

# 04

## Mapping

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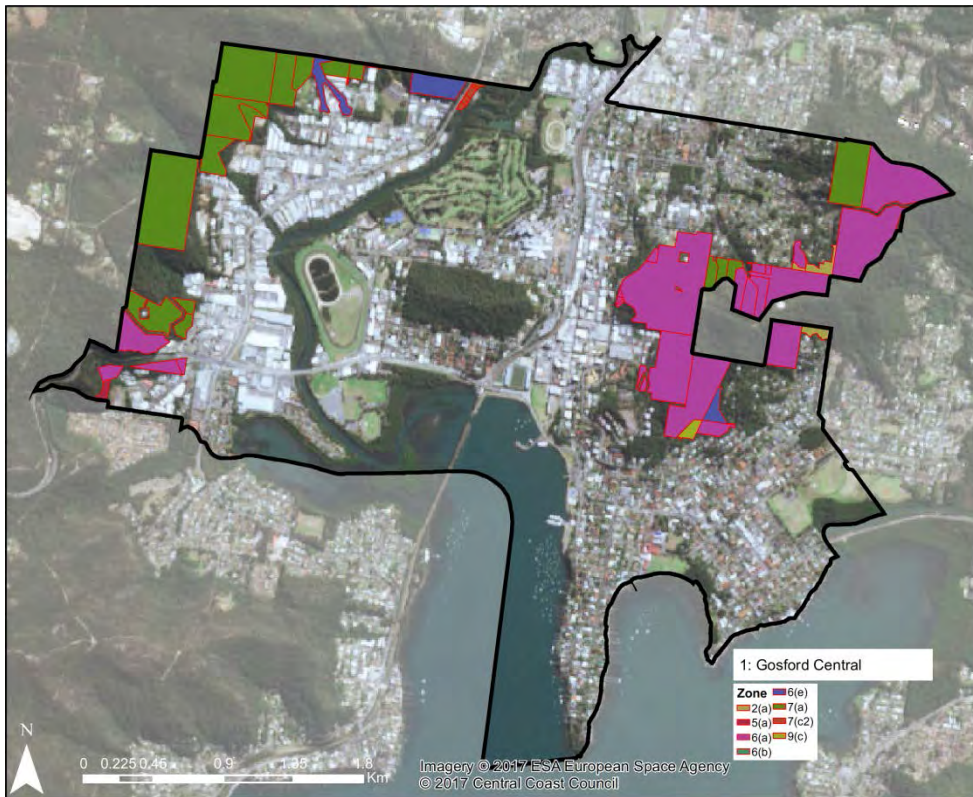
Environmental and Urban Edge Zone Review Conversion Mapping

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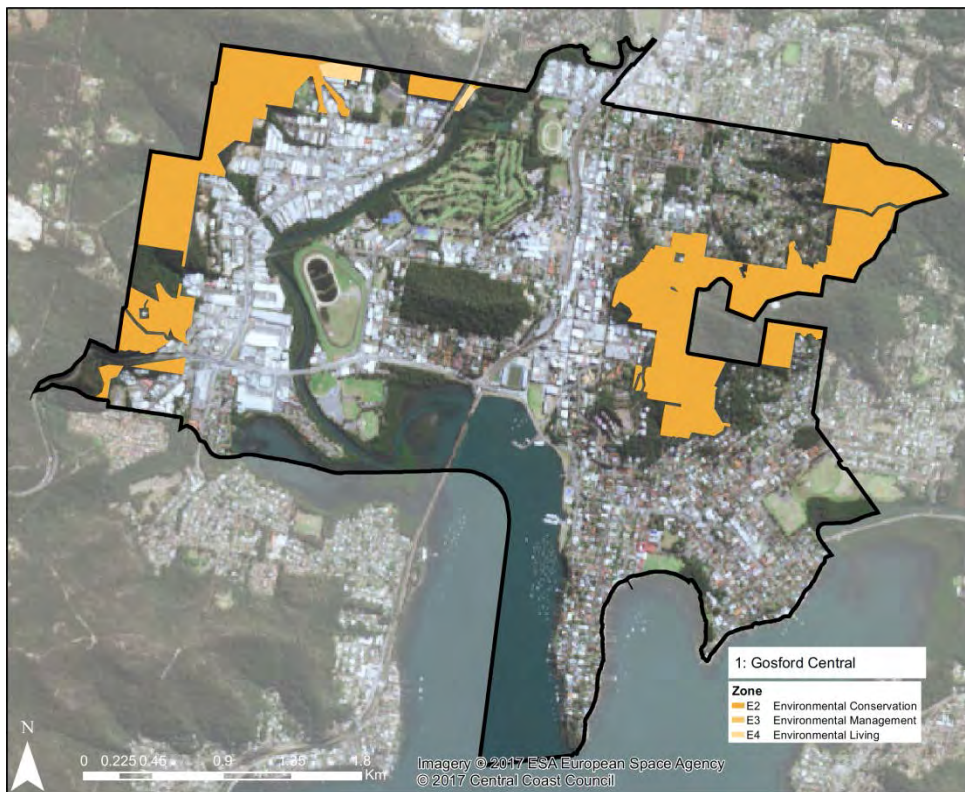
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## Environmental and Urban Edge Zone Review – Zone Conversion Maps

