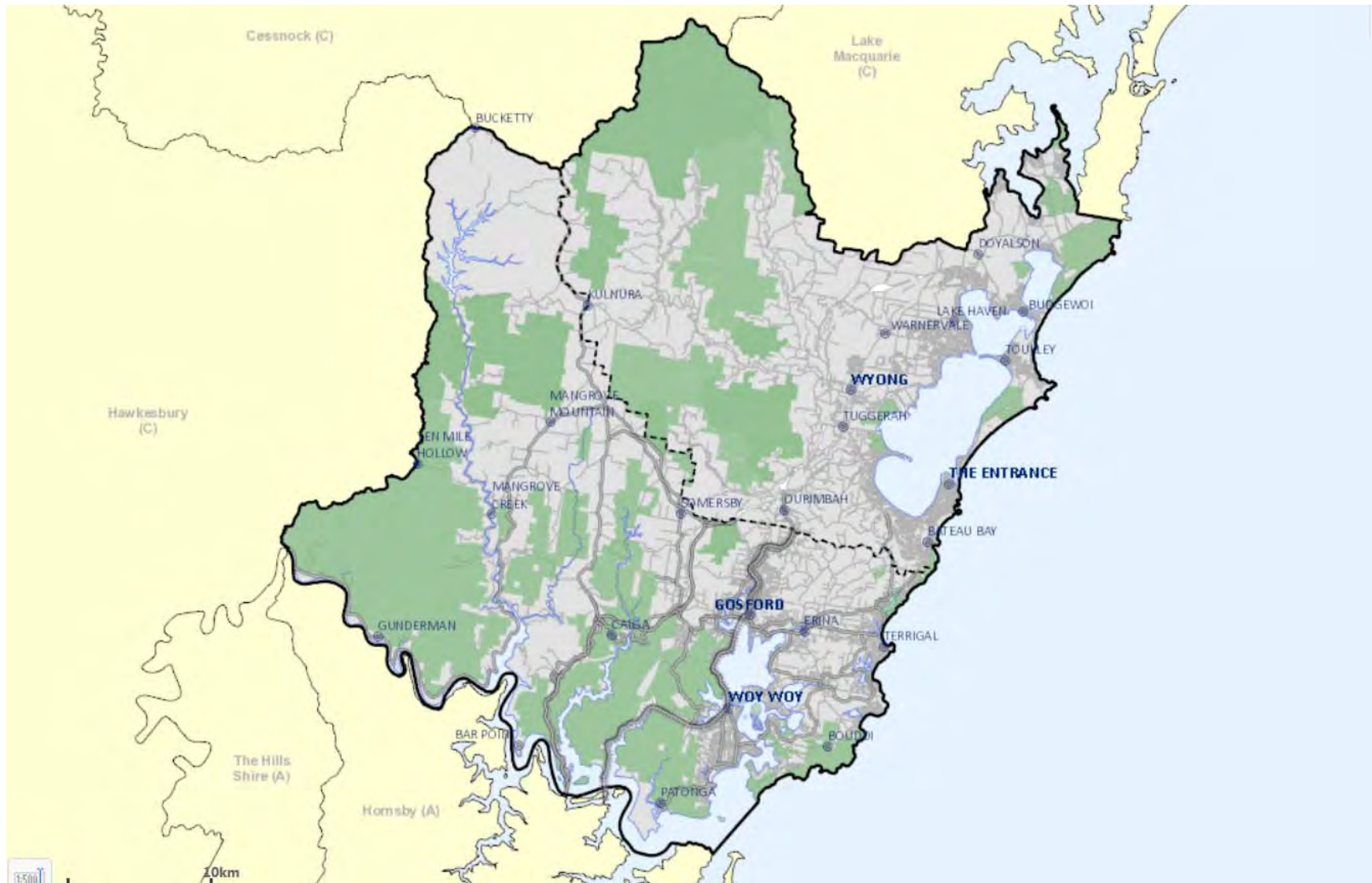


Exhibition Information Session



Date of Public Exhibition:
6 December 2018 – 28 February 2019
Group: Environment and Planning

