



# **Draft Central Coast DCP Summary**

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## 1. Introduction

The following information is provided relating to the Draft Central Coast DCP:

Section 2 - A list of all chapters in the DCP – it should be noted that location specific chapters (Part 4 and 5) have not been changed from the existing DCPs apart from being reformatted and references to other DCP Chapters, the LEP and/or updated Legislation

Section 3 - A summary of each of the amalgamated Chapters and the significant control changes. It is impractical to compare all changes given the size of the parent documents.

Section 4 - A list of changes that are proposed as a result of the public exhibition process. (Track change versions are available if required but not considered necessary given the length of the documents and the comparative minor nature of the changes)

All public exhibition material including all draft DCP Chapters can be accessed on Councils Website using the link below:

<https://www.yourvoiceourcoast.com/planningcontrols/documents>

## 2. CCDCP Chapter List

### PART 1: PRELIMINARY

Chapter 1.1: Introduction and Application

Chapter 1.2: Notification of Development Proposals

### PART 2: DEVELOPMENT PROVISIONS

Chapter 2.1: Dwelling Houses, Secondary Dwellings and Ancillary Development

Chapter 2.2: Dual Occupancies and Multi-Dwelling Housing

Chapter 2.3: Residential Flat Buildings and Shop-Top Housing

Chapter 2.4: Subdivision

Chapter 2.5: Commercial Development

Chapter 2.6: Commercial Hydroponics

Chapter 2.7: Tourism Development

Chapter 2.8: Caravan Parks

Chapter 2.9: Industrial Development

Chapter 2.10: Centre Based Child Care Facilities

Chapter 2.11: Restricted and Sex Services Premises

Chapter 2.12: Waterfront Structures

Chapter 2.13: Transport and Parking

Chapter 2.14: Site Waste Management

Chapter 2.15: Signage and Advertising

Chapter 2.16: Home Based Employment

Chapter 2.17 Character and Scenic Quality

### PART 3: ENVIRONMENTAL CONTROLS

Chapter 3.1: Floodplain Management

Chapter 3.2: Coastal Hazard Management

Chapter 3.3: On-Site Sewage Management

Chapter 3.4: Water Catchment Areas

Chapter 3.5: Tree and Vegetation Management

Chapter 3.6: Heritage Conservation

Chapter 3.7 Geotechnical Requirements

Chapter 3.8: Acid Sulfate Soils

Chapter 3.9: Erosion and Sediment Control

#### PART 4: LOCATION SPECIFIC DEVELOPMENT CONTROLS – MAJOR CENTRES

Chapter 4.1: Warnervale Town Centre

Chapter 4.2: Peninsula Centres

Chapter 4.3: Terrigal Village Centre

Chapter 4.4: Gosford Waterfront

Chapter 4.5: Wyong Town Centre

Chapter 4.6: The Entrance Peninsula

#### PART 5: LOCATION SPECIFIC DEVELOPMENT CONTROLS

Chapter 5.1: Bensville

Chapter 5.2: Erina, 83-95 Karalta Road

Chapter 5.3: Kariong, Mount Penang Parklands

Chapter 5.4: Kincumber, Avoca Drive (Manassah Frost House)

Chapter 5.6: Lisarow, Toomeys Road

Chapter 5.8: Narara, Gosford Horticultural Institute

Chapter 5.10: Pearl Beach Residential Development

Chapter 5.11: Terrigal, Corner Charles Kay Drive and Terrigal Drive

Chapter 5.12: Terrigal, Parkside, Kings Avenue

Chapter 5.13: Terrigal Scenic Highway (George's Fruit Barn)

Chapter 5.14: Various Suburbs: Erina/Green Point/Terrigal, Kariong, Kincumber, Lisarow/Niagara Park, Narara and Springfield

Chapter 5.15: West Gosford, Temporary Use of Gosford Racecourse

Chapter 5.16: Yattalunga

Chapter 5.17: Forresters Beach

Chapter 5.18: Erina – 18 Illya Avenue (Erina Leagues Club)

Chapter 5.19: Marana Road, Springfield

Chapter 5.20: Somersby – Wisemans Ferry Road/Peats Ridge Road (Somersby Fields Site)

Chapter 5.21: East Somersby  
Chapter 5.22: Hamlyn Terrace – Louisiana Road Infill Development  
Chapter 5.24: Berkeley Vale – Keren Avenue Residential  
Chapter 5.25: Warnervale South  
Chapter 5.26: Buff Point - Residential  
Chapter 5.27: West Wyong Area  
Chapter 5.28: Lake Munmorah Village Centre  
Chapter 5.29: Mannering Park Residential  
Chapter 5.30: Jilliby – Hue Hue Road  
Chapter 5.31: North Wyong Industrial and Enterprise Precinct  
Chapter 5.32: Ourimbah Commercial Area  
Chapter 5.33: Tumbi Valley Residential  
Chapter 5.34: Tuggerah Precinct  
Chapter 5.35: Kanwal- Craigie Avenue Precinct  
Chapter 5.36: Warnervale – M1 Pacific Motorway Service Centres  
Chapter 5.37: Warnervale East / Wadalba North West – Urban Release Areas  
Chapter 5.38: Warnervale Business Park  
Chapter 5.39: Charmhaven West – Industrial Area  
Chapter 5.40: The Entrance – Key Site Development  
Chapter 5.41: Glenning Valley  
Chapter 5.42: Berkeley Vale – Anderson Road  
Chapter 5.43: Chittaway Point  
Chapter 5.44: Toukley – Rustrum Key Site  
Chapter 5.45: East Toukley  
Chapter 5.46: Northern Wetlands Management  
Chapter 5.47: Northern Conservation Areas  
Chapter 5.48: Northern Areas -Public Art  
Chapter 5.49: Northern Areas - Key Sites  
Chapter 5.50: East Toukley – Main Road Commercial  
Chapter 5.51: Mardi –Rural Residential  
Chapter 5.52: draft Wadalba South

## PART 6: INDEX

Dictionary

Schedule of Amendments

### RELATED/LINKED DOCUMENTS

Civil Works Design Specification

Fauna and Flora Guidelines

Waste Control Guidelines

Scenic Quality and Character Statements

Masterplans



### 3. DCP Chapter Comparison Summaries

#### a. 1.2 Notification

- Consolidated in 2017 – Wyong DCP 2013 and Gosford DCP 2013 currently contain identical Notification Chapters.
- Only updates are:
  - to reflect the changes made to the Environmental Planning and Assessment Act in 2018 (e.g. former s.96 is now s.4.55)
  - to update to reflect Council's practice of advertising all development applications for secondary dwellings.

b. 2.1 Dwelling Houses, Secondary Dwellings

The DCP Chapters relating to Dwelling Houses and Secondary Dwellings were generally consolidated in 2017 excepting the controls mentioned below that are proposed to change as a result of LEP changes.

