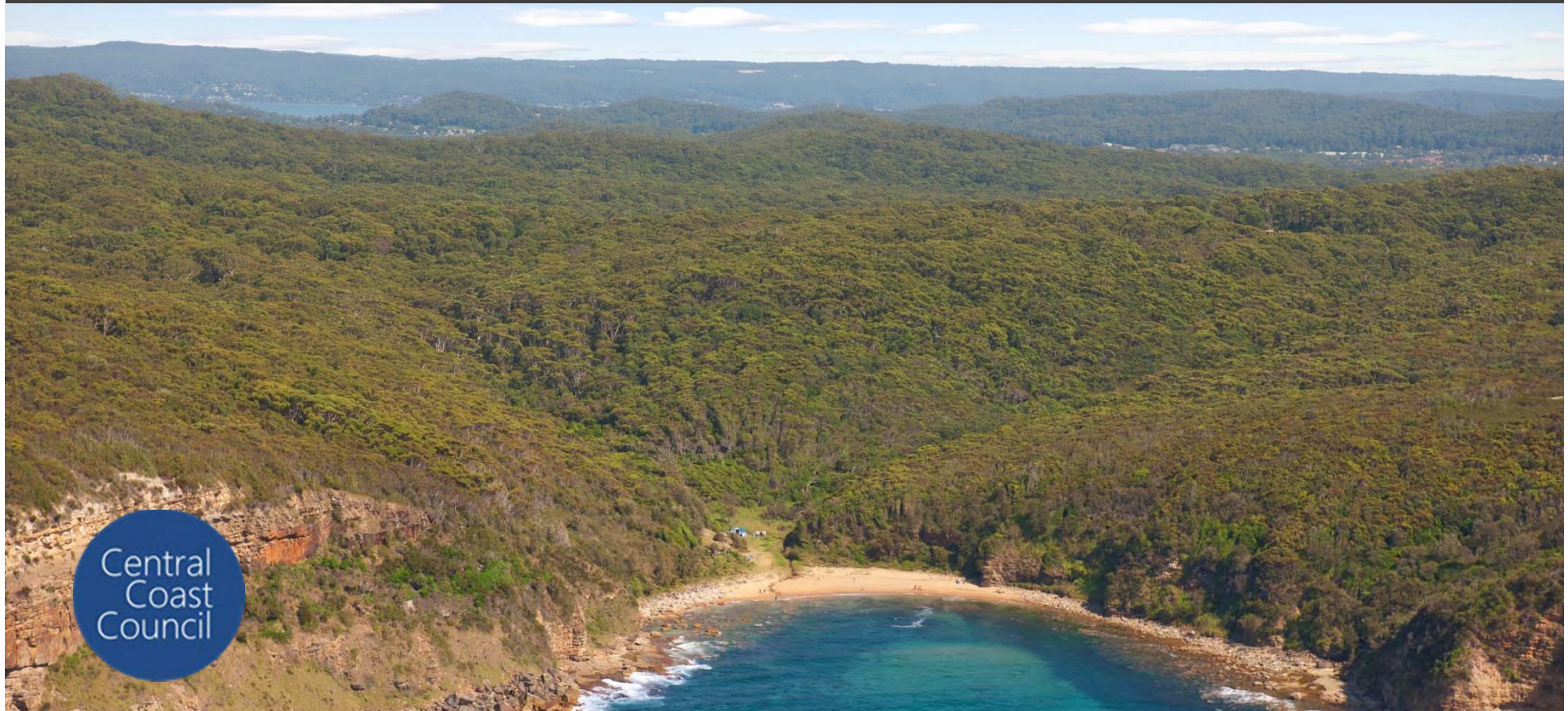


Community Consultation



Central
Coast
Council

Environmental and Urban Edge Zone Review

December 2018
Environment & Planning

Scott Cox, Director Environment and Planning
Matthew Prendergast, Unit Manager Strategic Planning
Anumitra Chand, Principal Environmental Strategies

BACKGROUND



NSW Government planning reforms, all local Councils in NSW were required to prepare a **new Local Environmental Plan** based on the *Standard Instrument Order (Local Environmental Plans) Order 2006*.