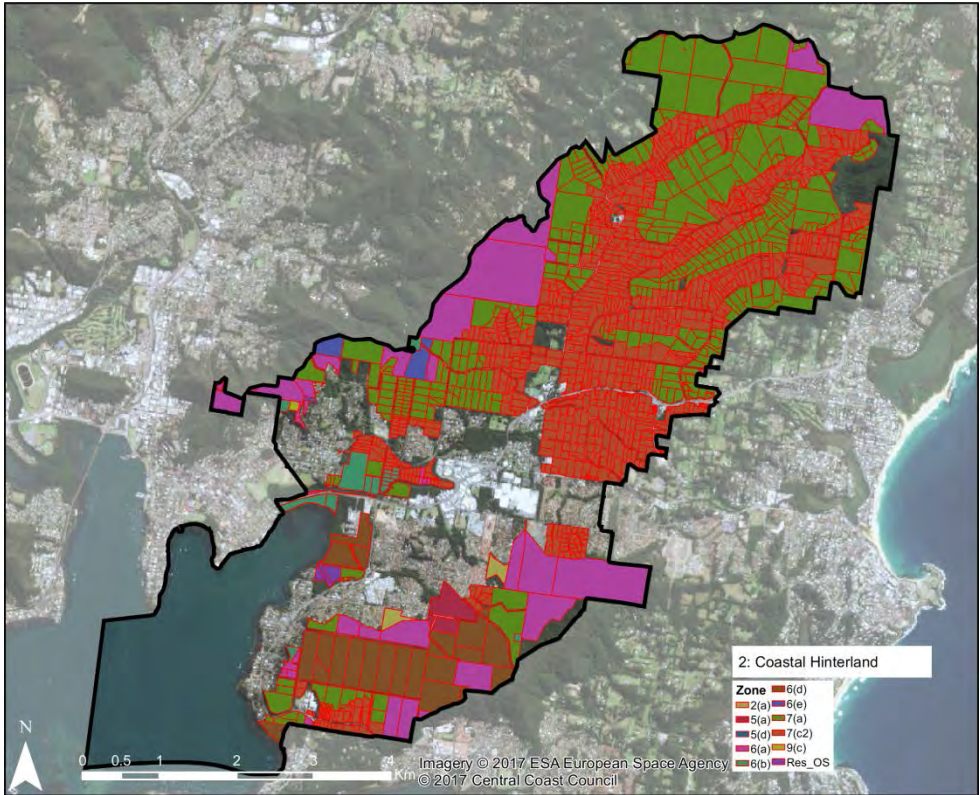


Precinct 1: Gosford Central Precinct Current Zoning

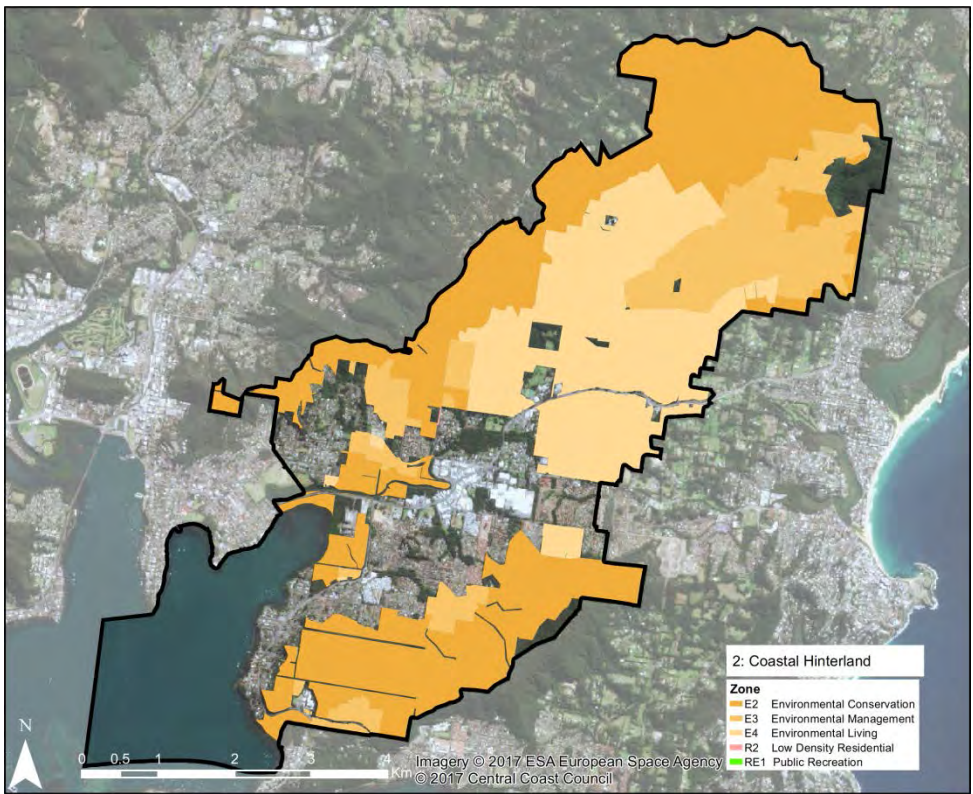


Precinct 1: Gosford Central Precinct Proposed Zoning



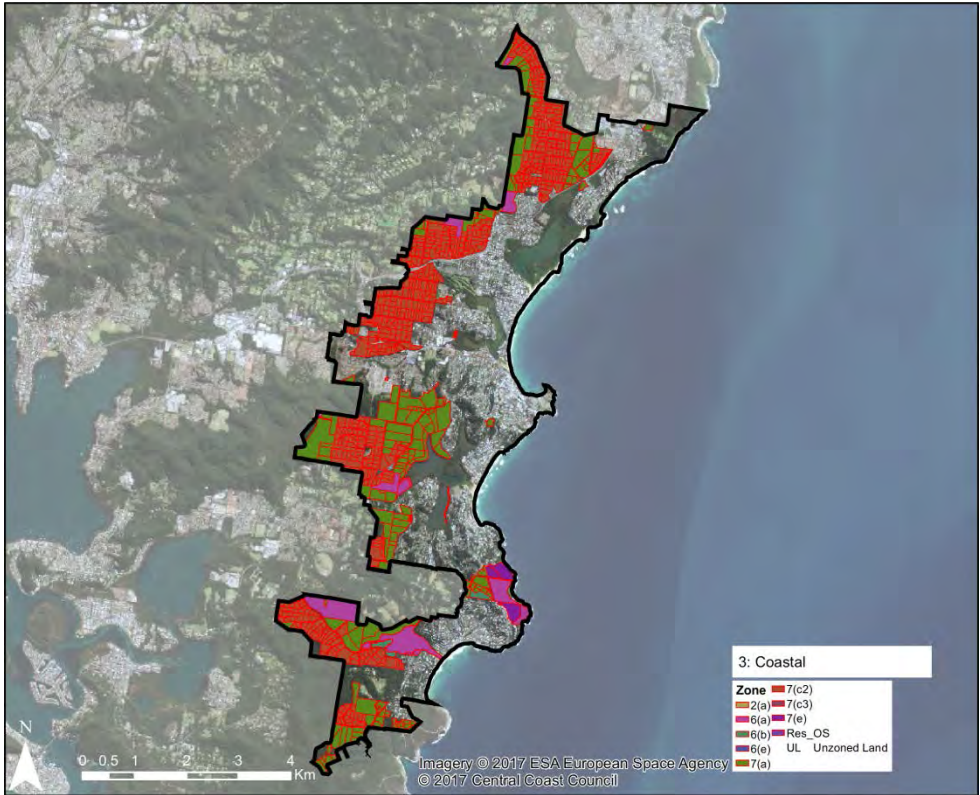


Precinct 2: Coastal Hinterland Precinct Current Zoning

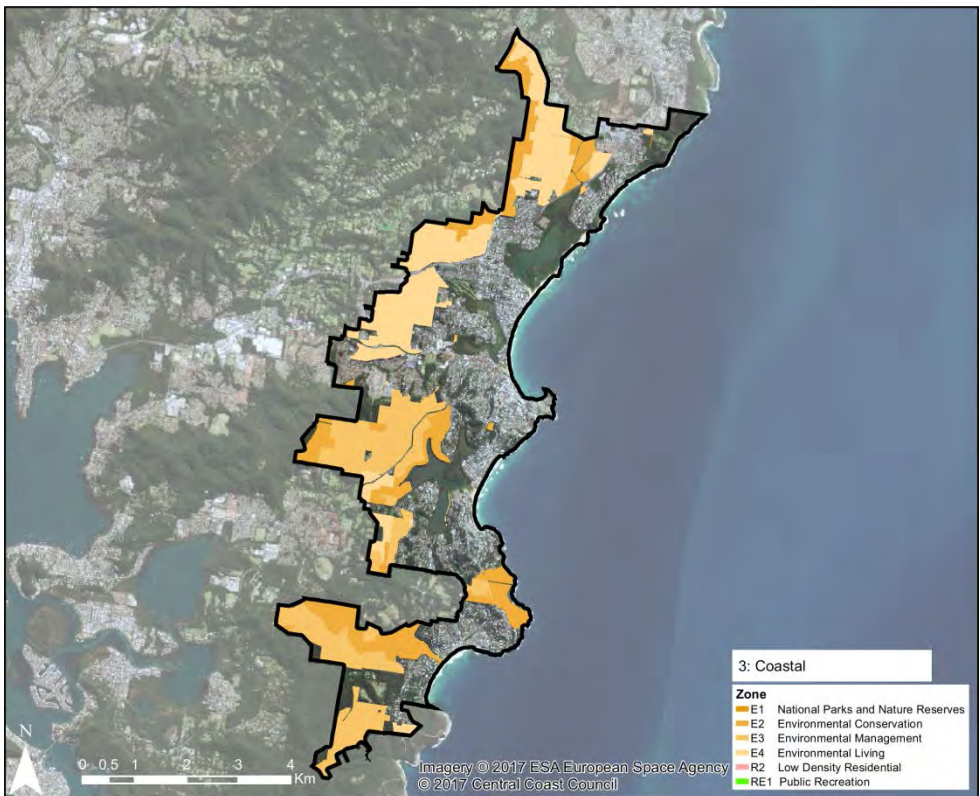


Precinct 2: Coastal Hinterland Precinct Proposed Zoning



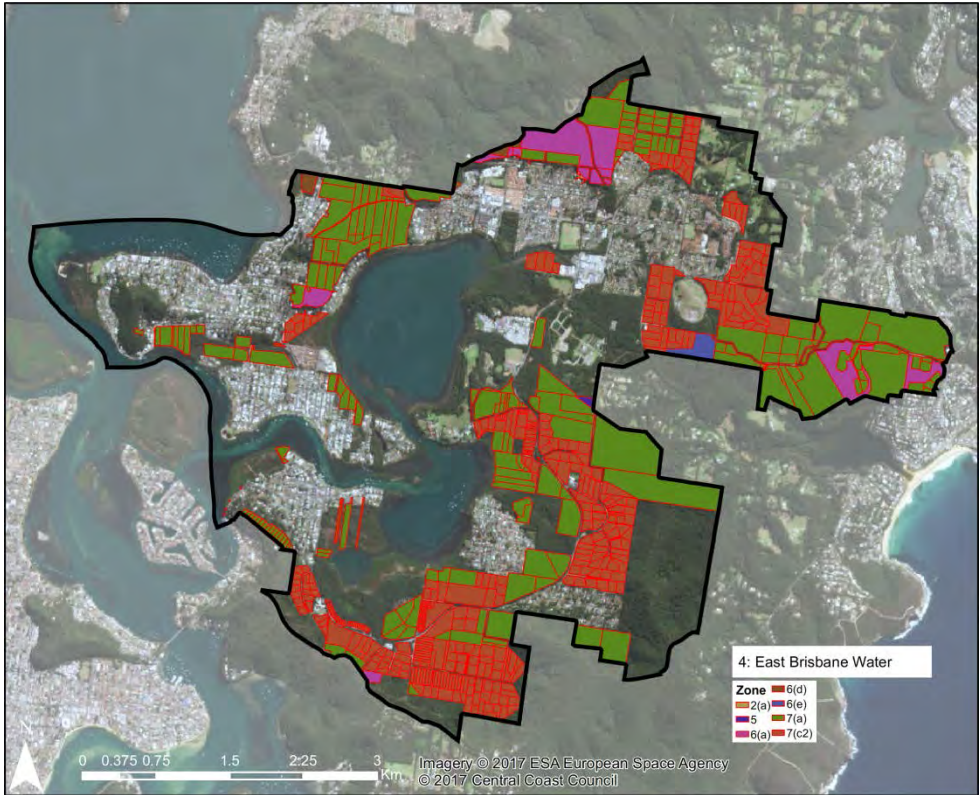


Precinct 3: Coastal Precinct Current Zoning

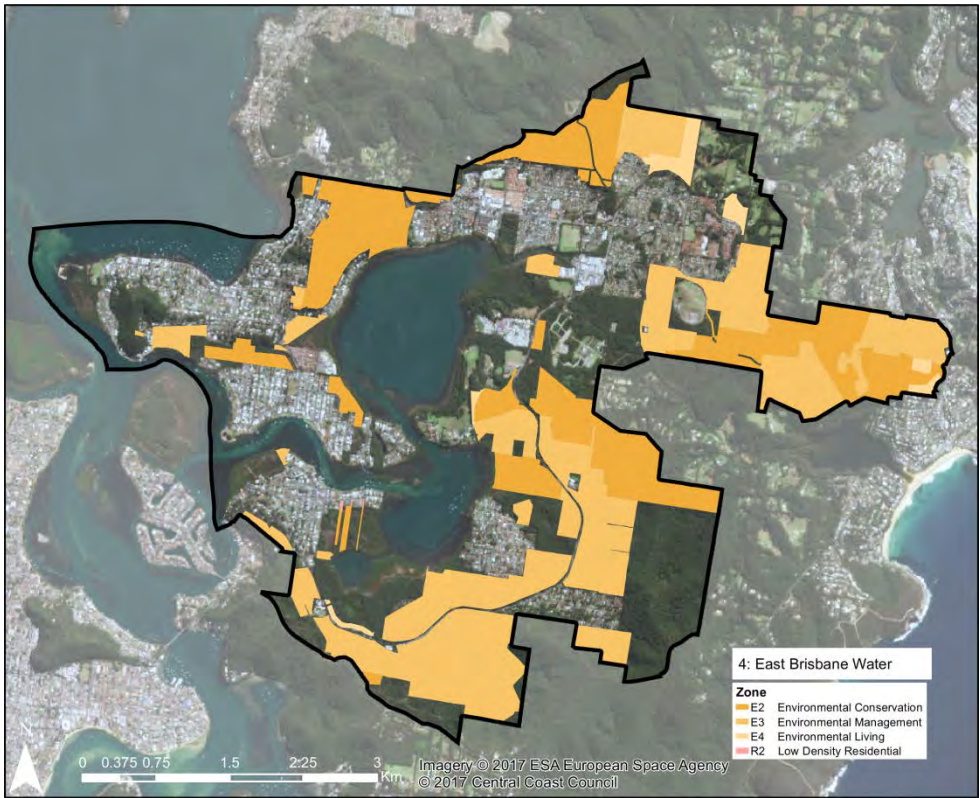


Precinct 3: Coastal Precinct Proposed Zoning



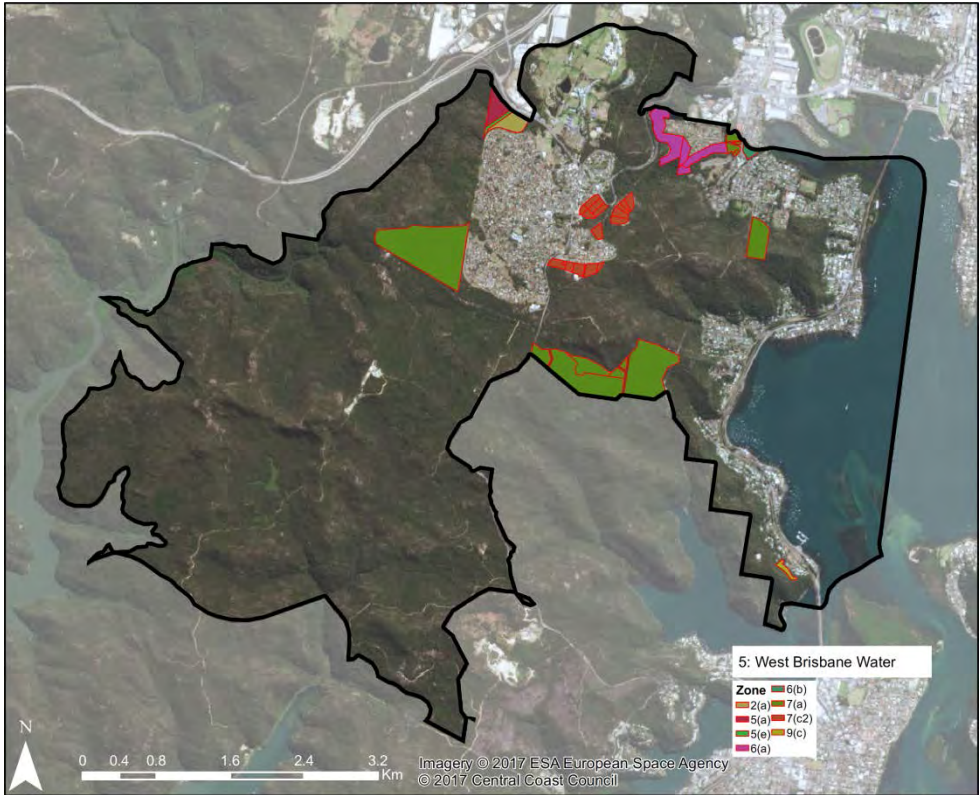


Precinct 4: East Brisbane Water Precinct Current Zoning

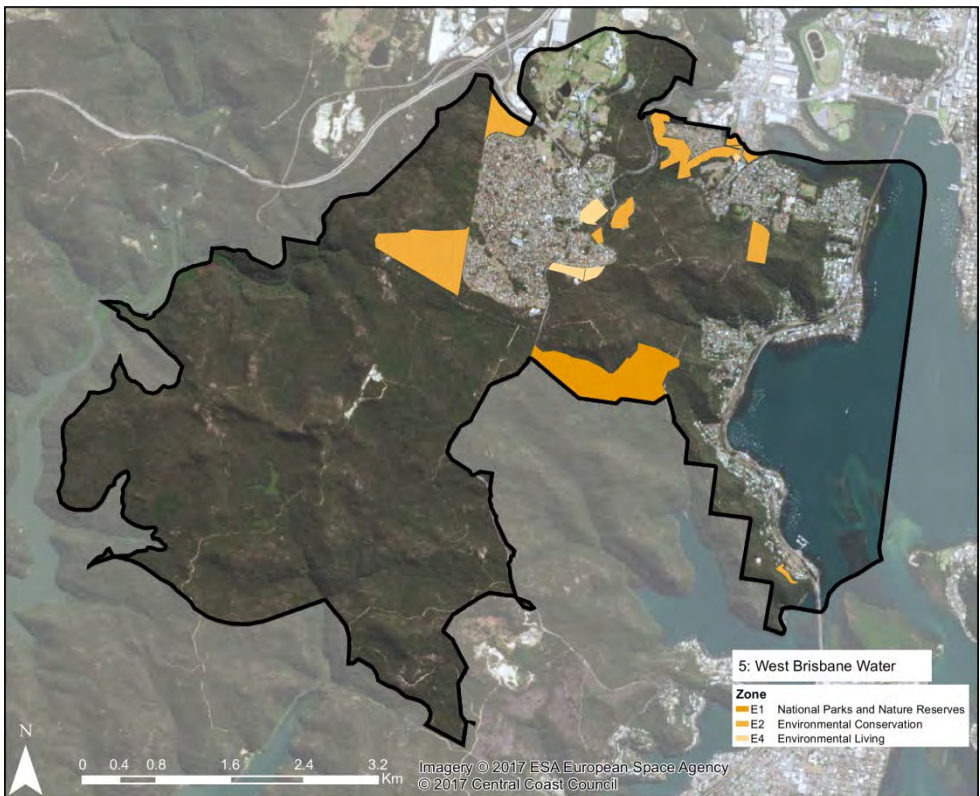


Precinct 4: East Brisbane Water Precinct Proposed Zoning



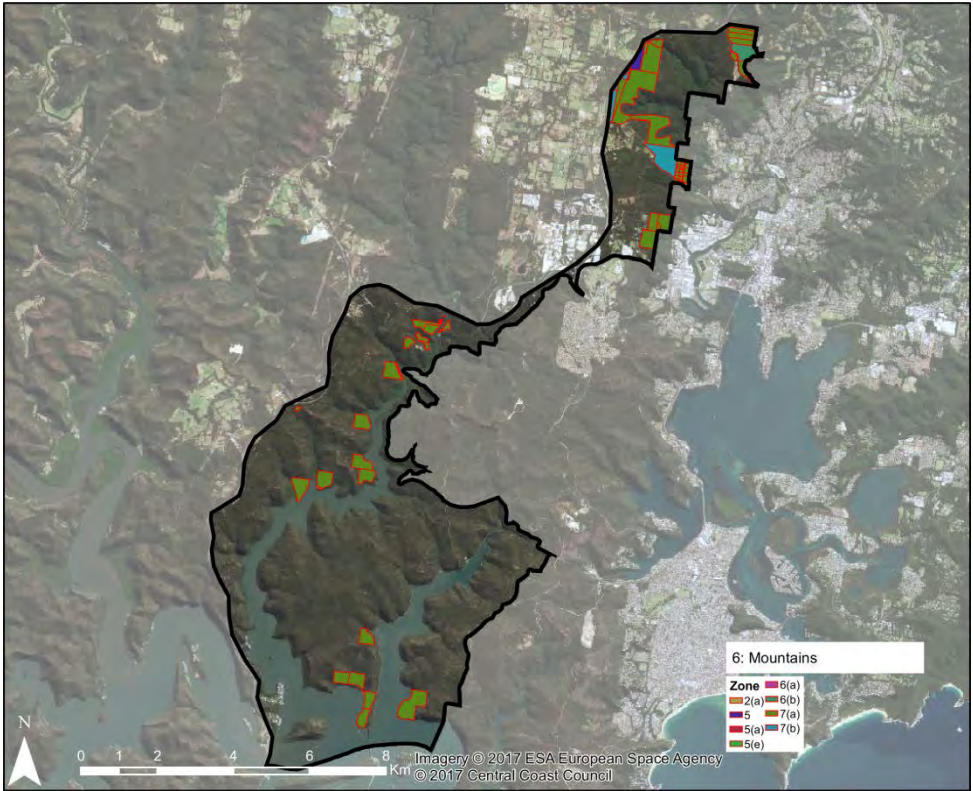


Precinct 5: West Brisbane Water Precinct Current Zoning

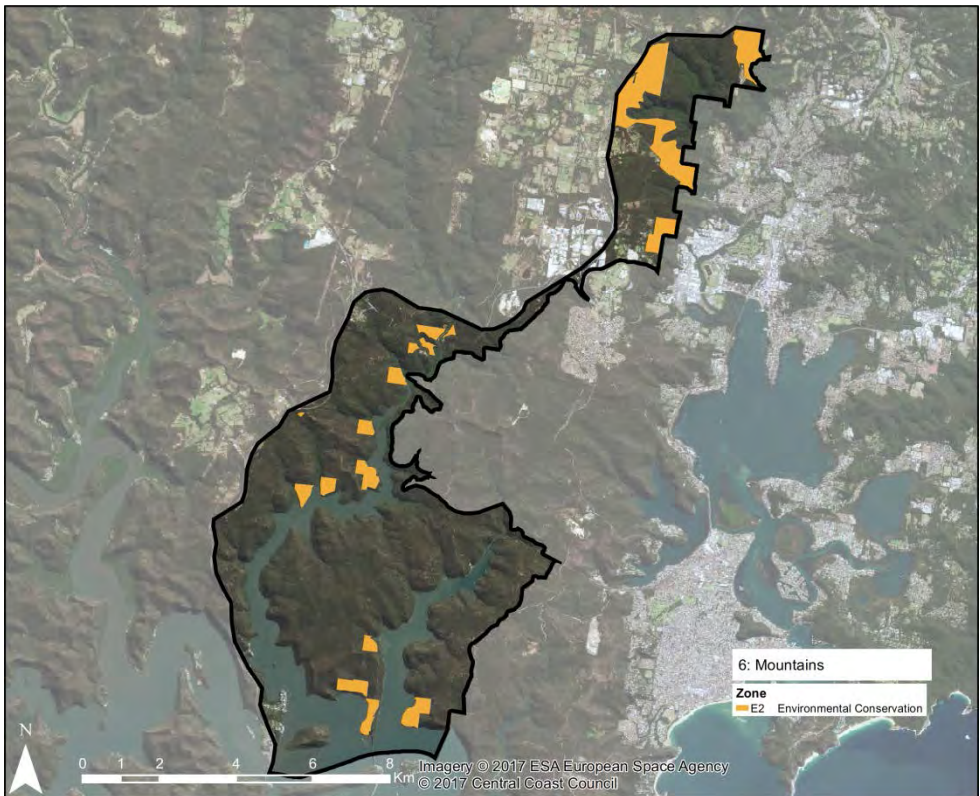


Precinct 5: West Brisbane Water Precinct Proposed Zoning



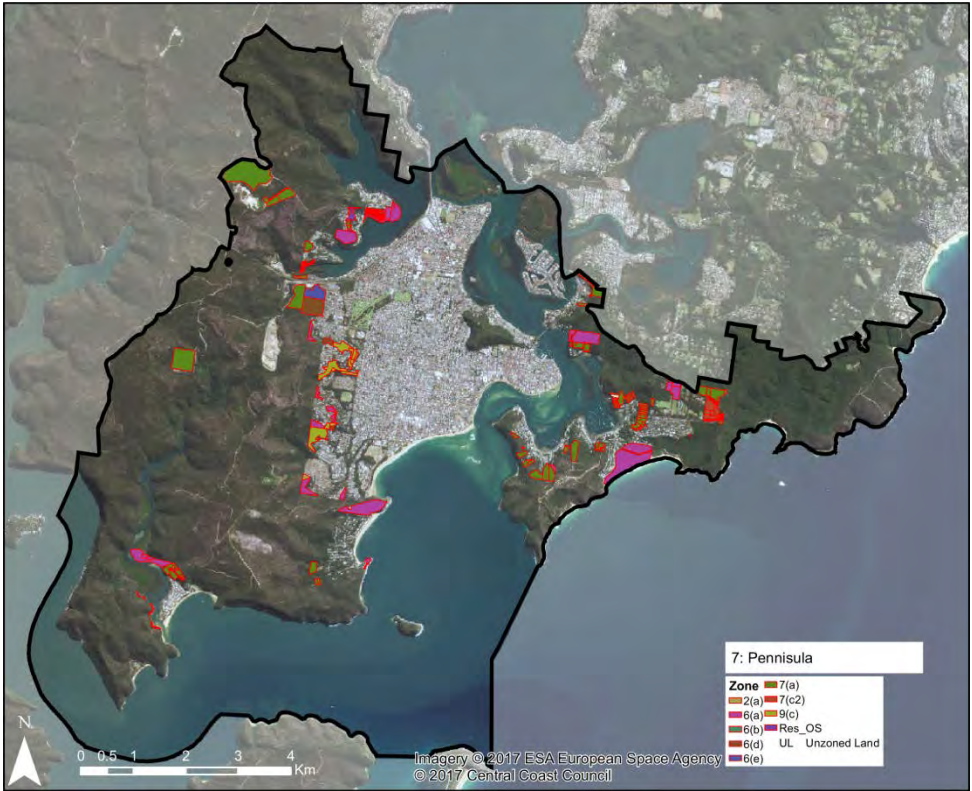


Precinct 6: The Mountains Precinct Current Zoning

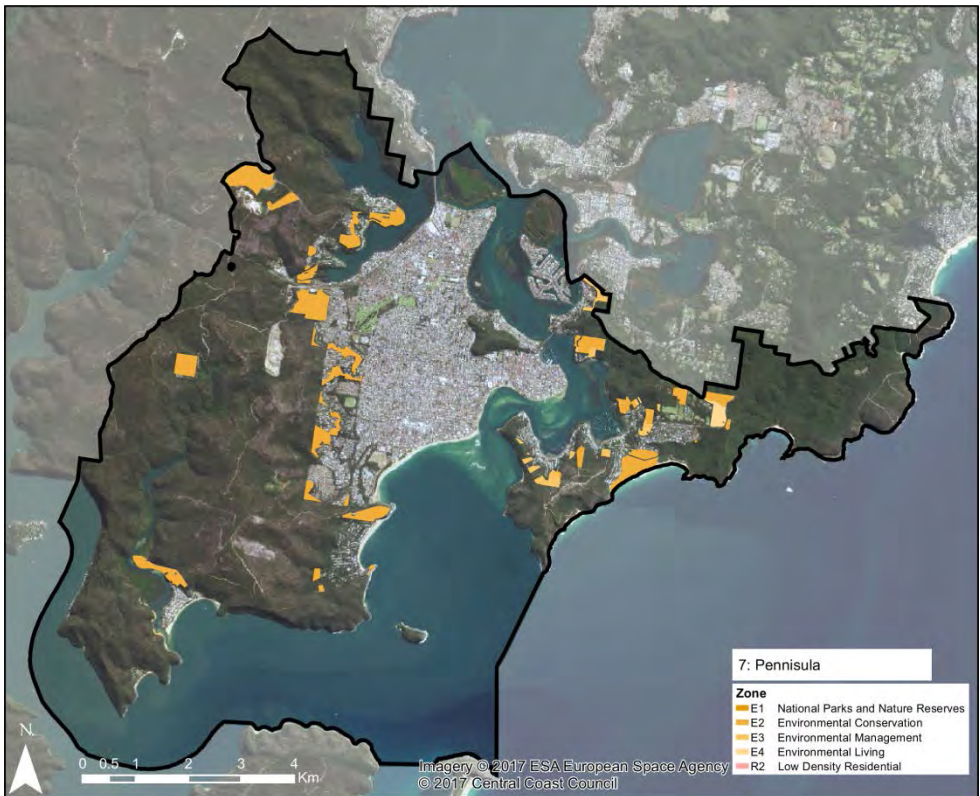


Precinct 6: The Mountains Precinct Proposed Zoning



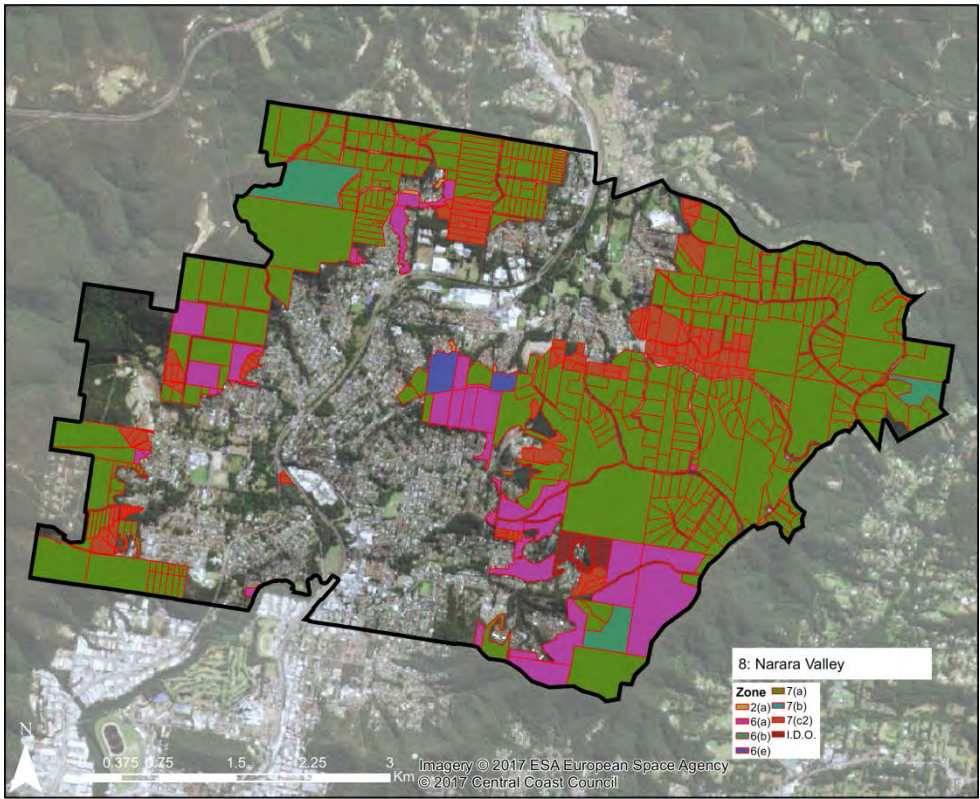


Precinct 7: The Peninsula Precinct Current Zoning

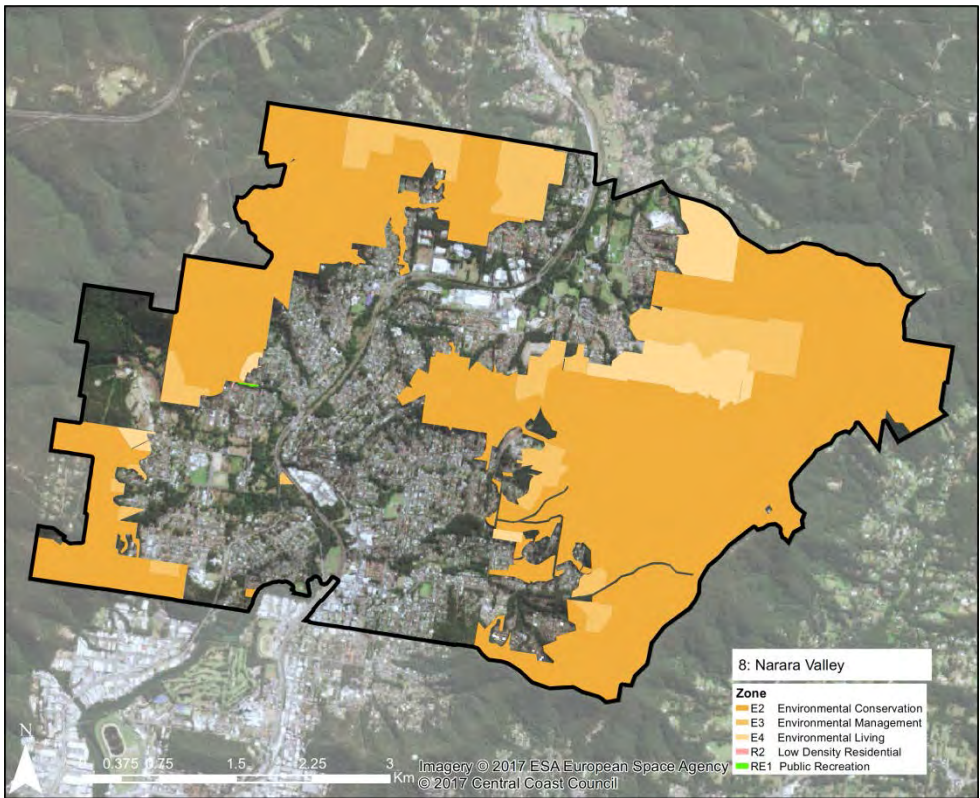


Precinct 7: The Peninsula Precinct Proposed Zoning