	<b>GOSFORD DCP 2013 (CURRENT)</b>	<b>WYONG DCP 2013 (CURRENT)</b>	<b>ALIGNED CHAPTERS</b>	<b>NOTES</b>
<b>BUILDING HEIGHT</b>	LEP Height Map – generally 8.5m – may vary in higher density areas.	10m – except where mapped under the LEP. i.e. - Centres areas.	10m – except where mapped under the LEP (generally 8.5m).	Following exhibition, the 8.5m LEP height limit map for the R2 zone in the former Gosford LGA is proposed to be retained
<b>FLOOR SPACE RATIO</b>	LEP FSR Map – 0.5:1 on R2 zoned land - varies in higher density areas	An LEP FSR Map only applies in centres areas. Building scale controlled by site coverage, setback and height requirements.	Only applied in centres areas in former Wyong LGA and no longer applied in the R2 zones in the former Gosford LGA. Building scale controlled by site coverage, setback and height requirements.	
<b>OTHERS</b>			Minor changes to provide clarification – no changes to controls	

c. 2.2 Dual Occupancy

Note: Chapter 2.2 applies to both dual occupancies and multi-dwelling housing and two summary comparison tables are provided below

CONTROL	GOSFORD DCP 2013	WYONG DCP 2013	PROPOSED	NOTES
<b>BUILDING HEIGHT</b>	Mapped in LEP - generally 8.5m & 2 Storey or 11m & 3 Storey)	7m maximum ceiling height or mapped in the LEP in some town centre areas	Mapped in LEP or 10m and generally 2 storeys	Align with adopted dwelling house provisions. Former GCC area retains R2 building height map.
<b>FRONT SETBACK</b>	6m 3rd storey an additional 1.5m	4.5m	4.5m or as per adjacent dwellings	Align with adopted dwelling house provisions.
<b>SIDE SETBACK</b>	1m 3rd storey an additional 1.5m	0.9m	for any part of the building with a height of up to 4.5m—0.9m, and for any part of the building with a height of more than 4.5m—0.9m plus one-quarter of the height of the building above 4.5m	Align with dwelling house provisions
<b>REAR SETBACK</b>	3m Exceptions if fronting a laneway to 1m (max width 6m)	0.9m	4.5m	Consistent with multi-dwelling housing provisions
<b>FSR</b>	Mapped in the LEP – generally 0.5:1 or 0.6:1	0.5:1 or as mapped in the LEP (generally 0.5 or 0.6:1)	0.5:1 or as mapped in the LEP	
<b>PRIVATE OPEN SPACE</b>	75m <sup>2</sup>	45m <sup>2</sup>	45m <sup>2</sup>	
<b>PARKING SPACES</b>	125m <sup>2</sup> or less 1 space 125m <sup>2</sup> or more 2 spaces	1 space 1-3 br 2 spaces - 4 br+	1 space 1-3 br 2 spaces - 4 br+	
<b>MINIMUM LOT SIZE</b>	Attached (LEP provision) = 550m <sup>2</sup> Detached (LEP provision) = 800m <sup>2</sup>	Side by side = 550m <sup>2</sup> Front/rear = 700m <sup>2</sup> Off an existing battle axe access = 800m <sup>2</sup>	Attached Dual Occupancy = 550m <sup>2</sup> (LEP) Detached Dual Occupancy = 700m <sup>2</sup> (LEP) Off a battle axe allotment = 800m <sup>2</sup> (excluding the area of the existing battle-axe handle) Parent lot on steep sites (>15%) for front and rear configured development - 1000m <sup>2</sup> minimum lot size	

d. 2.2 Multi Dwelling Housing

CONTROL	GOSFORD DCP 2013	WYONG DCP 2013	PROPOSED	NOTES
<b>BUILDING HEIGHT</b>	Mapped in LEP (and generally 8.5m & 2 Storey or 11m & 3 Storey)	7m maximum upper level ceiling height or as mapped in the LEP in Major Centres	Mapped in LEP or 10m and generally 2 storeys (All areas in former GCC where this land use is permissible is mapped in the LEP)	Align with dwelling house provisions.
<b>FRONT SETBACK</b>	6m - 3rd storey an additional 1.5m	4.5m	4.5m or as per adjacent dwellings	Aligns with dwelling house provisions
<b>SIDE SETBACK</b>	Average 4m, minimum 3.5m encroachments permitted	0.9m	For any part of the building with a height of up to 4.5m—0.9m, and for any part of the building with a height of more than 4.5m—0.9m plus one-quarter of the height of the building above 4.5m	Aligns with dwelling house provisions
<b>REAR SETBACK</b>	6m 3rd storey an additional 2m encroachments permitted	4.5m	4.5m	
<b>FSR</b>	Mapped in the LEP	0.6:1 or as mapped in the LEP	0.6:1 or as mapped in the LEP	
<b>PRIVATE O/SPACE</b>	50m <sup>2</sup>	45m <sup>2</sup>	45m <sup>2</sup>	
<b>PARKING SPACES</b>	1.5 spaces/dwelling	1 bed unit - 1 space 2 bed unit 1.2 spaces 3 bed or greater 1.5 spaces	1.5 spaces/dwelling	A higher rate recommended - car dependant area.
<b>VISITOR PARKING</b>	0.2 spaces per dwelling, rounded up to the next whole number	1 space per 5 units for visitor parking with a minimum of 1 visitor space per development	0.2 spaces per dwelling, rounded up to the next whole number	
<b>MINIMUM LOT SIZE</b>	LEP 750m <sup>2</sup>	N/A	Not a proposed control – (other controls such as density, setbacks, parking, open space will regulate)	
<b>COMMON OPEN SPACE</b>	50m <sup>2</sup> and have minimum dimensions of 5m	Incorporate communal open space in up to two locations at a minimum rate of 10 square metres per dwelling and with a minimum width of 5 m.	A maximum of two locations at a minimum rate of 10m <sup>2</sup> / dwelling and with a minimum width of 5 m (10 or more dwellings only)	

e. 2.3 Residential Flat Buildings

CONTROLS	GOSFORD DCP 2013	WYONG DCP 2013	PROPOSED	NOTES
<b>BUILDING HEIGHT</b>	Mapped in LEP and 2 Storey where building height is mapped at 8.5m	Mapped in LEP or 7m maximum ceiling height in R1 areas that are not mapped in the LEP	Mapped in LEP Where not identified in the CCLEP height maps or where identified in the CCLEP with a maximum building height of 8.5m or 9.5m restricted to 2 storeys in height.	
<b>SITE COVERAGE</b>	No specific control – relies on setback, deep soil and FSR controls	Minimum 25% of site at ground level shall be 'soft' landscaping.	A minimum 25% of site area at ground level shall be 'soft' landscaping.	Also see Deep Soil provisions
<b>FRONT SETBACK</b>	6m	7.5m	6m	
<b>SIDE/REAR SETBACK 3 OR MORE STOREY BUILDINGS</b>	1 to 2 storey – 6m 3 <sup>rd</sup> storey – 8.5m	1 to 4 – 6m 5 to 8 – 9m 9 & above – 12m	1 to 4 – 6m 5 to 8 – 9m 9 & above – 12m	As per SEPP65 building separation requirements
<b>SIDE/REAR SETBACK – 2 STOREY ONLY</b>	3.5m/6m	0.9m/4.5m	Side - for any part of the building with a height of up to 4.5m—0.9m, and for any part of the building with a height of more than 4.5m—0.9m plus one-quarter of the height of the building above 4.5m	This is as per multi-dwelling housing (similar scale)
<b>FORESHORE SETBACK</b>	Not mentioned	20m or as per WLEP Foreshore Building Line Map	20m or as per CCLEP Foreshore Building Line Map	
<b>FSR</b>	Mapped in the LEP where this land use is permissible	0.6:1 or as mapped in the LEP	0.6:1 or as mapped in the LEP	In areas where not mapped in the LEP- would generally be 2 storey development and a 0.6:1 FSR would be appropriate
<b>PRIVATE OPEN SPACE*</b>	1 bed unit – 8m <sup>2</sup> 2 bed unit - 12m <sup>2</sup> 3 bed or more – 16m <sup>2</sup>	10m <sup>2</sup>	1 bed unit – 8m <sup>2</sup> 2 bed unit - 10m <sup>2</sup> 3 bed or greater – 12m <sup>2</sup>	As per SEPP65 and Apartment Design Guide (ADG)
<b>PARKING SPACES*</b>	1.5 - per dwelling 1 - per dwelling within 400m of a train station Visitor spaces, calculated on the basis of 0.2 spaces per dwelling, rounded up to the next whole number	1 bed unit - 1 space 2 bed unit - 1.2 spaces 3 bed or greater - 1.5 spaces In addition, 1 space per 5 units for visitor parking with a minimum of 1 visitor space per development	1.5 - per dwelling  Visitor spaces, calculated on the basis of 0.2 spaces per dwelling, rounded up to the next whole number  In accordance with SEPP 65 and the ADG, properties within 400 metres of train stations at nominated Regional Centres (Metropolitan Sub-Regional Centres - Gosford, Tuggerah and Wyong) must adopt the RMS guide	RMS Guide – up to 20 units 1 space per unit +1 space for every 5 x 2 bedroom unit +1 space for every 2 x 3 bedroom unit +1 space for 5 units (visitor parking) RMS Guide – 20 or more units for Metropolitan

