>
<td>• To promote best practice in the design of low-density residential development.</td>
<td>• To minimise conflict between land uses within this zone and land uses within adjoining zones.</td>
</tr>
<tr>
<td>• To promote best practice in the design of multi dwelling housing and other similar types of development.</td>
<td>• To encourage best practice in the design of low-density residential development.</td>
<td></td>
</tr>
<tr>
<td>• To ensure that non-residential uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for multi dwelling housing or other similar types of development.</td>
<td>• To ensure that non-residential uses do not adversely affect residential amenity or place demands on services beyond the level reasonably required for low-density housing.</td>
<td></td>
</tr>
</tbody>
</table>

**PERMISSIBLE USES**

**Permitted without consent**
- Home occupations; Recreation areas

**Permitted with consent**
- Attatched dwellings; Bed and breakfast accommodation;
  - Boarding houses; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home-based child care; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing
- Bed and breakfast accommodation; Boarding houses; Boat sheds; Child care centres; Community facilities; Dwelling houses; Group homes; Home-based child care; Home industries; Hospitals; Neighbourhood shops; Places of public worship; Respite day care centres; Roads; Secondary dwellings; Seniors housing
- Animal boarding or training establishments; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Group homes; Home businesses; Home industries; Home occupations (sex services); Information and education facilities; Jetties; Places of public worship; Recreation areas; Research stations; Respite day care centres; Roads; Veterinary hospitals; Water recreation structures; Water recycling facilities; Water reticulation systems; Water storage facilities

**PROHIBITED USES**

- Any development not specified in Permissible or Prohibited Uses above

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### RURAL ZONES

#### RU5 VILLAGE
- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To permit development that will not place undue demands on existing infrastructure.
- To promote ecologically, socially and economically sustainable development.
- To ensure that development is compatible with the desired future character within the zone.

#### RU2 RURAL LANDSCAPE
- To encourage sustainable primary industry
- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To promote development that can be carried out in a manner that minimises risk from natural hazards, functions efficiently, does not prejudice other economic development and does not significantly detract from the aesthetic or conservation quality of land.
- To promote ecologically, socially and economically sustainable development and the need for, and value of, biodiversity in Gosford.
- To ensure that development is compatible with the desired future character of the zone. To permit development that will not place undue demands on existing infrastructure.

#### RU4 PRIMARY PRODUCTION SMALL LOTS
- To enable sustainable primary industry and other compatible land uses
- To maintain the rural and scenic character of the land
- To ensure that development does not unreasonably increase the demand for public services or public facilities
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

#### RU6 TRANSITION
- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage innovative and sustainable tourist development, sustainable agriculture and the provision of farm produce directly to the public.

### PERMISSIBLE USES

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Home occupations; Roads</td>
<td>Extensive agriculture; Home occupations; Recreation areas</td>
<td>Home occupations</td>
<td>Bed and breakfast accommodation; Extensive agriculture; Home occupations</td>
</tr>
<tr>
<td>Business premises; Child care centres; Community facilities; Dwelling houses; Extensive agriculture; Horticulture; Information and education facilities; Light industries; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Retail premises; Rural industries; Schools; Service stations; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals</td>
<td>Agriculture; Animal boarding or training establishments; Bed and breakfast accommodation; Dwelling houses; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Garden centres; Home-based child care; Home industries; Landscaping material supplies; Open cut mining; Plant nurseries; Recreation facilities (outdoor); Roads; Roadside stalls; Secondary dwellings; Veterinary hospitals; Water storage facilities</td>
<td>Agriculture; Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dwelling houses; Extensive Agriculture; Farm buildings; Farm stay accommodation; Horticulture; Recreation areas; Roads; Roadside stalls; Secondary dwellings; Veterinary hospitals</td>
<td>Agricultural produce industries; Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Cemeteries; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Garden centres; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive plant agriculture; Landscaping material supplies; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafés; Roads; Roadside stalls; Rural workers’ dwellings; Secondary dwellings; Veterinary hospitals; Water supply systems</td>
</tr>
</tbody>
</table>

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<table>
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### OLD ZONES

**7(a) CONSERVATION AND SCENIC PROTECTION (CONSERVATION)**

- 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.

**7(b) CONSERVATION AND SCENIC PROTECTION (SCENIC PROTECTION - RURAL SMALL HOLDINGS)**

- 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:
  - To adversely affect the aesthetic and scenic value of the land and its setting; and
  - To create a demand for the uneconomic provision of services; and
- To allow for non-residential uses where those uses are:
  - 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.

**ZONE NO. 7(c3) CONSERVATION AND SCENIC PROTECTION – TOURIST ACCOMMODATION**

- 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.

**7(e) CONSERVATION AND SCENIC PROTECTION (COASTAL LAND ACQUISITION)**

- To identify and designate coastal land processing aesthetic, ecological, or scientific value for purchase by the Department of Urban Affairs and Planning.

### OBJECTIVES

**PERMITTED USES**

<table>
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<tr>
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<tr>
<td>Home occupations, Recreation areas</td>
<td>Agriculture; Home occupations; Recreation areas.</td>
<td>Animal Establishments; Bed and breakfast accommodation; Child care centres; Child care centres; Educational establishments; Home industries; Horse establishments; Places of public worship; Plant nurseries; Roads; Roadside stalls; Utility installations; Veterinary hospitals. Subdivision.</td>
<td>Agriculture; Home occupation; Recreation areas.</td>
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<tr>
<td>Permitted without consent Agriculture; Home occupation; Recreation areas.</td>
<td>Permitted without consent Animal establishments; Bed and breakfast accommodation; Child care centres; Child care centres; Educational establishments; Home industries; Horse establishments; Places of public worship; Plant nurseries; Roads; Roadside stalls; Utility installations; Veterinary hospitals. Subdivision.</td>
<td>Permitted without consent Advertisements; Animal establishments; Bed and breakfast accommodation; Camping grounds or caravan parks; Child care centres; clubs; Dams; Dual occupations-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.</td>
<td>Permitted without consent Agriculture; Bed and breakfast accommodation; Dwelling-houses; Roads.</td>
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