

Fact Sheet

Draft Central Coast Local Environmental Plan

Environmental Zones

The draft Central Coast Local Environmental Plan (CCLEP) proposes to use four environmental zones (or "E" zones) in order to protect environmental land and achieve an appropriate mix of land uses:

- E1 National Parks and Nature Reserves;
- E2 Environmental Conservation;
- E3 Environmental Management; and
- E4 Environmental Living

Any land already zoned under the above zones under *Gosford Local Environmental Plan 2014* (GLEP 2014) or *Wyong Local Environmental Plan 2013* (WLEP 2013) is not proposed to alter under the draft Central Coast Local Environmental Plan (CCLEP).

Notwithstanding the above, some minor alterations are proposed to land zoned E1 National Parks and Nature Reserves to reflect recent expansions or boundary alterations to existing National Parks and Nature Reserves, as advised by the NSW National Parks and Wildlife Service.

Land which is currently zoned under *Interim Development Order No. 122* (IDO 122) or the *Gosford Planning Scheme Ordinance* (GPSO) has been reviewed in order to determine which of the above zones are most appropriate to apply to the land. Further information regarding this process can be obtained from the ***Environmental and Urban Edge Zone Review*** Fact Sheet.

Intent of Environmental Zones

Zone	Application
E1 National Parks and Nature Reserves	Existing national parks and nature reserves. Uses authorised under the National Parks and Wildlife Act 1974 will be allowed without consent.
E2 Environmental Conservation	Applies to land that has high conservation value. A number of land uses are considered to be inappropriate for this zone and have been mandated as prohibited uses.
E3 Environmental Management	Applies to land that has environmental or scenic values, hazards and risk, but where a limited range of development is permissible. Applies as a transition between areas of high conservation value and other land uses such as rural or residential.
E4 Environmental Living	Applies to land with special environmental or scenic values where residential development could be allowed.

Why my property is zoned an environmental zone?

In summary, the following land has been zoned for environmental purposes:

- Land acquired or owned by Council for the purpose of environment conservation.
- Land subject to a Voluntary Conservation Agreement (VCA) or Property Vegetation Plan (PVP) must be retained for conservation purposes and needs to be zoned with a high level of environmental protection.
- Areas owned by the Crown and containing mapped vegetation communities are subject to the NSW Biodiversity Strategy



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and are recommended for a high level of environmental protection.

- Endangered Ecological Communities (EEC) – land where Council has identified or confirmed areas of endangered ecological communities under the Biodiversity Conservation Act, 2016.
- Land which is subject to significant natural hazards or constraints such as steep land or flood affected land.

My land is an E Zone. What land uses can I undertake?

The following summarises the land uses proposed to be permissible within each E zone under the CCLEP. The following land uses require development consent.

E1 National Parks and Nature Reserves:

Uses authorised under the National Parks and Wildlife Act 1974

E2 Environmental Conservation:

Eco-tourist facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Recreation areas; Research stations; Roads; Sewage reticulation systems; Water recycling facilities; Water reticulation systems; Water storage facilities

*see below for further detail on dwelling houses in E2 zone

E3 Environmental Management:

Animal boarding or training establishments; Bed and breakfast accommodation; Building identification signs; Business identification signs; Community facilities; Dual occupancy; Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture;

Farm buildings; farm stay accommodation; flood mitigation works; Home-based child care; Home businesses; Home industries; Horticulture; Information and education facilities; Recreation areas; Research stations; Roads; Roadside stalls; Secondary dwellings; Sewage reticulation systems; Sewage treatment plants; Veterinary hospitals; Water recreation structures; Water recycling facilities; Water supply systems

E4 Environmental Living:

Animal boarding or training establishments; Bed and breakfast accommodation; Bee-keeping; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Eco-tourist facility; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Farm buildings; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Information and education facilities; Recreation areas; Research stations; Respite day care centres; Roads; Roadside stalls; Secondary dwellings; Sewage reticulation systems; Signage; Veterinary hospital; Water recycling facilities; Water supply systems;

Other low impact land uses (e.g. home occupations) may be permissible without consent within the above zones. For further information regarding these uses, please refer to the **draft CCLEP instrument**. To view the proposed changes to land uses please see the [draft Land Use Matrix](#).

To assist in the comparison of permissible land uses between the IDO 122 Zones and the proposed Environmental Zones of Draft CCLEP a copy of the land use table for the 7(a) Conservation and 7(c2) Scenic Protection - Rural

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Small Holdings Zones have been attached to the end of this fact sheet. It should be noted that this does not include any site specific clauses of the IDO 122 and all documents should be read in their entirety.