				sub regional centres 0.6 spaces per 1 bedroom unit 0.9 spaces per 2 bedroom unit 1.4 spaces per 3 bedroom unit +1 space per 5 units (visitors)
<b>SUNLIGHT ACCESS*</b>	At least three hours daily shall be received by day-time living or dining or family rooms in all dwellings and the principal area of private open space. For every new development, this minimum amount of sunlight shall be received by at least 70% of the proposed dwellings.  For existing neighbours, the minimum amount of sunlight (as per above) shall be retained.	Minimum of 70% of dwelling (living rooms and private open space) shall receive a minimum of 3 hours unobstructed sunlight between 9 am and 3 pm on June 21 (winter solstice)  At least 75% of required private open space areas on adjoining lands shall receive at least three hours unobstructed sunlight between the hours of 9 am and 3 pm on June 21 (winter solstice)	70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter  At least 50% of required private open space areas on adjoining lands shall receive at least three hours unobstructed sunlight between the hours of 9 am and 3 pm on June 21	Required to adopt the ADG provisions for applications under SEPP 65.
<b>COMMON OPEN SPACE</b>	50m <sup>2</sup> and have minimum dimensions of 5m	Incorporate communal open space in up to two locations at a minimum rate of 10 square metres per dwelling and with a minimum width of 5 m.	A maximum of two locations at a minimum rate of 10m <sup>2</sup> / dwelling and with a minimum width of 5 m (10 or more dwellings)	ADG guidance only- minimum area equal to 25% of the site (not mandatory like some other controls)
<b>DEEP SOIL</b>	At least 25% of every development site shall be deep soil.	A minimum 50% of the required soft landscaped area of the site at ground level shall be a deep soil zone	A minimum 50% of the required soft landscaped area of the site at ground level shall be a deep soil zone (will generally be a minimum of 12.5%)	This provision may differ from the ADG recommendation (7%) depending on local requirements.
<b>MIN LOT SIZE</b>	LEP 750m <sup>2</sup>	N/A	Not a proposed control – (other controls such as density, setbacks, parking, open space will regulate)	

*Note: \* indicates where SEPP 65 and Apartment Design Guide Provisions must be adopted for proposals that are subject to SEPP 65. These provisions have been generally adopted in the Draft DCP to apply to all residential flat buildings whether subject to SEPP 65 or not.*

f. 2.4 Subdivision

CONTROL	GOSFORD DCP			WYONG DCP	PROPOSED																																													
<b>MINIMUM LOT SIZE - RESIDENTIAL</b>	As per LEP			Generally 450m <sup>2</sup> or as per LEP	As per LEP or “generally 450m <sup>2</sup> “in residential zones where a minimum lot size is not specified																																													
<b>BATTLE –AXE LOT MINIMUM LOT SIZE (EXCLUDES ACCESS HANDLE)</b>	As per LEP (generally 550 m <sup>2</sup> )			700 m <sup>2</sup> and increases based on slope	As per LEP (generally 450 m <sup>2</sup> )																																													
<b>CORNER LOTS</b>	Additional 50 m <sup>2</sup> above MLS (at 550 m <sup>2</sup> MLS)			700m <sup>2</sup>	150 m <sup>2</sup> > minimum lot size (i.e. 600m <sup>2</sup> if the minimum lot size is 450m <sup>2</sup> )																																													
<b>SLOPE CONSIDERATION - - INCREASE LOT SIZE</b>	R2 - 0-15% - 550 m <sup>2</sup> – 15m wide R2 - 15-20% - 650 m <sup>2</sup> – 18m wide R2- 20%+ - 800m <sup>2</sup> – 20m wide R1 - 0-8% - 600m <sup>2</sup> – 18m wide R1 - >8% - 750 m <sup>2</sup> – 25m wide			0-10% - 450 m <sup>2</sup> – 15m wide 11-15% - 600 m <sup>2</sup> – 18m wide 16-20% - 1000m <sup>2</sup> – 20m 21-25% - 1200m <sup>2</sup> – 25m	0-10% - 450 m <sup>2</sup> – 15m wide 11-15% - 600 m <sup>2</sup> – 18m wide 16-20% - 1000m <sup>2</sup> – 20m 21-25% - 1200m <sup>2</sup> – 25m																																													
<b>BATTLE-AXE LOT ACCESS</b>	<table border="1"> <thead> <tr> <th>No. of Dwellings Served</th> <th>Minimum 1 Constructed Width (m)</th> <th>Minimum Corridor Width (m)</th> </tr> </thead> <tbody> <tr><td>1</td><td>3.0</td><td>3.5</td></tr> <tr><td>2</td><td>3.0</td><td>4.0</td></tr> <tr><td>3</td><td>4.0</td><td>5.5</td></tr> <tr><td>4</td><td>4.0</td><td>6.0</td></tr> <tr><td>5</td><td>4.0</td><td>6.5</td></tr> <tr><td>6 to 8</td><td>6.0</td><td>8.5</td></tr> <tr><td>9 to 15</td><td>6.0</td><td>10.5</td></tr> </tbody> </table>	No. of Dwellings Served	Minimum 1 Constructed Width (m)	Minimum Corridor Width (m)	1	3.0	3.5	2	3.0	4.0	3	4.0	5.5	4	4.0	6.0	5	4.0	6.5	6 to 8	6.0	8.5	9 to 15	6.0	10.5	Min access handle - 1 and 2 lots = 4 metres and pavement width of 3 metres  Min access handle - 3 and 4 lots = 6 metres and pavement width of 4 metres  Max lots to share access handle = 4 lots			<table border="1"> <thead> <tr> <th>No. of Dwellings Served</th> <th>Minimum 1 Constructed Width (m)</th> <th>Minimum Corridor Width (m)</th> </tr> </thead> <tbody> <tr><td>1</td><td>3.0</td><td>3.5</td></tr> <tr><td>2</td><td>3.0</td><td>4.0</td></tr> <tr><td>3</td><td>4.0</td><td>5.5</td></tr> <tr><td>4</td><td>4.0</td><td>6.0</td></tr> <tr><td>5</td><td>4.0</td><td>6.5</td></tr> <tr><td>6 to 15</td><td>6.0</td><td>8.0</td></tr> </tbody> </table>	No. of Dwellings Served	Minimum 1 Constructed Width (m)	Minimum Corridor Width (m)	1	3.0	3.5	2	3.0	4.0	3	4.0	5.5	4	4.0	6.0	5	4.0	6.5	6 to 15	6.0	8.0
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<b>SMALL LOT HOUSING</b>				7.5m frontage to a public road 200 m <sup>2</sup> lot size	7.5m frontage to a public road 200 m <sup>2</sup> lot size																																													