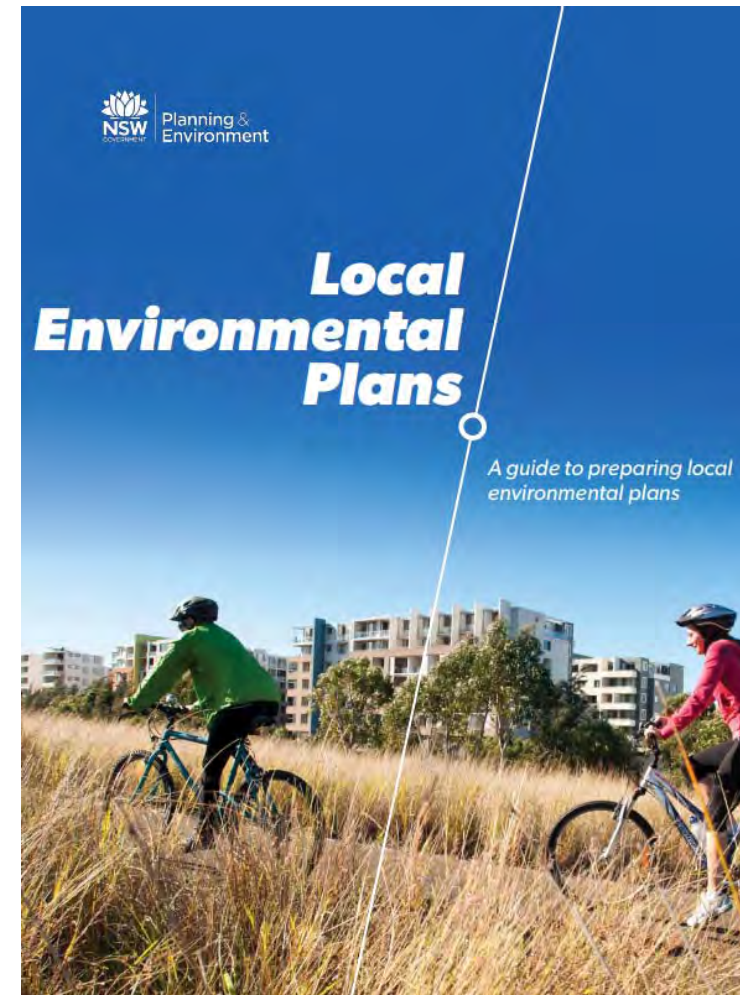
Draft Central Coast Local Environmental Plan



Local Environmental Plan

A Local Environmental Plan is a legal instrument that zones land, imposes standards to control development, or implements a state or local policy outcome.

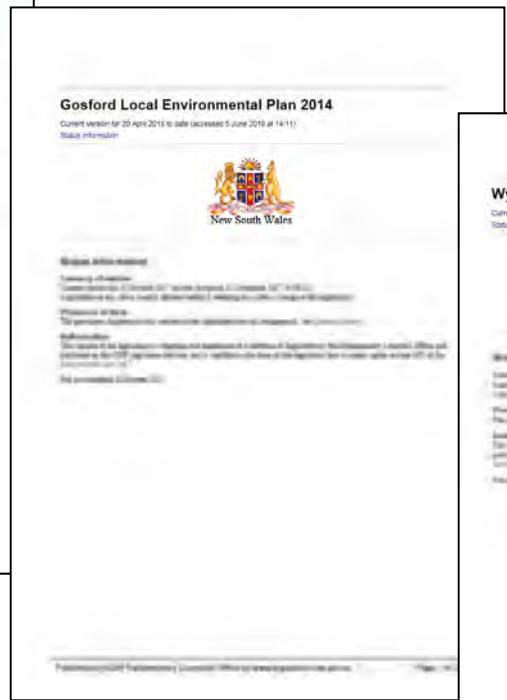
The LEP is a means to implement strategies, giving legal effect to where and under what circumstances places should be developed or particular environmental controls imposed.



What is a consolidation LEP?



