



Rezoning of Land Zoned Conservation and Scenic Protection* **Policy**

*(Conservation) 7(a) and Environmental Conservation E2

July 2020

Policy No: CCC063

Policy owner:	Strategic Planning, Environment and Planning
Approved by:	Gary Murphy CEO
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Important note about this policy, May 2020:

This legacy policy of the former Gosford City Council has been retained as a policy for Central Coast Council. It has been transferred to an updated Council template format. It is intended that this policy will be retained while the Interim Development Order No. 122 remains in place. Introductory information and [planning requirements/other guidance] have been updated to reflect contemporary Council decisions, environmental planning instruments, and state and local planning documents. Submission requirements for planning proposals are now found in Council's Lodgement Planning Proposal Documentation Requirements. Zone objectives can be found in the Interim Development Order No. 122 [and other relevant LEPs].

Introduction

The planning instrument applicable to the majority of the southern part of the Central Coast Council Local Government Area is Gosford Local Environmental Plan 2014 (GLEP 2014). The GLEP 2014 converted a significant area of land zoned 7(a) Conservation under previous planning instruments to the E2 Environmental Conservation Zone.

It is noted that Council's existing Interim Development Order Number 122 (IDO 122) provisions in relation to "bonus lot subdivisions", whereby land zoned 7(c2) may be considered for subdivision from 2 hectares into 1 hectare sized lots subject to all legislative and other considerations, together with land dedication and/or monetary contribution associated with the Coastal Open Space System (COSS), could not be brought forward to Standard Instrument LEPs such as GLEP 2014. The former Gosford City Council at its meeting held on 31 May 2011 resolved to defer from GLEP 2014 all privately owned lands east of the F3 Freeway (now M1) currently zoned 7(a) and 7(c2) and IDO 122 continues to operate on this land.

Current Status

Council remains committed to the principles relating to the 7(a) Conservation and Scenic Protection (Conservation) and the E2 Environmental Conservation zones.

This Policy relates to a Planning Proposal – seeking to alter the zone, uses, subdivision or other provisions by way of a Local Environmental Plan (LEP) relating to land zoned for environmental conservation purposes. The Planning Proposal may or may not also provide dedication of strategically environmentally/scenically important land for community benefit. Council (draft) Biodiversity Strategy will develop mechanisms for the conservation of strategically important environmental/scenic land for the Central Coast. In the interim Council will continue to assess suitable Planning Proposals relating to environmentally sensitive land on merit.

Policy Objective

1. To provide information on the criteria to be used by Council to assess requirements to prepare a Planning Proposal that may request the dedication of strategically important environmental/scenic land.

Policy Statement

Planning Proposals must be in accordance with

- The NSW Department of Planning, Industry and Environment's [A Guide to Preparing Planning Proposals](#) and

- Council's [Lodgement Planning Proposal Documentation Requirements](#).

For environmentally sensitive land the application must be supported by a Flora and Fauna Impact Assessment undertaken in accordance with the abovementioned documents and will address issues such as biodiversity offsetting for vegetation removal and potential dedication on land.

Planning Proposal form, fees & general information is available from Council's website, www.centralcoast.nsw.gov.au.

History of revisions

Amendment history	Details
Original approval authority details	<p>Gosford City Council</p> <hr/> <p>10/11/1992 Min No. 1355/92</p> <hr/> <p>This policy provides information on the criteria to be used by Council to assess requirements to prepare a Planning Proposal that may request the dedication of strategically environmentally/scenically important land.</p>
Version 1	<p>27/08/1996 Min No. 651/96</p> <hr/> <p><i>Review of policies – no change</i></p>
Version 2	<p>24/10/2000 Min No. 239/2000</p> <hr/> <p><i>Review of policies</i></p>
Version 3	<p>08/03/2005 Min No. 214/2005</p> <hr/> <p><i>Review of policies</i></p>
Version 4	<p>05/05/2009 Min No. 311/2009</p> <hr/> <p><i>Review of policies</i></p>
Version 5	<p>16/07/2013 Min No. 2013/388</p> <hr/> <p><i>Review of policies</i></p>
Version 6 (this version)	<p>Gary Murphy, CEO </p> <hr/> <p>08/07/2020; D14064725</p> <hr/> <p><i>Policy transferred to Central Coast Council accessible template; references to legislation, environmental planning instruments and strategic planning documents have been updated.</i></p>