<b>CONTROL</b>	<b>GOSFORD DCP</b>	<b>WYONG DCP</b>	<b>PROPOSED</b>
		>15% slope	>15% slope <i>NB: not permitted in R2 Zone under draft LEP.</i>
<b>INDUSTRIAL LOT SIZE</b>	Class A 4000m <sup>2</sup> with min width 36m Class B 2500m <sup>2</sup> with min width 24m Maximum 15% slope	Warnervale Business Park and Berkeley Vale West Industrial Estate is 5,000m <sup>2</sup> Corner lots minimum width of 45 metres. Maximum 15% slope	Warnervale Business Park and Berkeley Vale West Industrial Estate is 5,000m <sup>2</sup> Otherwise - 4,000m <sup>2</sup> with a minimum width of 36 metres, (corner lots minimum width of 45 metres) and maximum 15% slope (unless the lot size is specified under the LEP).
<b>BOUNDARY RETAINING WALLS</b>		Not exceed 900mm in height for residential zones and not extend for more than 2 lots	Not exceed 900mm in height for residential zones and not extend for more than 2 lots
<b>STREET TREES</b>		one (1) semi-advanced tree per 15 metres of frontage	one (1) semi-advanced tree per 15 metres of frontage
<b>WALKING DISTANCES</b>	No more than 5% of lots more than 400m from bus route	400m from public open space 500m from playground	400m from public open space 500m from playground
<b>OPEN SPACE</b>	2.83 Ha/1000 persons (or 333 dwellings) 2000 m <sup>2</sup> min. for active open space	Under s94(7.11) Plans and/or site-specific Chapters	Under s.7.11 Plans and/or site-specific Chapters
<b>UIA REQUIREMENTS WATERCOURSE AND DRAINS</b>	Setback from top bank of a creek or watercourse 6 metres	Retained naturally vegetated buffer: 5-10 metres WSUD infrastructure: 5-20 metres width Access reserve: 5-20 metres width	Retained naturally vegetated buffer: 5-10 metres WSUD infrastructure: 5-20 metres width Access reserve: 5-20 metres width



g. 2.5 Commercial Development

These provisions apply in small centres where there are no other provisions in place. All major centres are retaining their current controls which will be reviewed as part of the Comprehensive LEP/DCP.

CONTROL	GOSFORD DCP	WYONG DCP	PROPOSED
<b>HEIGHT OF BUILDING</b>	Nil – all mapped in the LEP	LEP or merit	-LEP -2 storey to streets in local centres -2 storeys to boundary in low scale residential areas
<b>ANCILLARY BUILDINGS HEIGHTS TO LANEWAYS</b>			6m
<b>CEILING HEIGHTS</b>			4m ground floor 3.3m first floor
<b>FRONT SETBACKS</b>			0 or reflect surrounding development
<b>REAR SETBACKS</b>			6 m to residential
<b>CORNER LOTS</b>			1.5m splay for sight lines
<b>LANEWAY SETBACK</b>			1m
<b>ACTIVE STREET FRONTAGES – TO OPEN SPACE</b>		Required consideration	75% of facade
<b>ACTIVE STREET FRONTAGES – TO STREETS</b>		Required consideration	50% of façade
<b>AWNINGS</b>		Required	All public facing areas
<b>CONTROL</b>	Gosford LEP	Wyong LEP	Proposed
<b>NEIGHBOURHOOD SHOPS</b>	100m <sup>2</sup>	125m <sup>2</sup>	125m <sup>2</sup>

*Note - Active frontages at street level include building entrances or lobbies, and premises with substantial display windows such as business premises, food and drink premises,*

h. 2.6 Commercial Hydroponics

<b>CONTROL</b>	<b>GOSFORD DCP</b>	<b>WYONG DCP</b>	<b>PROPOSED</b>
<b>DCP CHAPTER COVERAGE</b>	No existing Gosford Chapter	Existing Wyong DCP Chapter applies to specific areas	Remove map - rely on LEP to define permissibility of land use
<b>WATER QUALITY &amp; WATER SUPPLY</b>		Describes system types - benefits and disadvantages and general requirements of each, followed by specific performance requirements	Delete descriptions and diagrams - only include specific requirements
<b>NOISE AND ODOUR</b>		Recommendations for location and noise emission considerations	Consolidate and retain
<b>VISUAL IMPACT</b>		Greenhouses 30m from roads and 10m from side boundaries and dense landscaping required	Greenhouses 30m from roads and 10m from side boundaries and dense landscaping required
<b>OTHER PROVISIONS</b>			Can rely on generic DCP provisions

i. 2.7 Tourism Development

CONTROL	GOSFORD DCP	WYONG DCP	PROPOSED
<b>B&amp;BS</b>	4 Bedrooms max - LEP	5 Bedrooms max - LEP	5 Bedrooms max - LEP
	Not permitted to operate in dual occupancies, multi-dwelling housing, residential flat buildings		Not permitted to operate in dual occupancies, multi-dwelling housing, residential flat buildings
	Bed and breakfast and farm stay accommodation are not to contain stove or oven facilities for the preparation of meals by guests.	Bed and breakfast accommodation is not to contain facilities for the preparation of meals by guests	Bed and breakfast accommodation is not to contain facilities for the preparation of meals by guests
	The bed and breakfast accommodation must be for short-term, temporary visitors only and not for long-term, permanent accommodation. Maximum period of stay is restricted to 14 days in any 28-day period		The bed and breakfast accommodation must be for short-term, temporary visitors only and not for long-term, permanent accommodation. Maximum period of stay is restricted to 14 days in any 28-day period
<b>FARM STAY</b>	4 Bedrooms max - LEP	5 Bedrooms max - LEP	5 Bedrooms max - LEP
	Maximum period of stay is restricted to 14 days in any 28-day period	No DCP Provisions	Maximum period of stay is restricted to 14 days in any 28-day period
	Farm stay accommodation is to be contained within small scale separate "cottage style"		Farm stay accommodation is to be contained within small scale separate "cottage style"
	not compromise any existing or future primary production activities		not compromise any existing or future primary production activities
<b>SHORT-TERM RENTAL</b>	<i>Applied to the assessment of Development Applications for the use of any lawful existing dwelling of up to 6 bedrooms for Short-term Rental Accommodation. This includes dwellings of up to 4 bedrooms, which <b>are not</b> operated in accordance with the requirements relating to dwellings identified as Exempt Development</i>		
	The development must not generate more than 2 written complaints concerning the activities taking place on the land, from the occupiers of separate dwellings located within 40 metres of the subject dwelling, over a 12-month period.	No DCP Provisions - Merit Assessment	The development must not generate more than 2 written complaints concerning the activities taking place on the land, from the occupiers of separate dwellings located within 40 metres of the subject dwelling, over a 12-month period.
	Mandatory Private Security		Mandatory Private Security
	Maximum of 6 off street parking spaces		1 space per guest room
<b>BACKPACKERS</b>	General Assessment and any local controls	General Assessment and any local controls	General Assessment and any local controls
<b>ECO-TOURISM</b>	Specific LEP requirements	Specific LEP requirements	Specific LEP requirements
<b>SERVICED APARTMENTS</b>	General Assessment and any local controls	General Assessment and any local controls	SEPP 65 Assessment required under Draft CCLEP 2018 along with and local controls

j. 2.8 Caravan Parks

Currently Gosford LEP 2014 provisions and Wyong DCP 2013 provisions apply to Caravan Parks