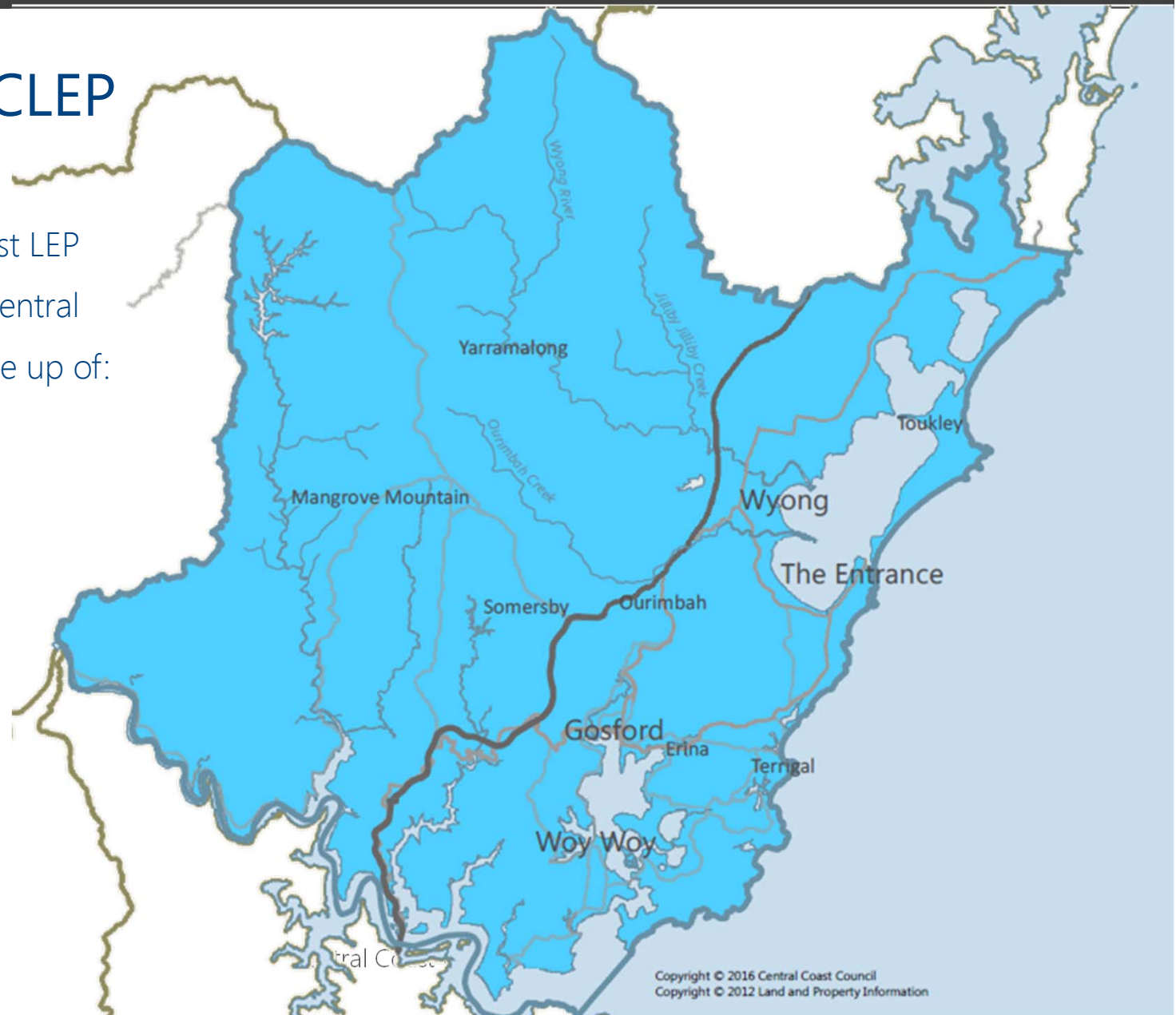
The Central Coast Council is currently operating under four separate planning instruments with varying controls. These plans are:



The draft CCLEP

The Draft Central Coast LEP applies to the entire Central Coast LGA and is made up of:

- 7 Parts;
- 5 Schedules; and
- Dictionary



Principles + Methodology

- LEP that consolidates provisions of *WLEP 2013*, *GLEP 2014*, *GPSO* and *IDO 122*.
- Consistent with Standard Instrument (SI) Principal LEP Order, 2006
- No reclassification of Land
- Implement Environmental & Urban Edge Review Outcomes
- Existing Instruments compared and reviewed

KEY PRINCIPLES

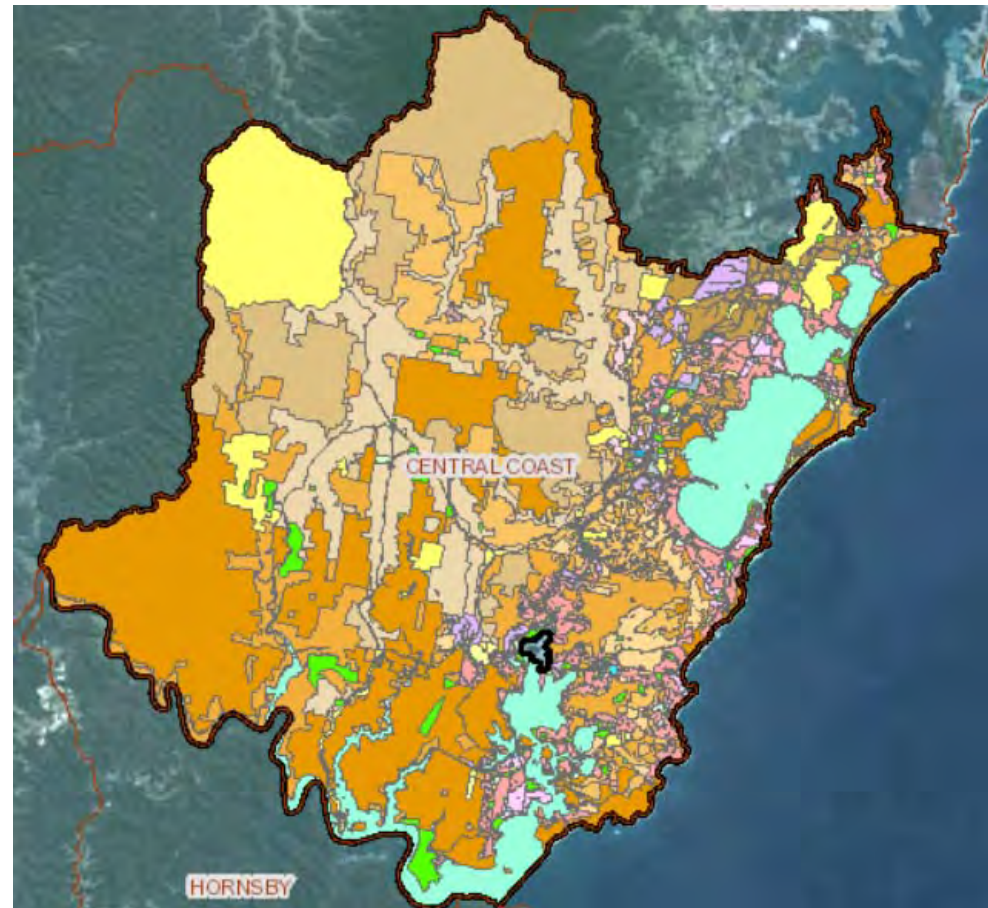
- Consistency
- Applicability
- Zone Retention
- Permissibility Retention
- Flexibility
- Clarification
- Streamline
- Retention (local provisions)
- New Requirements

Zoning

All zones used within the GLEP 2014 and WLEP 2013 will be retained

The zoning of properties under the GLEP 2014 and WLEP 2013 will remain unchanged (apart from some minor anomalies)

The lands deferred from the GLEP 2014 will be rezoned to a Standard Instrument (SI) Zone from a GPSO/IDO zone



Zoning the Deferred Lands

Why do we need to transfer the deferred lands?