The Environmental and Urban Edge Zone Review (**the Review**) is the rezoning of all Deferred Matters under the *Gosford Local Environmental Plan 2014 (GLEP)* consistent with:

- Standard Instrument zones.
- Planning Practice Note PN 09-002 Environmental Protection Zones.
- Northern Councils E Zone Review.



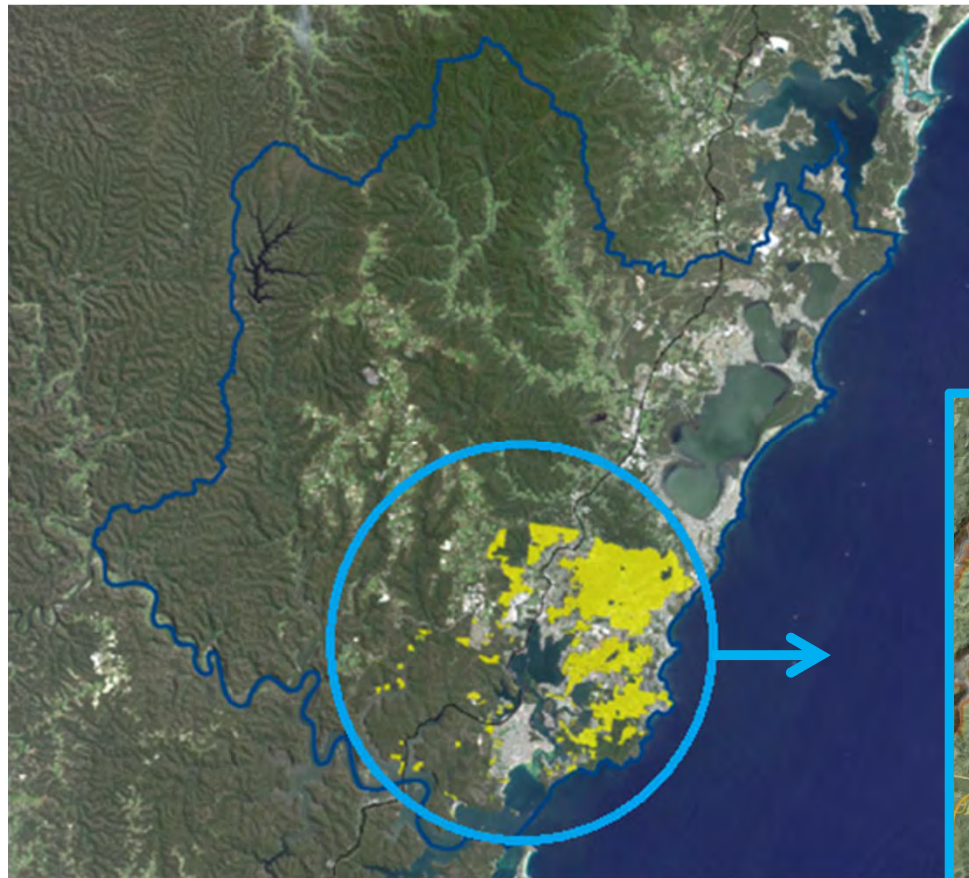
Deferred Matters have current legislation applying under:

- *Interim Development Order 122, 1979*
- *Gosford Planning Scheme Ordinance, 1695*

Deferred matters require finalisation by **11 February 2019**.



ENVIRONMENTAL & URBAN EDGE ZONE REVIEW



- Former **Gosford** Local Government Area
- Land parcels east of the M1 Pacific **Motorway**.
- Approximately **4,000** parcels.