<b>CONTROL</b>	<b>GOSFORD</b>	<b>WYONG</b>	<b>PROPOSED</b>
<b>RETAIN AFFORDABLE HOUSING</b>	LEP Control - Consent must not be granted for development to which this clause applies unless the consent authority has considered the following:(a) whether the proposed development is likely to reduce the availability of low cost accommodation on the land, (b) whether sufficient comparable accommodation is available to meet the demand for low - cost accommodation, (c) whether the proposed development is likely to cause adverse social and economic impacts on existing residents or the general community (d) whether adequate arrangements have been made to assist existing residents to find alternative and comparable accommodation, (e) whether the cumulative impact of the loss of low - cost accommodation is likely to significantly decrease the availability of low-cost accommodation	Not addressed in the current DCP or LEP –this control applies to mapped area in GLEP 2014 and this will also be the case under CCLEP 2018.	Retain in LEP
<b>RETAIN TOURIST SITES IN SUITABLE LOCATIONS</b>	Not addressed in the current DCP or LEP	DCP - Any caravan park with frontage to a river, lake or ocean foreshore, or frontage to public reserve adjoining that foreshore, is to have a minimum of 50% of sites available for tourist occupation	Retain in DCP
<b>ENSURE INFRASTRUCTURE IS IN PLACE TO SUPPORT A PERMANENT CARAVAN PARK AND THAT IT PROVIDES A FORM OF AFFORDABLE HOUSING</b>	Not addressed in the current DCP or LEP	DCP -Development applications for the creation of new non-tourist caravan parks or the expansion of existing non-tourist caravan parks are to be supported by a Social Impact Assessment Report	Retain in DCP
<b>SOCIAL IMPACT ASSESSMENT</b>	Not addressed in the current DCP or LEP	DCP - Development applications for the creation of new non-tourist caravan parks or the expansion of existing non-tourist caravan parks are to be supported by a Social Impact Assessment	Retain in DCP

k. 2.9 Industrial

<b>CONTROL</b>	<b>GOSFORD DCP</b>	<b>WYONG DCP</b>	<b>PROPOSED</b>
<b>FSR</b>	No Control	0.8:1	0.8:1
<b>SITE COVERAGE</b>	No Control	50%	No Control
<b>SETBACKS STATE RDS</b>	20m	15m	20m
<b>SETBACKS – COLLECTOR</b>	15m	10m	10m
<b>SETBACKS – ACCESS RDS</b>	15m	10m	10m
<b>OTHER ROADS</b>	Local Controls - Manns and Barralong Rds		Retain
<b>SETBACKS –SIDE AND REAR</b>	3m on lots 2500 m <sup>2</sup> - 4000 m <sup>2</sup> 5m on lots 4000 m <sup>2</sup> or greater	Nil	Nil
<b>LANDSCAPING – PRIMARY RD</b>	5m	5m	5m
<b>LANDSCAPING - SECONDARY RD</b>	2m	Nil	2m
<b>ANCILLARY RETAIL</b>	10% or 400m <sup>2</sup> (LEP)	20% or 250m <sup>2</sup> (LEP)	20% or 400m <sup>2</sup> (as per draft LEP)

I. 2.10 Centre Based Child Care Facilities (Child Care Centres)

Permissible under Draft CCLEP – R1 to R5, RU5, B1 to B7, IN1 & IN2, RE1 and E4 (Adding E4 and B5 to former Gosford LGA)

Clause 26 of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 overrides some local provisions – see below

ITEM	GOSFORD PROVISIONS	WYONG PROVISIONS	SEPP PROVISIONS	PROPOSED
<b>LOCATION</b>				
<b>BATTLE-AXE BLOCKS</b>	Not permitted	Not permitted	Silent	Not permitted
<b>RESIDENTIAL ZONES</b>				
<b>MIN SITE WIDTH</b>		18m	Silent	18m
<b>MAX SITE COVERAGE</b>	40%	35%	Silent	40%
<b>MAX LAND GRADIENT</b>	1 in 20		Silent	1 in 20
<b>FRONT SETBACK</b>	Based on surrounding developments	6m	10m Classified Road otherwise average of two closest buildings	SEPP Provisions prevail
<b>SIDE SETBACK</b>	Based on surrounding developments	3m	As per dwelling houses under DCP (i.e. – 0.9m to 4.5m and then increasing).	3m
<b>REAR SETBACK</b>	Based on surrounding developments	3m	As per dwelling houses under DCP (i.e. – 3m single storey and 6m two storey).	3m
<b>SIDE STREET FOR CORNER ALLOTMENT SETBACK</b>	Based on surrounding developments	3m	Silent	3m
<b>BUSINESS ZONES</b>				
<b>MAX SITE COVERAGE</b>	40%		Silent	As per SEPP
<b>MAX LAND GRADIENT</b>	1 in 20			1 in 20
<b>FRONT SETBACK</b>	Based on surrounding developments		10m Classified Road otherwise average of two closest buildings	SEPP Provisions prevail
<b>*SIDE SETBACK</b>	Based on surrounding developments		Silent	As per SEPP
<b>*REAR SETBACK</b>	Based on surrounding developments		Silent	As per SEPP
<b>INDUSTRIAL ZONES</b>				
<b>MAX SITE COVERAGE</b>	40%		Silent	40%
<b>MAX LAND GRADIENT</b>	1 in 20		Silent	1 in 20
<b>FRONT SETBACK - STATE ROAD</b>	Based on surrounding developments	15m	10m Classified Road otherwise average of two closest dwellings	New SEPP Provisions prevail

m. 2.11 Restricted and Sex Services Premises

CONTROL	GOSFORD LEP	WYONG LEP	PROPOSED
<b>PERMISSIBILITY – SEX SERVICES</b>	IN1 B3 B6 B7	B2, B3, B6, IN1, IN2	All zones identified under the current LEPs
<b>RESTRICTED PREMISES</b>	B2, B3, B4, IN1	B2, B3, B4, B5, IN1, IN2	All zones identified under the current LEPs
<b>HOME OCC – SEX SERVICES</b>	Currently prohibited	Permissible in R1 R5, rural and business zones	R1 R5, rural and business zones
	Gosford DCP	Wyong DCP	
<b>LOCATION - GENERAL</b>	Not within view of or within a 100-metre radius of a church, hospital, school, community facility, residential property, or any place regularly frequented by children for recreation or cultural activities.	Not to have access to or exit from a sex services premises or a restricted premise within 100 metres of the property boundary of any land used for or reserved for a church, school, child care centre, or any place frequented by children for cultural activities or structured recreation.  Access to or exit from a sex services premises or a restricted premises shall not be provided within 100 metres of the property boundary of any premises used as a dwelling.	Not to have access to or exit from a sex services premises or a restricted premises within 100 metres of the property boundary of any land used for or reserved for a church, school, child care centre, or any place frequented by children for cultural activities or structured recreation  Access to or exit from a sex services premises or a restricted premises shall not be provided within 100 metres of the property boundary of any premises used as a dwelling.
<b>LOCATION - COMMERCIAL</b>	No restriction relating to pubs etc.	Not within shopping malls/arcades. Not within a radius of 200 m of a licensed premises being a hotel, public bar nightclub or the like	Not within or above shopping malls/arcades. Not within a radius of 200 m of a licensed premises being a hotel, public bar nightclub or the like
<b>LOCATION – TO LIKE USES</b>	Not to be operating within a 100 metre radius of other sex services premise	Not within a radius of 200m of existing sex services premises and restricted premises.	Not within a radius of 200m of existing sex services premises and restricted premises.
<b>LOCATION – RESIDENTIAL ZONE (DOES NOT APPLY TO HOME OCCS.)</b>	Not addressed	100m buffer from residential zones	100m buffer from residential zones
<b>PARKING</b>	1/40m <sup>2</sup>	1 per 2 working rooms	1 per 2 working rooms
<b>HOURS OF OPERATION</b>	Council discretion - Conditions	Council discretion	Include reference
<b>SCALE OF OPERATION (NOT HOME OCCS.)</b>	Generally small scale	Max 10 employees	Max 10 employees
<b>SIGNAGE</b>	1/premise No size restriction	1/premise 0.3mx0.6m	1/premise 0.3mx0.6m
<b>SIGNAGE – HOME OCC</b>		Nil	Nil