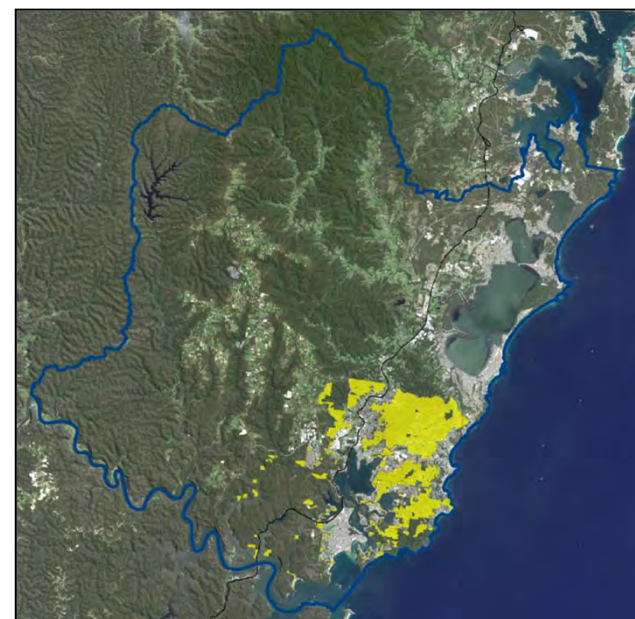
All Council's in NSW are required to prepare new Local Environmental Plans based on the State Government's Standard Instrument (SI) LEP template.

Not all land within the former Gosford LGA was included in the Gosford LEP 2014, inconsistent with State Government's direction. A substantial area of predominantly Conservation and Scenic Protection zoned land (existing 7(a) and 7(c2) east of the Freeway) was deferred from the plan.

The former Gosford Council, on 31 May 2011, resolved to review these deferred lands and place them into the standard instrument by 11 February 2019.

The process to transition the deferred lands to the Standard Instrument requires Council to wrap up the "bonus lot provisions" and initiate a planning proposal (i.e. the Consolidated LEP)

The former Gosford Council was required to undertake the Review of Environmental Lands in accordance with not only a resolution of Council, but in accordance with direction from the Department of Planning.