What development standards apply to these zones?

There is no maximum floor space ratio or maximum height of buildings for environmental zones. However, the following minimum lot sizes are proposed:

Zone	Minimum Lot Size
E1 National Parks and Nature Reserves	Not Applicable
E2 Environmental Conservation	40 Ha
E3 Environmental Management	20 / 40 Ha
E4 Environmental Living	2 Ha

Dwelling houses in the E2 Environmental Conservation zone?

The E2 Environmental Conservation zone is applied to land with high environmental value. Dwelling houses are proposed as a prohibited land use in the E2 Environmental Conservation Zone under the draft CCLEP. To ensure this does not create an inequitable outcome for those properties proposed to be zoned E2 Environmental Conservation that currently have an existing dwelling entitlement in the former Gosford Local Government Area (LGA), Council has proposed to include an additional clause within the CCLEP (Clause 7.22 of draft CCLEP) to

retain the potential for landowners to seek approval for a dwelling where there is a dwelling entitlement under the planning instrument applicable prior to the CCLEP coming into force (i.e. IDO 122, GLEP 2014).

In addition an approved dwelling house already on this land can continue to operate under existing use rights provisions of the EP&A Act 1979. For more information on existing use rights see [Fact Sheet 10](#).

To view where this applies see the Dwelling Opportunity Map layer of the [Draft CCLEP Maps](#).

To view proposed clause 7.22 see the [Draft CCLEP](#).

Quick Links:

<https://www.yourvoiceourcoast.com/Currently-on-Exhibition>

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The following Land Use Tables are an extract from the Interim Development Order No 122 correct as of 8 January 2019. These tables are provided to assist in reviewing the permissible land uses currently applicable in the 7(a) Conservation and 7(c2) Scenic Protection – Small Holdings Zones and to compare with those permissible uses proposed under the Draft CCLEP. IDO 122 should be read in its entirety for complete information including definition of the below land use terms.

ZONE NO. 7 (a) CONSERVATION AND SCENIC PROTECTION (CONSERVATION)

Objectives of the zone

The objectives of Zone No. 7(a) are:

- (a) the conservation and rehabilitation of areas of high environmental value;
- (b) the preservation and rehabilitation of areas of high visual and scenic quality in the natural landscape;
- (c) the provision and retention of suitable habitats for flora and fauna;
- (d) the prohibition of development on or within proximity to significant ecosystems, including rainforests and estuarine wetlands;
- (e) 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;
- (f) the provision of opportunities for informal recreational pursuits, such as bushwalking and picnics, in appropriate locations;
- (g) 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;
- (h) 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.

1 DEVELOPMENT THAT DOES NOT REQUIRE CONSENT

Development (other than exempt development) for the purpose of:
home occupations; recreation areas.

Exempt development.

2 DEVELOPMENT THAT NEEDS CONSENT

Development (other than exempt development) for the purpose of:
agriculture; bed and breakfast accommodation; dams; dwelling-houses; roads;
Subdivision.

3 PROHIBITED DEVELOPMENT

Any development not included in Item 1 or 2.



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ZONE NO. 7(c2) CONSERVATION AND SCENIC PROTECTION (SCENIC PROTECTION - RURAL SMALL HOLDINGS)

Objectives of the zone

The objectives of Zone No. 7(c2) are:

- (a) to provide a buffer or transition zone between conservation areas and urban areas; and
- (b) 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:
 - (i) to adversely affect the aesthetic and scenic value of the land and its setting; or
 - (ii) to create a demand for the uneconomic provision of services; and
- (c) to allow for non-residential uses where those uses are:
 - (i) compatible with rural-residential development and unlikely to create an unreasonable demand for public services or substantially reduce existing levels of service;
 - (ii) unlikely to adversely affect the aesthetic and scenic value of the land and its setting; and
 - (iii) unlikely to interfere unreasonably with the amenity of adjoining properties

1 DEVELOPMENT THAT DOES NOT REQUIRE CONSENT

Development (other than exempt development) for the purpose of:
agriculture; home occupations; recreation areas.

Exempt development.

2 DEVELOPMENT THAT NEEDS CONSENT

Development (other than exempt development) for the purpose of:

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.

Note: Development or related activities in this category indicated in **BOLD** may comprise complying development. An application may be made to Council or an accredited certifier for a complying development certificate. Details of such development or related activities are specified in Schedule 4.

3 PROHIBITED DEVELOPMENT

Any development not included in Item 1 or 2.