n. 2.12 Waterfront Structures

Area specific requirements/controls

- Brisbane Waters
- St Huberts Island
- Tuggerah Lakes/Lake Macquarie
- Other areas will have the principles of this Chapter applied (e.g. Hawkesbury River)

CONTROL	GOSFORD DCP	WYONG DCP	PROPOSED
<b>JETTY LENGTH</b>	Brisbane Water- 55m or minimum 900mm or maximum 1.5 metres at MLWM – whichever lesser & no longer than jetties located 100m either side	30m max. or 1.2m depth at MHW – whichever lesser	Brisbane Water and Tuggerah Lakes - 55m or minimum 900mm or maximum 1.5 metres at MLWM – whichever lesser & no longer than jetties located 100m either side Following exhibition - Lake Macquarie to remain at 30m consistent with LMCC LGA
<b>JETTY WIDTH</b>	0.9-1.2m	0.9-1.2m	0.9-1.2m
<b>JETTY END</b>	9m <sup>2</sup> or 12m <sup>2</sup> for shared	4.2m length	9m <sup>2</sup> or 12m <sup>2</sup> for shared
<b>BOAT RAMP WIDTH</b>	3m	3m	3m
<b>BOAT RAMP LENGTH</b>	Not identified	5m from MHW	Retain as is for the different waterways
<b>SLIPWAYS</b>	No Controls	Mentioned but no controls	The length of a slipway is to be the lesser of; The length necessary to achieve a depth of 1.2m at Indian Spring Low Water and the length of the jetty to be used in conjunction with the slipway Slipways are to be a maximum of 2m wide. Slipways must achieve a depth of at least 600mm at low tide.
<b>ST HUBERTS CANALS, PONTOONS AND WALKWAYS –</b>	Site Specific prescriptive requirements	N/A	Prescriptive requirement retained.
<b>BRISBANE WATER MAPPING</b>	Indication of where jetties are permissible	N/A	Retain as is

Note- approx. 100mm between MHW and MLWM on lakes



o. 2.13 Transport and Parking

Due to significant differences in the existing considerations of the current DCPs the industry standard RMS Guide to Traffic Generating Developments was also used as a comparison tool in the development of this chapter

=	GOSFORD DCP PROVISIONS	WYONG DCP PROVISIONS	RMS GUIDE TO TRAFFIC GENERATING DEVELOPMENTS	PROPOSED	NOTES
<b>DESCRIPTION</b>	<b>Dwellings</b>	<b>Dwelling House</b>	<b>Dwelling House</b>	<b>Dwelling House</b>	
	Dwellings less than 125m <sup>2</sup> - 1 car parking space	1 space per dwelling if 3 or less bedrooms 2 spaces per dwelling if 4 or more bedrooms	1 - 2 spaces per dwelling	1 space per dwelling if 3 or less bedrooms 2 spaces per dwelling if 4 or more bedrooms	Align with changes already made to housing chapters
<b>DESCRIPTION</b>	<b>Dual Occupancy</b>	<b>Dual Occupancy</b>	<b>Dual Occupancy</b>	<b>Dual Occupancy</b>	
	Dwellings less than 125m <sup>2</sup> - 1 car parking space Dwellings greater than or equal to 125m <sup>2</sup> - 2 car parking spaces	1 space per dwelling if 3 or less bedrooms 2 spaces per dwelling for 4 or more bedroom dwellings At least one fully enclosed garage per dwelling is required	No provision	1 space per dwelling if 3 or less bedrooms 2 spaces per dwelling for 4 or more bedroom dwellings At least one fully enclosed garage per dwelling is required	Align with changes already made to housing chapters
<b>DESCRIPTION</b>	<b>Multi Dwelling Housing and Residential Flat Buildings</b>	<b>Multi Dwelling Housing and Residential Flat Buildings</b>	<b>Medium density residential flat buildings</b>	<b>Multi Dwelling Housing and Residential Flat Buildings</b>	
	Medium density residential development is to provide the following minimum numbers of onsite assigned parking: * 1.5 car spaces per dwelling, rounded up to the next whole number; or 1 car space per dwelling within 400m of a train station; Visitor spaces, calculated on the basis of 0.2 spaces per	1 space per 1 bedroom dwelling 1.2 spaces per 2 bedroom dwelling 1.5 spaces per 3 (or more) bedroom dwelling Note: The above requirements may be reduced to 1 space per dwelling if development is in a major centre or a town centre, subject to submission of a Transport Management Plan and approval by Council.	1 space per unit +1 space for every 5 x 2 bedroom unit +1 space for every 2 x 3 bedroom unit +1 space for 5 units (visitor parking)	Multi Dwelling Housing 1.5 car spaces per dwelling, rounded up to the next whole number; Visitor spaces, calculated on the basis of 0.2 spaces per dwelling, rounded up to the next whole number Residential Flat Buildings	It is considered more appropriate to provide less off-street parking on Central Coast compared to the RMS rate. For visitor parking it is suggested to adopt RMS rate and description as it is clearer to implement and based on more up to date traffic surveys.

=	GOSFORD DCP PROVISIONS	WYONG DCP PROVISIONS	RMS GUIDE TO TRAFFIC GENERATING DEVELOPMENTS	PROPOSED	NOTES
	<p>dwelling, rounded up to the next whole number, must be provided on site and clearly marked for use by visitors only.</p> <p>In the area defined as the Peninsula (i.e. Booker Bay, Blackwall, Ettalong, Umina, Woy Woy) visitor parking and service vehicle access may be provided on the existing street where:</p> <p>*development contains less than 4 units, or unrestricted on-street parking is safely available within 60m of the development;</p>	<p>In addition, 1 space per 5 units for visitor parking with a minimum of 1 visitor space per development</p> <p>On average, only one space per unit is to be allocated as resident parking. The remaining spaces are to be provided as separate parking and available for common use at all times.</p>		<p>1.5 car spaces per dwelling, rounded up to the next whole number; or 1 car space per dwelling within 400m of a train station;</p> <p>Visitor spaces, calculated on the basis of 0.2 spaces per dwelling, rounded up to the next whole number.</p>	
			<p><b>High density residential flat buildings (20 + units)</b></p>	<p><b>RFBs in Major Centres</b></p>	
			<p>Metropolitan sub regional centres</p> <p>0.6 spaces per 1 bedroom unit</p> <p>0.9 spaces per 2 bedroom unit</p> <p>1.4 spaces per 3 bedroom unit</p> <p>+1 space per 5 units (visitors)</p>	<p>Metropolitan sub regional centres 0.6 spaces per 1 bedroom unit</p> <p>0.9 spaces per 2 bedroom unit</p> <p>1.4 spaces per 3 bedroom unit</p> <p>+1 space per 5 units (visitors)</p>	<p>For properties within 400 metres of train stations at nominated Regional Centres; Gosford, Tuggerah and Wyong adopt RMS's rates in accordance with NSW Department of Planning's Apartment Design Guide. DP&amp;E have released a Practice Note that indicates that these Centres are to be treated as Metropolitan sub-regional centres.</p>
<p><b>DESCRIPTION</b></p>	<p><b>Housing for Aged or Disabled Persons</b></p>	<p><b>Housing for Aged or Disabled Persons</b></p>	<p><b>Housing for aged and disabled persons</b></p>	<p><b>Housing for Aged or Disabled Persons</b></p>	