Former Gosford and Wyong LGA Boundary



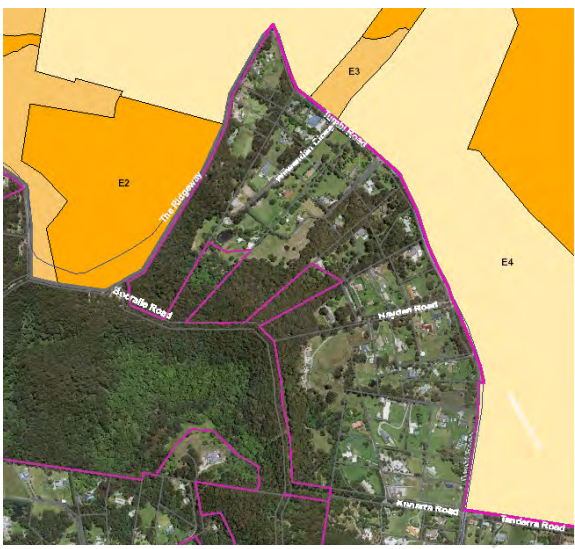
— Former LGA Boundary

Wyong
E2 Environmental
Conservation

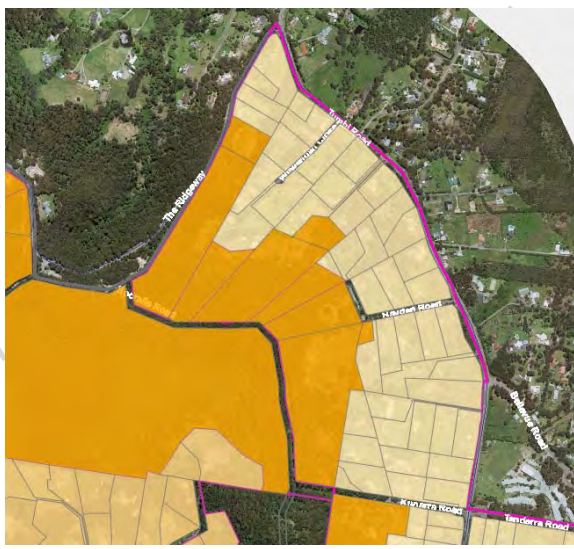
Gosford (7a)/
COSS Land



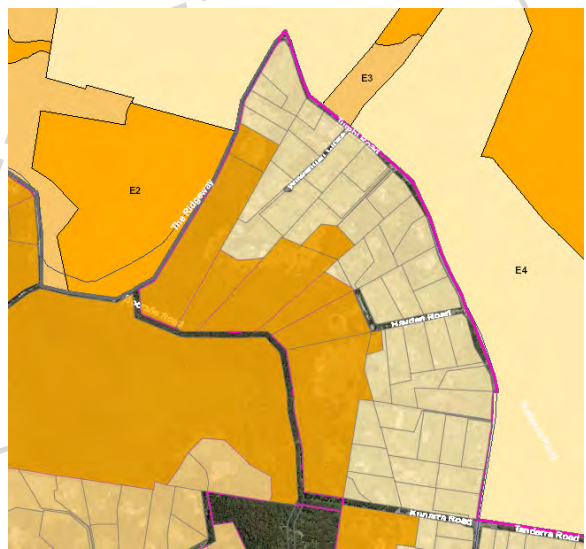
Former Gosford and Wyong LGA Boundary



Wyong



Gosford Proposed Zones



Central Coast



Land Use

General Rule - Permissibility Retention

The permissible land uses in most zones in the CCLEP will be a combination of the permissible land uses of both GLEP 2014 and WLEP 2013.

E.g. If a Child care centre is permissible within a zone under the GLEP 2014 or WLEP 2013 it will be permitted within that zone under the CCLEP.

Key Changes

- Dual Occupancy permissible in the R2 Zone (Gosford) consistent with State Governments approach to low rise medium density housing
- Dwelling houses prohibited in the E2 Zone (Gosford)
- Caravan Parks prohibited in E4 Zone (Gosford)
- Group homes permissible in B4 Zone (Wyang)
- Agriculture (extensive/intensive) permissible in RU1 and RU2 Zones (Wyang)
- Retail and Office permissible in B1 Zones (Wyang)
- Educational Establishments permissible in E4 zone (Gosford & Wyong) consistent with SEPP Educational Establishments and Child Care Facilities
- Child care permissible in E4 (Gosford) consistent with SEPP Educational Establishments and Child Care Facilities

