



D6.33

**BULK AND HEIGHT
REQUIREMENTS FOR MINOR
BUSINESS CENTRES**



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ENVIRONMENT AND PLANNING - DEVELOPMENT

POLICY STATUS

This Policy applies in the exercise of the Council's discretion in determining development applications under the provisions of the Environmental Planning and Assessment Act 1979.

POLICY OBJECTIVES

- 1 To permit development in minor business centres that is appropriate to the needs of the local community for local retail/business sources.
- 2 To ensure that development in minor business centres is compatible in scale and intensity with the surrounding area.
- 3 To ensure that such development maintains the principles of sustainable development within that local community so as to not impact on the environmental and social qualities and infrastructure of that area.

POLICY STATEMENT

- 1 Under this policy minor business centres are those referred to in Schedule 1.
- 2 Maximum floor space ratio be 0.5:1.
- 3 On-site parking be provided for all uses with the high turnover spaces for say a retail component to be easily accessible.
- 4 Development of land with respect to height shall observe the development standards applicable to a 2(b) zone in Cl. 28 of the Gosford Planning Scheme Ordinance other than the specific requirements identified in above.
- 5 The provisions of this plan also apply to any retail, commercial or mixed retail/commercial/residential use in a residential zone having existing use rights.

(Min No 956/1988 - 1 November 1998 -File 372.08.00)

(Min No 434/1993 - 13 April 1993)

(Min No 651/1996 - 27 August 1996 - Review of Policies)

(Min No 239/2000 – 24 October 2000) Review of Policies

(Min No 214/2005 - 8 March 2005) Review of Policies

(Min No 1065/2005 - 13 December 2005)

(Min No 311/2009 - 5 May 2009 - Review of Policies)

Schedule 1

Avoca Beach	The Round Drive
Bensville	Kallaroo Road
Booker Bay	Booker Bay Road
Copacabana	Branga Ave/Warrawilla Street
Davistown	Davistown Road
Empire Bay	Sorrento Road
Ettalong	Ferry Street/Ocean View Road
Forresters Beach	Forresters Beach Road
Kariong	Langford Drive
Kariong	Curringa Road
Killcare	Araluen Drive
Kincumber	Avoca Drive/Tora Avenue
Koolewong	Brisbane Water Drive
Lisarow	Railway Crescent
MacMasters Beach	Marine Parade
MacMasters Beach	The Scenic Road and Warri Crescent
Mooney Mooney	Point Road
North Avoca	North Avoca Parade
North Gosford	Bradys Gully Road
Patonga	Patonga Drive
Phegans Bay	Phegans Bay Road
Point Clare	Brisbane Water Drive
South Woy Woy	Trafalgar Avenue
South Woy Woy	Woy Woy Road
Springfield	Wells Street and Headlam Parade
Terrigal	Bellbird Avenue
Wamberal	The Entrance Road/Pitt Road
Wagstaff	Wagstaffe Avenue/Mulhall Street
Woy Woy	Allfield Road/Blackwall Road
Wyoming	North Crescent