Precinct 8: Narara Valley Precinct Current Zoning



Precinct 8: Narara Valley Precinct Proposed Zoning



## Caravan Parks and Manufactured Home Estates in E4 Environmental Living Zones

Caravan parks will be prohibited in the E4 Environmental Living zones.

The following table identifies those Caravan Parks and Manufactured Home Estates (MHEs) currently zoned E4 under Wyong Local Environmental Plan 2013 (WLEP 2013) or Gosford Local Environmental Plan 2014 (GLEP 2014).

These sites are proposed to be included in Schedule 1 Additional Permitted Uses of the Central Coast LEP to ensure that the development rights for the purpose of a caravan park or MHE are retained on these sites.

Name	Street Address	Lot / DP	Locality Plan
Avoca Beach Caravan Park	1 Bowtells Dr AVOCA BEACH NSW 2251	Lot 6 DP 826812	
Kincumber Nautical Village	57 Empire Bay Drive KINCUMBER SOUTH NSW 2251	LOT 1 DP 742084	





## Summary of WLEP 2013 and GLEP 2014 Anomalous Mapping Amendments

The following tables identify minor amendments and adjustments required to be undertaken to mapping as a result of anomalies on current gazetted maps under the WLEP 2013 or GLEP 2014.

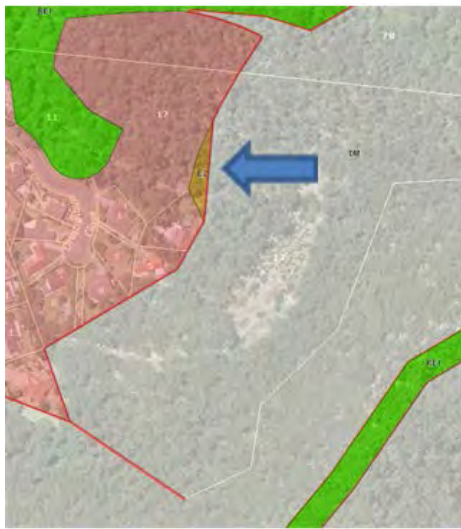

Mapping Anomalies/Adjustments – General		
Map Layer Affected	Justification	Amendment/Recommendation