Land Use

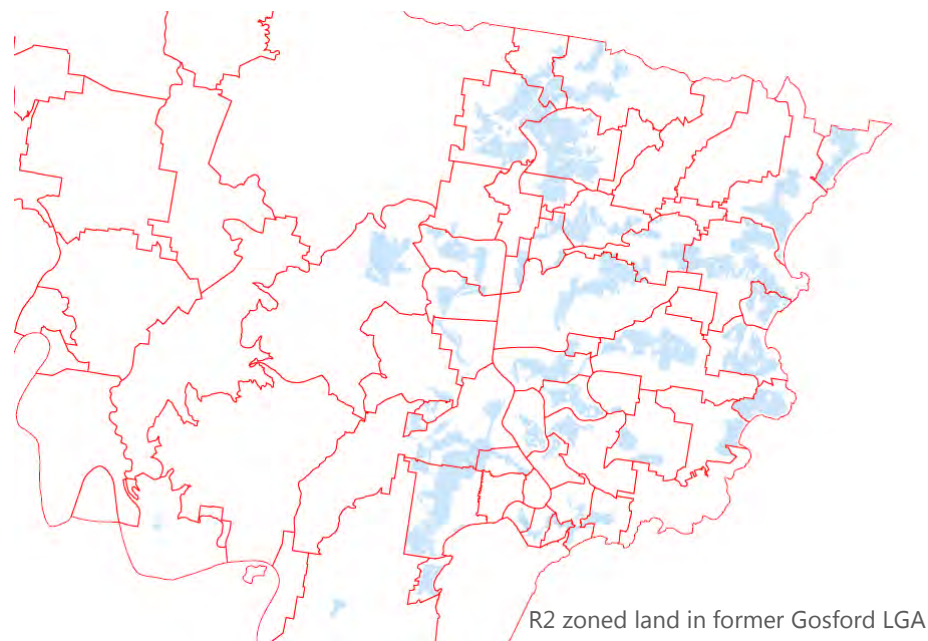
Consolidation of GLEP 2014 & WLEP 2013		Residential					
<p>Legend: x = Prohibited c = Permitted with Consent o = Permitted with out consent</p> <p>Blue Cell colour = Use permitted in Wyong & Gosford LEP's, one requiring consent the other permissible without consent.</p> <p>Green Cell colour = Use conflict either permitted or prohibited in Wyong & Gosford LEP's.</p> <p>Orange Colour = Determination of use permissibility under proposed Consolidation LEP.</p>		R1 General Residential			R2 Low Density Residential		
		Gosford	Wyong	Consolidation	Gosford	Wyong	Consolidation
registered club		x	x	x	x	x	x
research station		x	x	x	x	x	x
residential accommodation (group term)		x	x	x	x	x	x
	attached dwelling	c	c	c	x	x	x
	boarding house	c	c	c	c	c	c
	dual occupancy	c	c	c	x	c	c
		c	c	c	x	c	c
		c	c	c	x	c	c
	dwelling house	c	c	c	c	c	c
	group home	c	c	c	c	c	c
		c	c	c	c	c	c
		c	c	c	c	c	c
	hostel	c	c	c	x	x	x
	mutli dwelling housing	c	c	c	x	x	x
	residential flat building	c	c	c	x	x	x
	rural workers dwelling	x	x	x	x	x	x
	secondary dwelling	x	c	c	c	c	c
	semi-detached dwelling	c	c	c	x	c	c
	seniors housing	c	c	c	c	c	c
		c	c	c	c	x	c
		c	c	c	c	x	c
	shop top housing	c	c	c	x	c	c
		c	c	c	x	c	c
respite day care centre		c	c	c	c	c	c
restricted premises		x	x	x	x	x	x
roads		c	c	c	c	c	c

Development Standards

General Rule – Flexibility

Key Changes

- R2 Low Density Residential - 450m²
- E3 Environmental Management – 20Ha
- E4 Environmental Living – 2Ha
- Removal of development standard for height in the R2 zone (Gosford general 8.5m) consistent with WLEP 2013 – those areas identified in strategies will be retained.
- Integrated Development (subdivision) only applies to R1 zone (Wyong/Gosford)
- Simplification of bonus provisions relating to FSR and height of building (Town Centres)



Local Provisions/Site Specific Provisions

General Rule – Retention

Additional Local Provisions and Additional Permitted Uses will generally be retained

Councils can include local provisions that address specific local circumstances where justified.

These could be as a result of relevant planning components of council's local strategic planning, or required under a section 9.1 direction, or regional or metropolitan strategy.