=	GOSFORD DCP PROVISIONS	WYONG DCP PROVISIONS	RMS GUIDE TO TRAFFIC GENERATING DEVELOPMENTS	PROPOSED	NOTES
	No Provision	As per State Environmental Planning Policy (Housing for Seniors or People with a Disability)		As per State Environmental Planning Policy (Housing for Seniors or People with a Disability)	Adopt as per NSW State Government Policy
<b>DESCRIPTION</b>	<b>Exhibition Home</b>	<b>Exhibition Home</b>	<b>Exhibition Home</b>	<b>Exhibition Home</b>	
	No Provision	For single exhibition homes: 1 on-site space for staff PLUS 2 spaces on-site for visitors Spaces are not to be provided within the front building setback which includes setback to both streets on corner lots For an exhibition village, 2 off-street spaces per exhibition home	No provision	For single exhibition homes: 1 on-site space for staff PLUS 2 spaces on-site for visitors Spaces are not to be provided within the front building setback which includes setback to both streets on corner lots For an exhibition village, 2 off-street spaces per exhibition home	Still occurring in the greenfield subdivisions in the north of the LGA.
<b>DESCRIPTION</b>	<b>Shop-Top Housing</b>	<b>Shop-Top Housing</b>	<b>Shop-Top Housing</b>	<b>Shop-Top Housing</b>	
	1 car space per dwelling	No separate provision – align with residential provisions above depending on the number of units.	No provision	1 car space per dwelling 2 spaces per dwelling – 4 or more bedrooms (residential component) *does not apply to shop-top housing that is defined as a residential flat building	Noted shortfall of parking in car reliant areas and that shop top housing where there is only one to three units have different impacts to shop-top housing related to a residential fiat building
<b>DESCRIPTION</b>	<b>Casual Accommodation</b>	<b>Hotel, Motel and Serviced Apartments</b>	<b>Motels</b>	<b>Hotel (Pub) or Motel Accommodation, Serviced Apartments</b>	

=	GOSFORD DCP PROVISIONS	WYONG DCP PROVISIONS	RMS GUIDE TO TRAFFIC GENERATING DEVELOPMENTS	PROPOSED	NOTES
	<b>Hotel or Motel Accommodation/Tourist and Visitor Accommodation</b>				
	1 space per accommodation unit, plus 1 space for every 2 persons employed in connection with the development and on duty at any one time	1 space per unit 1 space for the manager PLUS 1 space per 2 employees Where other facilities are provided as part of the development (such as restaurants, conference and function rooms, etc.), allowance is to be made as specified in the relevant sections of this table. Delivery/Service Vehicle Requirements: For accommodation units, 1 space per 50 units up to 200 units PLUS 1 space per 100 units thereafter.	1 space for each unit + 1 space per 2 employees If restaurant included then add the greater of 15 spaces per 100m2 GFA of restaurant / function room, or 1 space per 3 seats	1 space per accommodation unit, plus 1 space for every 2 persons employed in connection with the development and on duty at any one time	Former Councils previously grouped mentioned land uses differently. These uses have now been separated to better reflect their impact here and below.
<b>DESCRIPTION</b>	<b>Tourist and Visitor Accommodation (as Backpacker Accommodation)</b>	<b>Boarding house, backpackers' accommodation and hostels.</b>	<b>Boarding house, backpackers' accommodation and hostels.</b>	<b>Backpacker accommodation</b>	
	1 space for each 5 occupants/lodgers plus 1 space for any resident manager, plus 1 space for each 2 employees.	The greater of 1 space per 5 beds or 1 space per 8.5 beds plus staff parking (Staff requirements are 1 space for manager plus 1 space per 2 employees) 1 space for a minibus and service vehicles	No provision	1 space for each 5 occupants/lodgers plus 1 space for any resident manager, plus 1 space for each 2 employees.	This development activity is continuing. It is suggested the rate and wording appears more appropriate and concise. Boarding Houses are to be dealt with as a separate land use (below).
<b>DESCRIPTION</b>	<b>Tourist and Visitor Accommodation (as Backpacker Accommodation)</b>	<b>Boarding house, backpackers' accommodation and hostels.</b>	<b>Boarding house, backpackers'</b>	<b>Boarding House</b>	

=	GOSFORD DCP PROVISIONS	WYONG DCP PROVISIONS	RMS GUIDE TO TRAFFIC GENERATING DEVELOPMENTS	PROPOSED	NOTES
			accommodation and hostels.		
	1 space for each 5 occupants/lodgers plus 1 space for any resident manager, plus 1 space for each 2 employees.	The greater of 1 space per 5 beds or 1 space per 8.5 beds plus staff parking (Staff requirements are 1 space for manager plus 1 space per 2 employees) 1 space for a minibus and service vehicles	No provision	0.5 parking spaces are provided for each boarding room	As per Affordable Housing SEPP for private developments.
<b>DESCRIPTION</b>	<b>Bed and Breakfast &amp; Farm stay</b>	<b>Bed and Breakfast</b>	<b>Bed and Breakfast</b>	<b>Bed and Breakfast and Farm stay</b>	
	1 per guest & 1 per permanent resident	1 space per visitor's bedroom PLUS 2 spaces for permanent residents	No provision	1 space per visitor's bedroom PLUS 2 spaces for permanent residents	It is suggested the wording and rate is appropriate. This development activity is continuing.
<b>DESCRIPTION</b>	<b>Caravan Parks and Camping Grounds</b>	<b>Caravan Parks and Camping Grounds</b>	<b>Caravan Parks and Camping Grounds</b>	<b>Caravan Parks and Camping Grounds</b>	
	No Provision shown	1 resident parking space per caravan or camping site 1 visitor parking space per 10 long term sites 1 visitor parking space per 20 short term sites (Minimum of 4 visitor parking spaces) 1 space for Manager PLUS 1 space per 2 employees* * Note: Rates for residents and visitors are set by Local Government (Manufactured Home Estates, Caravan Parks, Camping	1 space per caravan site	Note: Rates for residents and visitors are set by Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2005.	Rates for residents and visitors are set by Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Movable Dwellings) Regulation 2005.