Floor Space Ratio (FSR)	<p>Lot 1 DP 513519 2 Ocean Pde and Lots 1 and 2 DP 536168 14-16 The Entrance Rd, The Entrance have a mapped FSR of 3.9:1 under WLEP 2013, however this site should be mapped at 4.0:1. Amendment 190 to Wyong LEP 1991 proposed an FSR of 4.0:1 however this FSR was held over to WLEP 2013. The FSR Map for WLEP 2013 was gazetted with an FSR of 4.0:1. WLEP 2013 Amendment 2 incorrectly reverted this to 3.9:1 in the key. This was corrected in future amendments, however when WLEP 2013 Amendment 27 amended the key in tile 015 this again incorrectly reverted back to 3.9:1. As such this site should have an FSR of 4.0:1. In addition the wrong symbology had been used for the FSR 4.0:1 – W was shown in place of X. this should be updated as per the Standard Technical Requirements for Spatial datasets and maps.</p>	<p>Amend key on FSR map to show X = 4.0:1 and show Lot 1 DP 513519 2 Ocean Pde and Lots 1 and 2 DP 536168 14-16 The Entrance Rd, The Entrance as X or 4.0:1 on the FSR Map.</p>




Mapping Anomalies/Adjustments – General		
Map Layer Affected	Justification	Amendment/Recommendation
Floor Space Ratio (FSR)	Lot 3 DP 1114935 229 Memorial Avenue Ettalong Beach is identified on the GLEP 2014 FSR map Sheet 16A as being within a complex area (represented with a blue outline). This site is not included in the 'Ettalong Village Centre' on the Development Incentives Map and is not intended to receive bonuses as part of Clause 4.4, 4.4A or 8.3.	Amend the FSR Map to remove this site from the 'Ettalong Village Centre' complex area.