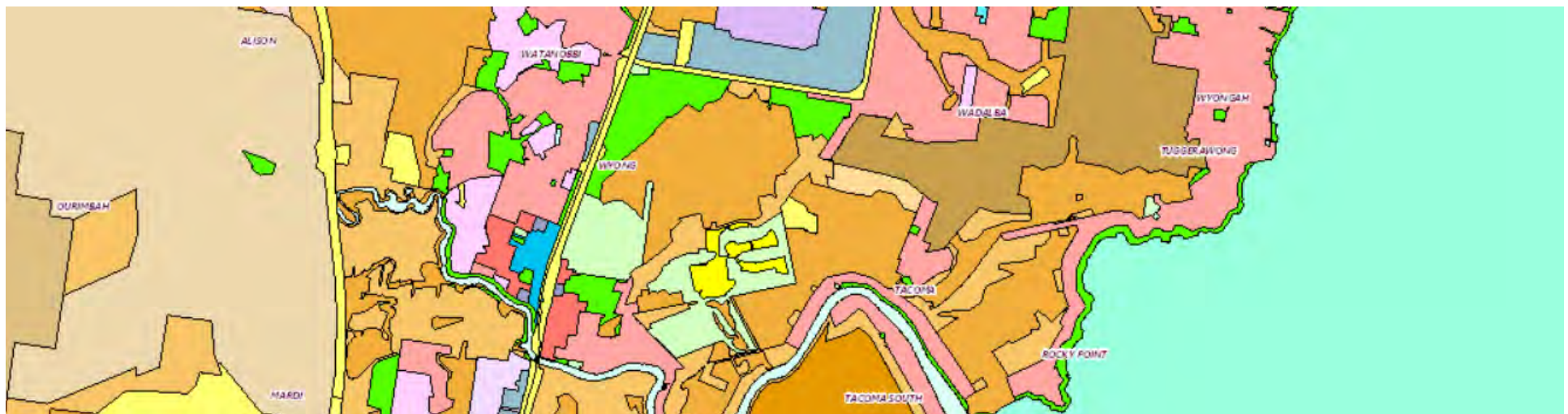
Additional permitted use provisions are used to allow certain land uses/development on land where they would otherwise be prohibited

Digital Mapping

- Pilot Project – Digital Environmental Planning Instrument (DEPI) Pilot Project
- Joint project of CCC and DPE
- First LEP to trial digital mapping
- Improve useability, greater clarity and access to information for the community

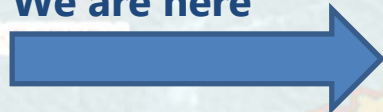


[Web Viewer](#)



Consolidated Central Coast Local Environmental Plan

We are here



- Resolution to prepare Consolidated LEP & DCP
- Prepare & Submit Planning Proposal for Gateway Determination
- Gateway Determination (DPE)
- Councillor Briefing
- Agency Consultation
- Community Consultation & Public Exhibition
- Review Submissions
- Report to Council
- Request Minister to Make the Plan
- DPE Draft Instrument and Finalise Plan for Gazettal
- Central Coast LEP and DCP come in effect

Information Sessions/Pop Ups

SESSION	DATE	TIME	VENUE
1 - Wyong	Tuesday 11 December 2018	6:00pm – 8:00pm	Central Coast Council, Wyong Offices (2 Hely Street, Wyong)
2 - Erina	Wednesday 12 December 2018	5:30pm – 8:30pm (5.30 – 7.30 LEP/DCP, 7.30 – 8.30 Deferred Matters)	Erina Room, The Hive Erina Fair
3 – Erina	Wednesday 6 February 2019	5:30pm – 8:30pm (5.30 – 7.30 LEP/DCP, 7.30 – 8.30 Deferred Matters)	Erina Room, The Hive Erina Fair
4 – Wyong	Wednesday 13 February 2019	6:00pm – 8:00pm	Central Coast Council, Wyong offices (2 Hely Street, Wyong)

SESSION	DATE	TIME	VENUE
Pop Up 1	Wed 16 January 2019	10.30am – 12.30pm	Lake Haven Shopping Centre (near EB Games)
Pop Up 2	Wed 17 January 2019	10.30am – 12.30pm	Bateau Bay Square
Pop Up 3	Thur 22 January 2019	10.30am – 12.30pm	Imperial Centre Gosford CBD (Ground floor opposite Phillips Pharmacy)
Pop Up 4	Tue 5 February 2019	10.30am – 12.30pm	Deepwater Plaza Woy Woy (Digital Desk opposite Wendy's ice cream)
Pop Up 5	Wed 6 February 2019	10.30am – 12.30pm	Westfield Tuggerah
Pop Up 6	14 February 2019	10.30am – 12.30pm	Erina Fair Shopping Centre

Have your Say

For more information or to have your say visit:

www.yourvoiceourcoast.com/planningcontrols

Submissions will be accepted at:

ask@centralcoast.nsw.gov.au

Or via post at:

Central Coast Council

PO Box 20, Wyong NSW 2259

Or

PO Box 21, Gosford NSW 2250