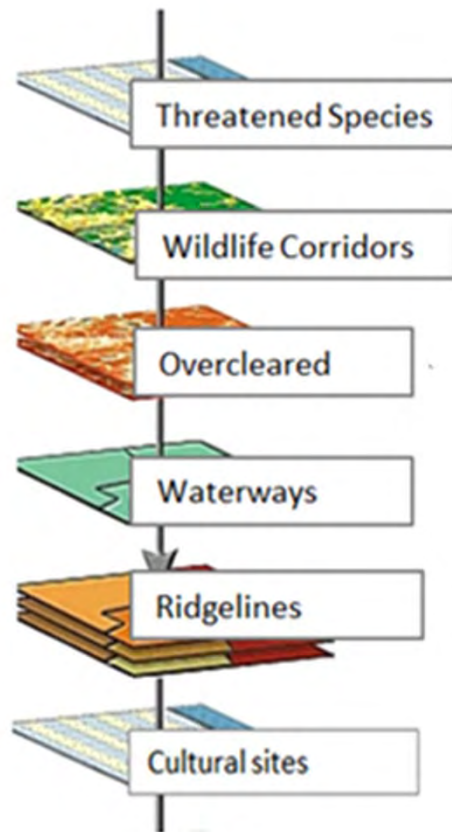


OBJECTIVES

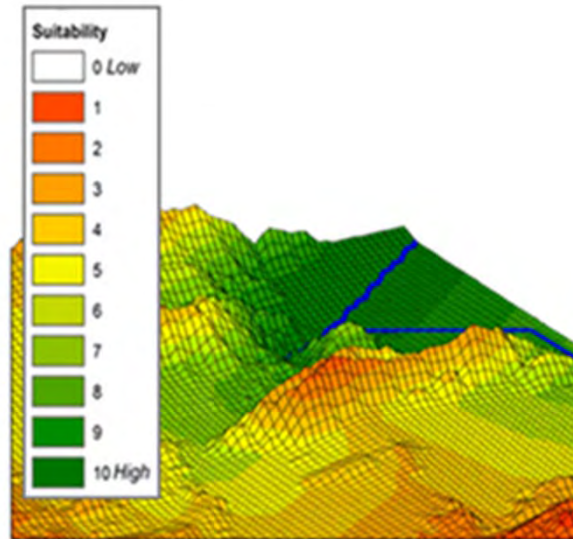
The **objectives of the Review** are to:

- 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 lifestyle**.
- Promote urban development within **town centres and transit corridors** to encourage viable communities where services are prevalent and accessible.