Land Zone (LZN)	A small slither of the Hawkesbury River adjacent to Lot 48 DP 755221 and Popran National Park is incorrectly labelled as W1 Natural Waterway on GLEP 2014 LZN Map Sheet 11. This is correctly labelled as W2 Recreational Waterway on GLEP 2014 LZN Map sheet 12A and for the entirety of the Hawkesbury River in this location. The zone in this location is intended to be W2 Recreational Waterways. This slither is incongruous and will not impact on the use of this section of waterway. To carry across the error would have greater impact and would require the creation of additional polygons within the digital mapping to be fixed at a later date.	Amend the LZN Map to zone the small slither of the Hawkesbury River to W2 Recreational Waterway consistent with the remainder of the River and W2 zoning in this location.




**Mapping Anomalies/Adjustments – As a Result of rezoning adjacent Deferred Matters Lands**

When rezoning the Deferred Matters Lands it has become evident that there are some anomalies in mapping. This has resulted from small portions of land/lots being excluded from the Deferred Matters and as such being zoned under the GLEP 2014, inconsistently with the surrounding land. It is now proposed to adjust these zones to ensure that they are consistent with the adjoining land and intent of the Environmental and Urban Edge Zone Review (EUEZR). The following table identifies where minor adjustment are proposed along with the proposed zone. Where a minimum lot size is applicable to the particular zone the LSZ map will need to be amended to reflect the proposed zone. The proposed zones can be viewed on the draft Mapping provided with the Planning Proposal.

Map Layer Affected	Property Description	Existing GLEP	Proposed Zone	Comments
LZN, LSZ	Lot 20 DP 732601	E2/DM 	E3	582sqm E2 under GLEP, remainder of lot is proposed E3 under Env. Lands Review. Recommend land be rezoned to E3 consistent with surrounding land.
LZN, LSZ	Lot 16 DP 2180	E2 	E3	Corner of site excluded from Deferred Matters. Zone E3 consistent with surrounding zone.

Map Layer Affected	Property Description	Existing GLEP	Proposed Zone	Comments
LZN, LSZ	Mobbs Road Reserve	E3 	R2	Land is a public road and is to be rezoned to R2 consistent with remainder of road reserve.
LZN, LSZ	Land adjacent to 42 Port Jackson Rd, Terrigal	E2 	E3	Land is within road reserve and should be zoned consistent with adjoining land. This is consistent with zoning of other roadways within the current Deferred Matters land.
LZN, LSZ	Land adjacent to Lot 2 DP 156992	E3 	E4	Land is within road reserve and should be zoned consistent with adjoining E4 land. This is consistent with zoning of other roadways within the current Deferred Matters land.

