



Wagstaffe to Killcare Community Association Inc.

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

Attention: LEP 2009 SUBMISSION

D6.33 MINOR BUSINESS ZONES POLICY

We would like to request that this policy be elevated to DCP status and included in the DLEP. The B1 zoning proposed allows .75 to 1 FSR which is **not appropriate for historic scenic coastal villages such as Wagstaffe & Hardys Bay.**

The Minor Business Zones policy has been revisited and updated over the years. It should **not** be discarded but elevated to a DCP.

Only one minor amendment is required which is to change Killcare to Killcare/Hardys Bay to show that the entire commercial precinct is covered as was obviously the original intention.

In Wagstaffe even shoptop housing is not included in the Character Statements for the village precinct as the commercially zoned blocks are occupied by single storied cottages including the heritage listed General Store.

The B1 zoning in Wagstaffe and Hardys Bay is not really appropriate, nor are so many commercially zoned blocks. Rather than change the commercial zonings which would doubtless be contested by the owners, specific restrictions need to be placed on the B1 blocks in Minor Business zones.

Yours faithfully

Graeme Anderson
President

Attached: Minor Business Zones Policy