METHODOLOGY



Data Criteria

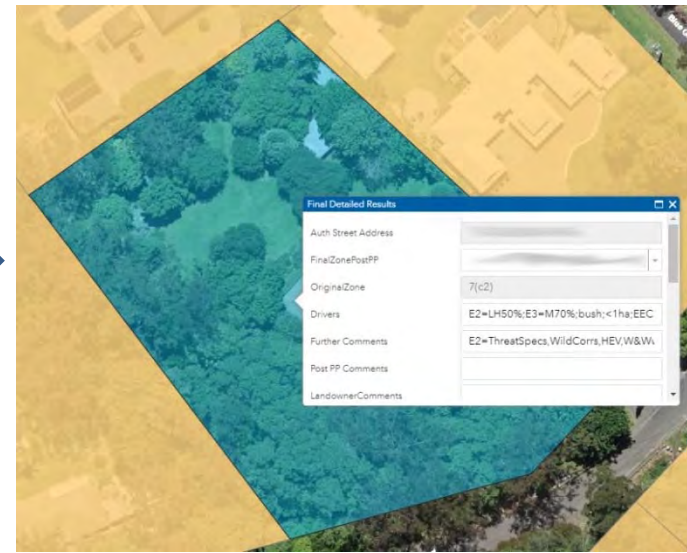


Land Suitability



Zoning

METHODOLOGY



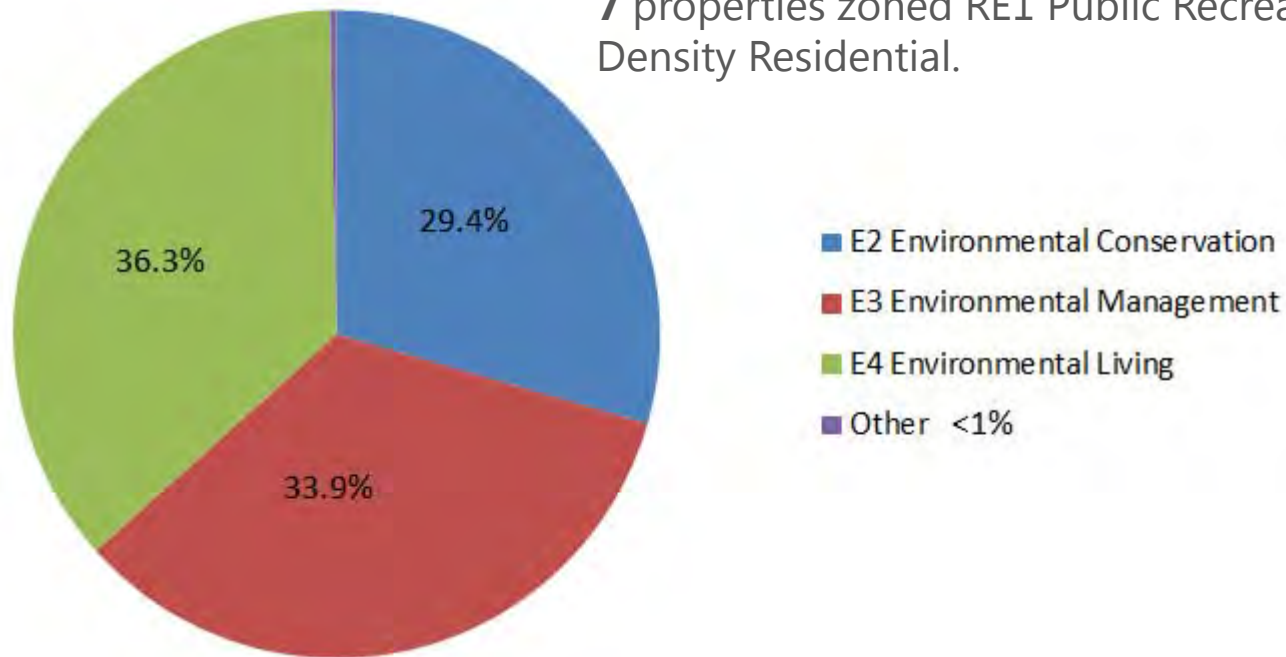
- Environmental constraints
 - Significant vegetation
 - High environmental values
 - Wildlife corridor
 - Habitat regeneration
 - Ridgetop

- Urban suitability
 - Water & Sewer
 - Slope
 - Soils (ASS, contamination)
 - Flooding
 - Cleared Land

Proposed zonings recommended for the ***Central Coast Local Environmental Plan***.

DRAFT ZONES

1,137 properties zoned E2 Environmental Conservation
1,310 properties zoned E3 Environmental Management
1,402 properties zoned E4 Environmental Living
6 properties zoned E1 National Parks & Nature Reserves
7 properties zoned RE1 Public Recreation or R2 Low Density Residential.



ZONING OBJECTIVES

E2 Environmental Conservation

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

E3 Environmental Management

- 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 provide transitions to high ecologically valued land or constrained lands.

E4 Environmental Living

- 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 allow additional land uses that will not have an adverse impact on those values.

BONUS LOT PROVISIONS



- IDO122
- Bonus Lot Subdivision Provisions
- 7(c2) Scenic Protection zones
- greater than 2 hectare to subdivide to 1 hectare lots.
- Central Coast LEP cease to operate.

COASTAL OPEN SPACE STRATEGY (COSS)



- Ecological
- Scientific
- Cultural Aesthetic
- **E2 Environmental Conservation**
- E5 Public Conservation

COMMUNITY CONSULTATION



- Online Website Collaboration Portal – Have Your Say – March/April 2016
- Visual and Interactive Mapping – March/April 2016
- Stakeholder Workshops
- Direct Letter Mail Out
- Enquiry Telephone Hotline and Email
- Survey
- Agency Consultation

TIMELINE



QUESTIONS