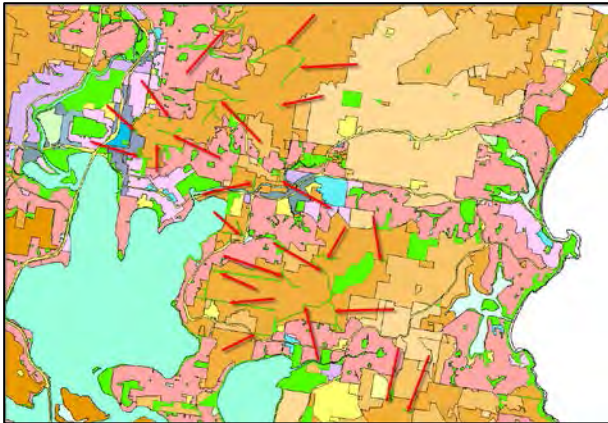


Map Layer Affected	Property Description	Existing GLEP	Proposed Zone	Comments
LZN, LSZ	Adjacent to Lot 14 DP 1008997 Tumbi Umbi	E3 	E4	Land is within road reserve and should be zoned consistent with adjoining E4 land. This is consistent with zoning of other roadways within the current Deferred Matters land.

## Mapping Anomalies - RE1 Zoned Land to be rezoned

GLEP 2014 includes a number of road reserves zoned RE1, as shown in the map below) that require amendment to be consistent with the proposed adjoining zones. This occurred as a result of land being deferred from the GLEP 2014 and slithers being zoned RE1 at this time. These lands should be zoned consistent with adjoining zone. The proposed zones are outlined in the table below.

Showing current RE1 zoned land



Proposed Zones consistent with adjoining land



Map Layer Affected	Current Map Tile GLEP 2014	Description	Proposed Zone
LZN and LSZ	014C	Unformed Road passing through DP 1069735 and part of Siletta Road Bush Reserve R0218 - NIAGARA PARK	E2
LZN and LSZ	014C	Unformed Road passing through DP's 632312, 262471, 632312, 632312 and partly part of Barwon Road Reserve R0044 - WYOMING	E2
LZN and LSZ	014C	Formed Road passing through DP's 262471, 262751 - WYOMING	R2
LZN and LSZ	014C/015C	Unformed Road passing through DP's 755227, 740342 and between Ferntree Close Reserve R0075 and Rumbalara Reserve R0073 - WYOMING	E2/E3
LZN and LSZ	015C/015CA	Unformed Road passing through DP's 755227, 601974, 731198, 661792 and is part of Rumbalara Reserve R0073 - NORTH GOSFORD	E2
LZN and LSZ	015CA	Formed Road - NORTH GOSFORD	E2



<b>Map Layer Affected</b>	<b>Current Map Tile GLEP 2014</b>	<b>Description</b>	<b>Proposed Zone</b>
LZN and LSZ	015CA	Formed Road passing through DP's 755227, 263797, 250362 and is part of Rumbalara Reserve R0073 - NORTH GOSFORD	E2
LZN and LSZ	015CA	Part of Rumbalara Reserve R0073, Lot 26 DP 262510 - NORTH GOSFORD	E2
LZN and LSZ	015CA	Unformed Road adjacent to Lot 1 DP 555943 and Rumbalara Reserve R0073 - NORTH GOSFORD	E2
LZN and LSZ	015CAB	Unformed Road passing through DP's 1117481, 778384, 701179 and is part of Rumbalara Reserve R0073 - GOSFORD	E2
LZN, LSZ	015C	Formed Road passing through DP's 740342, 559108, 714469 and between Katandra Reserve R0076 and Rumbalara Reserve R0073	E2
LZN and LSZ	015C	Formed Road passing through DP 581556 and is part of Rumbalara Reserve R0073 - NORTH GOSFORD	E2
LZN and LSZ	015C	Unformed Road adjacent to Lot 6 DP 177556, Lot 9 DP 258026 and part of Wells/Morella Close Reserve R0096 – SPRINGFIELD	E2
LZN and LSZ	015C	Unformed Road adjacent to Lots 1, 2, 19 DP 72550 and part of Barinya Road Bushland Reserve R0179 – SPRINGFIELD	E2
LZN and LSZ	015C/015CB	Unformed Road and creek-line adjacent to Lot 1 DP 200263, Lot 5 DP 1026458 and part of Kenmare Road Reserve R0101 - GREEN POINT	E2
LZN and LSZ	017B	Unformed Road passing through DP 755234 and is part of Kincumba Mountain Reserve R0105 – PICKETTS VALLEY	E2
LZN and LSZ	015C	Unformed Road passing through Lot 2 DP 701861 and is part of Kincumba Mountain Reserve R0105 – GREEN POINT	E2
LZN and LSZ	0015D	Formed and unformed Road passing through numerous lots and is part of Kincumba Mountain	E2

<b>Map Layer Affected</b>	<b>Current Map Tile GLEP 2014</b>	<b>Description</b>	<b>Proposed Zone</b>
		Reserve R0105 – GREEN POINT	
LZN and LSZ	015D	Unformed Road passing through DP 570378, DP 609541, DP 939907 and is part of Kincumba Mountain Reserve R0105 – GREEN POINT	E2
LZN and LSZ	015C/015D	Unformed Road passing through DP 623419 and is part of Kincumba Mountain Reserve R0105 – GREEN POINT	E2
LZN and LSZ	015C	Unformed Road passing through numerous lots and is part of Kincumba Mountain Reserve R0105 – GREEN POINT	E2
LZN and LSZ	015D	Unformed Road passing through numerous lots and is part of Kincumba Mountain Reserve R0105 – GREEN POINT	E2
LZN and LSZ	018A	Formed and unformed Road passing between Cullens Road Bushland Reserve R0243 and The Scenic Road Bushland Reserve R0152 – KINCUMBER	E2
LZN and LSZ	016C	Formed and unformed Road passing through DP 838273 and between Putty Beach Reserve R0214 and Killcare/Putty Beach Reserve R3008 – KILLCARE	E2
LZN and LSZ	017A	Formed Road adjacent to The Ridgeway Reserve R0049 and Triple Springs Bush Reserve R 0259 - MATCHAM	E2
LZN and LSZ	017A	Formed Road adjacent to The Ridgeway Reserve R0049 - MATCHAM	E2
LZN and LSZ	017A	Formed Road adjacent to Awabakil Road Bush Reserve R0253 - HOLGATE	E2
LZN and LSZ	017A	Formed Road adjacent to Ridgeway/Awabakil Bush Reserve R0206 - HOLGATE	E2
LZN and LSZ	017A	Unformed Road adjacent to Cutrock Road Reserve R0046 - LISAROW	E2
LZN and LSZ	015CA	3 x RE1 Lots in Rumbalara (2 water tanks, 1 telecom tower) Lot 2 DP 620402, Lot 44 DP 720717 & Lot 1 DP	E2 (Current uses permitted)





<b>Map Layer Affected</b>	<b>Current Map Tile GLEP 2014</b>	<b>Description</b>	<b>Proposed Zone</b>
		620402	on any land under SEPP infrastructure)
LZN and LSZ	016C	Formed road through Lot 3 DP 863379 (COSS)	E2

## Mapping Anomalies/Adjustments – E1 National Parks and Nature Reserves

Data has been provided by National Parks and Wildlife that identifies National Parks Land that should be zoned E1 National Parks and Nature Reserves. A review has been undertaken of this land and mapping has been updated where required. The tables below identify those lands that have been rezoned to reflect the ownership and use of the land for National Park. Mapping can be viewed on the Draft Central Coast Local Environmental Plan Maps

