



Wagstaffe to Killcare Community Association Inc.

P O Box 4069, Wagstaffe, NSW 2257

E-mail: sec@wagstaffetokillcare.org.au

24/4/10

Gosford City Council
PO Box 21
Gosford, NSW 2250
by email: Gosford_Lep_Submissions@gosford.nsw.gov.au

Att: SUBMISSION ON LEP 2009

COSS LAND IN THE GOSFORD LGA & THE BOUDDI PENINSULA IN PARTICULAR

The Wagstaffe To Killcare Community Association is concerned about the proposed zoning of COSS, a commendable initiative of Gosford Council, and other lands of high environmental value in the city as RE1 (Public Recreation). We feel that this zoning is totally inappropriate as it will permit a wide range of land uses that are incompatible with the high conservation value and scenic quality of these lands.

The Association believes that the formulation of this new LEP affords council the opportunity to ensure the protection of these important community assets into the future. We have been informed that other councils such as Mosman, North Sydney, Willoughby & Ryde are doing this.

Consequently we request that council lobby the State Government for high value public environmental land to be included as a subset of the **E1 zone** along with National Parks & Nature Reserves. However, if this is not possible, we believe that the only other zoning that reflects the level of protection that was intended for the COSS and other lands of high environmental value is E2. In this circumstance we request that these lands be **zoned E2** - Environmental Conservation.

COSS and other lands of high environmental value affected on the Bouddi Peninsula include :

- The reserve behind Putty Beach and across Putty Beach Drive, Killcare towards Anthony Crescent.
- A large piece of land behind the R2 residential blocks on Hardys Bay Parade, Killcare which abuts E1 & E2 zoned land.
- Two pieces of land behind the R2 residential blocks on Fraser Road, Killcare, both of which abut E1 and/or E2 zoned land.
- A large piece of land on Maitland Bay Rd, Killcare Heights which abuts E1 zoned land.

- Five other small parcels of land as follows in Wagstaffe, Pretty Beach & Killcare Heights which also abut E1 and/or E2 zoned land.
 - one on the southern end of Albert Street Wagstaffe
 - one near the end of Como Parade Pretty Beach
 - two parcels in the vicinity of The RSL Club on Heath Rd Hardys Bay
 - one narrow parcel on Scenic Rd Killcare Heights.

Yours Faithfully

**Graeme Anderson
President WTKCA**