Properties to be removed from E1 Zone			
Map Layer Affected	Property Description	Justification	Amendment/Recommendation
LZN, LSZ	Lot 541 DP 1209774	Only part of lot is shown in National Parks layer due to the change in cadastre	Align E1/E2 boundary to National Parks boundary and LPI cadastre
LZN	MCPHERSON State Forrest	Part of Dharug National Park adjoining MCPHERSON State Forrest. State forest layer matches National Park layer.	Amend E1/RU3 boundary to reflect State Forest boundary and LPI cadastre
LZN, LSZ	Adjoining Lot 22 DP 755239	Land is Sugee Bay Creek and sits outside/adjoins Dharug National Park	Zone creek E2 to reflect National Park boundary
LZN, LSZ	Adjoining Lot 1041 DP 630919	Aligned Brisbane Water National Park with LPI Cadastre and National Park Information.	Amend E1, E2 & RU1 boundary to reflect National Park boundary and LPI cadastre
LZN	Waterway adjoining Lot 1105 DP1202812 & Lots 18 & 104 DP755221	Waterway through Brisbane Water National Park	Zone W1
LZN, LSZ	Lot 2630 DP 1205813	Land not in National Park	Zone E2, LSZ to 40Ha
LZN, LSZ	Lot 1 DP 564531	Land is private property and not in National Park	Zone E2, LSZ to 40Ha
LZN, LSZ	235 DP 822125	Land is Crown land and not in National Park	Zone E2, LSZ to 40Ha



Properties to be removed from E1 Zone			
Map Layer Affected	Property Description	Justification	Amendment/Recommendation
LZN, LSZ	Lot 58 DP 755221	Part of lot 58 under LPI cadastre (private property)	Zone E2, LSZ to 40Ha
LZN, LSZ	Adjacent to the north east of Lot 7314 DP 1167335	Land is Crown land and not in National Park	Zone E2, LSZ to 40Ha
LZN, LSZ	Lot 7050 DP 1060144	Crown Land adjoining Brisbane Water National Park	Zone E2 , LSZ to 40Ha
LZN, LSZ	Lot 7035 DP 1124383	Crown Land adjoining Brisbane Water National Park	Zone E2, LSZ to 40Ha
LZN, LSZ	Land adjacent to Lot 233 DP 755251	Crown Land not in National Park. (Unformed Road Contains Pvt Driveway)	Zone E2, LSZ to 40Ha
LZN, LSZ	Land adjacent to Lot 255 DP 755251	Land not in National Park (Part of a residential road reserve)	Zone R2, LSZ to 450m2
LZN	Patonga Creek	Waterway through Brisbane Water National Park	Zone W1
LZN, LSZ	Lot 7039 DP 1066789	Land is Crown land and not in National Park	Zone E2, LSZ to 40Ha
LZN	Patonga Drive.	Road alignment adjusted to match national park data	Zone updates SP2/E1
LZN	Land adjoining Lot 7307 DP1159203	Boundary of Brisbane Water National Park – alignment of LZN to LPI cadastre	Zone updates to RE1, SP2 & E1

<b>Properties to be removed from E1 Zone</b>			
<b>Map Layer Affected</b>	<b>Property Description</b>	<b>Justification</b>	<b>Amendment/Recommendation</b>
LZN	Rileys Island	Boundary adjusted to match Rileys Island Nature Reserve. Land outside Rileys Island Nature Reserve and adjoining zone W2	Zone W2
LZN, LSZ	Lot 214 DP 15671	Land owned by council & included in COSS	Zone E2, LSZ to 40Ha
LZN, LSZ	Land adjoining Lot 3 DP 667087	Footpath not included in Bouddi National Park. Part of public road.	Zone R2, LSZ to 450m2

<b>Properties to be Zoned E1 National Parks and Nature Reserves</b>			
<b>Map Layer Affected</b>	<b>Property Description</b>	<b>Justification</b>	<b>Amendment/Recommendation</b>
LZN	Lot 49 DP 755239	Land is now shown as National Park	Zone E1 Inclusive of road
LZN/LSZ	Lot 1 DP 812625	Land now shown as National Park	Zone E1, remove E1 portion from LSZ map
LZN	Lot 2,3,4 DP 1051545	Land now shown as National Park	Zone E1
LZN	Lot 162 DP 755221	Land now shown as part of Brisbane Water National Park	Zone E1
LZN	Lot 6 DP 247984	Land now shown as part of Brisbane Water National Park	Zone E1
LZN	Lot 4 DP223600	Land now shown as part of Brisbane Water National Park	Zone E1



<b>Properties to be Zoned E1 National Parks and Nature Reserves</b>			
<b>Map Layer Affected</b>	<b>Property Description</b>	<b>Justification</b>	<b>Amendment/Recommendation</b>
LZN	Lot 234 DP 821126	Land now shown as part of Popran National Park. Adjusted from Gosford(to be replaced) to LPI Cadastre(The replacing cadastre)	Zone E1
LZN	Brisbane Water National Park Boundary	Adjusted from Gosford cadastre to LPI Cadastre (The replacing cadastre). Some land removed from E1 consistent with National Parks boundary and LPI cadastre	Zone E1
LZN	Land adjacent to Lot 7314 DP 1167335	Land now shown as part of Brisbane Water National Park and to align to LPI cadastre	Zone E1
LZN	Lot 5 DP 264217	Land now shown as part of Brisbane Water National Park	Zone E1
LZN	Lot 43 DP 258014	Land now shown as part of Brisbane Water National Park	Zone E1
LZN	Lot 9396 DP 1187881	Now Saratoga Island Nature Reserve	Zone E1
LZN	Coastal edge of Bouddi NP	NP boundary extends to LGA boundary incorporating UL land.	Zone E1
LZN	Lot 2 DP 530961	Land now included in Wamberal Lagoon Nature Reserve	Zone E1
LZN	Lot 447 DP 755234	Land now included in Wamberal Lagoon Nature Reserve	Zone E1

<b>Properties to be Zoned E1 National Parks and Nature Reserves</b>			
<b>Map Layer Affected</b>	<b>Property Description</b>	<b>Justification</b>	<b>Amendment/Recommendation</b>
LZN	Lots 1 & 4 DP 857484	Land now included in Wamberal Lagoon Nature Reserve	Zone E1
LZN	Lot 12 DP 755224	Land now included in Palm Grove Nature Reserve	Zone E1

### Mapping Anomalies/Adjustments – Special Use Zone on LGA Boundary

There are a number of roads that are zoned SP2 Infrastructure that cross the former boundary of the Wyong and Gosford Local Government Areas (LGA's). It is a requirement to specify the preferred land use for an SP2 Infrastructure zone. However this has been listed differently in the GLEP 2014 and WLEP 2013. To ensure consistency for those features/polygons that cross the former LGA boundary the purpose used in the GLEP 2014 has been retained. The table below outlines the difference in annotations used in the WLEP 2013 and GLEP 2014 and that proposed to be used in the CCLEP. It should be noted that where an SP1 Special Activities or SP2 Infrastructure zone does not cross the former boundary the current purpose/annotation has been retained. A review of all Special Use Zones will be undertaken as part of the future Comprehensive Central Coast LEP.

Map Layer Affected	Wyong LEP 2013 Purpose	Gosford LEP 2014 Purpose	CCLEP Proposed Purpose	Comments
LZN	SP2 Road and traffic facility	SP2 Road	SP2 Road	Where the polygon is across the former LGA boundary a common purpose of 'Road' has been used for that polygon.







### DRAFT CENTRAL COAST LEP

## COASTAL OPEN SPACE SYSTEM (COSS) AND PROPOSED E2 ENVIRONMENTAL CONSERVATION ZONE

### Legend

#### COSS Areas

-  Current
-  Proposed

#### Proposed Zoning

-  E2 Environmental Conservation

NOTE: Land shown as current or proposed COSS and not shown as proposed E2 Environmental Conservation are those lands already zoned to a Standard Instrument zone under the Gosford Local Environmental Plan 2014.



Prepared By: Maxwell Taylor  
 Date: 27/09/2018  
 Source: Central Coast Council  
 Projection: GDA\_1994\_Transverse\_Mercator; GCS\_GDA\_1994  
 Created using ArcGIS 10.3.1 using ArcMap  
 Pathway: \nike\GIS\MapRequests-Internal\BreanneBryant\COSS Analysis\COSS and E2 V1.mxd

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