=	GOSFORD DCP PROVISIONS	WYONG DCP PROVISIONS	RMS GUIDE TO TRAFFIC GENERATING DEVELOPMENTS	PROPOSED	NOTES
		Grounds and Movable Dwellings) Regulation 2005.			
<b>DESCRIPTION</b>	<b>Hospital</b>	<b>Hospital</b>	<b>Private Hospitals</b>	<b>Hospital</b>	
	1 space per 2 beds and 1 space per 2 employees	1 space per 2 beds PLUS 1 space per 2 employees PLUS Adequate spaces to be provided for staff Service Requirements (including Ambulance): 1 space per 2,000m <sup>2</sup> GFA with a minimum of 1 space	Comparisons should be drawn with similar developments (Refer to Section 5.12.4)	1 space per 2 beds and 1 space per 2 employees Service requirements (including ambulance): 2 spaces	It is suggested the description and rates are more appropriate and concise.

p. 2.14 Waste Management

**Current:**

- Wyong DCP 2013 is supported by a set of waste management guidelines.
- Gosford DCP 2013 contains all provisions regarding waste management within the DCP Chapter.

**Proposed:**

- A large part of the content of GDCP 2013 from the current Waste Management Chapter to be relocated to a new Central Coast Waste Management Guideline.

**Guideline Controls:**

- Residential:
  - Single Bins up to 12 units with ground floor access
  - Common storage areas required when there are more than 12 units for villa and townhouse development or for residential flat buildings
  - Larger developments - Turning paths, pavement, clearance requirements and indemnity issues when on-site collection is required.
- Mixed use – require separate areas/enclosures

q. 2.15 Signage and Advertising

A significant proportion of signage is currently dealt with under SEPP Exempt and Complying Development and Advertising Signage under SEPP 64.

SIGNAGE TYPE	SEPP EXEMPT AND COMPLYING		WYONG DCP 2013		GOSFORD DCP 2013		CENTRAL COAST DCP 2018 (PROPOSED)		
	HEIGHT	AREA	HEIGHT	AREA	HEIGHT	AREA	HEIGHT	AREA (PER FACE)	COMMENT/JUSTIFICATION
<b>POLE OR PYLON</b>	6m max.	8m <sup>2</sup> (16m <sup>2</sup> for multiple tenants)	6m max.	8m <sup>2</sup> (16m <sup>2</sup> for multiple tenants)	6m max. (Erina -8.5m & 1/20 m frontage)	6m <sup>2</sup> & 12m <sup>2</sup> for multiple tenants	7m max.	1/15m frontage 8m <sup>2</sup> (16m <sup>2</sup> for multiple)	7m was the standard in the former WSC area prior to DCP 2013 and there is an old local provision at Erina Business Centre that permits 8.5m.
<b>UNDER AWNING</b>	2.6m min	1.5m <sup>2</sup> (2.5 m lg.)	2.6m min	1.5m <sup>2</sup> (2.5m long)	2.6m min	2.5x0.5)	2.6m min	1.5m <sup>2</sup> (2.5m long)	
<b>FASCIA</b>	extent of fascia		extent of fascia		no restriction		can extend 300mm below/above fascia		Former WSC provision (prior to DCP 2013) - operated without issue
<b>FLUSH WALL (INDUSTRIAL ZONES)</b>		16m <sup>2</sup> or 20% of wall		16m <sup>2</sup> or 20% of wall	2.6 m min. above gnd. (if illum.)	6m <sup>2</sup> or 3x distance to gnd.		16 m <sup>2</sup> or 25% of wall	Former WSC provision (prior to DCP 2013) that operated without issue
<b>FLUSH WALL (RES ZONES)</b>		Home Bus. 1m <sup>2</sup> or other 2.5m <sup>2</sup> (1 max)		Home Bus. 1m <sup>2</sup> .or other 2.5m <sup>2</sup> .	2.6 m min. above gnd. (if illum.)	6m <sup>2</sup> or 3x distance to gnd.		Home Bus. 1m <sup>2</sup> or other 2.5m <sup>2</sup>	SEPP restricts to one sign only. This will allow additional signage with consent.
<b>FLUSH WALL (BUSINESS &amp; RUS ZONES)</b>		5m <sup>2</sup>		5m <sup>2</sup>	2.6 m min. above gnd. (if illum.)	6m <sup>2</sup> or 3x distance to gnd.	6m <sup>2</sup>		Adopts current GCC provision
<b>PROJECTING WALL</b>		1.5m <sup>2</sup> (2.5 m <sup>2</sup> ind.)		1.5m <sup>2</sup> (2.5 m <sup>2</sup> ind.)	2.6 min	3m <sup>2</sup>		3m <sup>2</sup>	Adopts current GCC provision
<b>BUILDING ID</b>	>15m or below eave	2.5m <sup>2</sup>	>15m or below eave	2.5m <sup>2</sup>			>15m or below eave	2.5m <sup>2</sup>	
<b>TOP HAMPER</b>	2.1m	2.5 m <sup>2</sup> (600m m ht)	2.1m	2.5m <sup>2</sup> (600mm ht)			2.1m	2.5 m <sup>2</sup> (600mm ht)	



SIGNAGE TYPE	SEPP EXEMPT AND COMPLYING		WYONG DCP 2013		GOSFORD DCP 2013		CENTRAL COAST DCP 2018 (PROPOSED)		
	HEIGHT	AREA	HEIGHT	AREA	HEIGHT	AREA	HEIGHT	AREA (PER FACE)	COMMENT/JUSTIFICATION
<b>COMMUNITY NOTICE/PUBLIC INFORMATION (PUBLIC EVENT)</b>	>5m	3.5m	>5m	3.5m			>5m	3.5m	
<b>TEMPORARY EVENT SIGN</b>	<5m from gnd.	6 m <sup>2</sup>	<5m from gnd.	6m <sup>2</sup>	no size restriction -21 days before & 7 days after		< 7m from gnd.	12m <sup>2</sup> –28 days before & 7 days after	
<b>REAL ESTATE</b>	<3m	1.5m <sup>2</sup>	<3m	1.5m <sup>2</sup>			<3m	1.5m <sup>2</sup>	
<b>ELECTION</b>		0.8m <sup>2</sup>		0.8 m <sup>2</sup>	SEPP only		SEPP provisions only		Should be no need for variation from SEPP Provisions
<b>TOP HAMPER</b>	2.6 min	2.5m <sup>2</sup>	2.6 min	2.5m <sup>2</sup>			2.6 min	2.5 m <sup>2</sup>	
<b>A FRAMES</b>	N/A		not mentioned		Indicated as prohibited in the DCP		To be dealt with as a Footpath Licencing issue		Currently Not permitted in former GCC LGA and required consent in former WSC LGA
<b>ROOF</b>	N/A		Not mentioned – no control		Indicated as prohibited in the DCP		signage not to extend beyond roofline		Not permitted in former GCC LGA or under the SEPP
<b>ABOVE AWNING</b>	N/A		2.6m min	1.5 m <sup>2</sup> (2.5m long)	prohibited		omit from DCP		Not permitted in former GCC LGA or under the SEPP

r. 2.16 Home Based Employment

- Generally, reflects the provisions of the Codes SEPP but provides additional information where consent is required.
- Adjusted to reflect changes in home-based childcare provisions under the new Educational Establishments SEPP.
- Additional information to confirm maximum floor areas for home based employment cannot be varied (cannot use CCLEP CI 4.6).
- There are no DCP provisions relating to this use that are currently in force under GDCP 2013.

s. 2.17 Character and Scenic Quality

- Gosford DCP 2013 Chapter 2.1 Character was developed prior to the introduction of SEPP Exempt and Complying Development 2008 and SEPP Affordable Rental Housing 2009 by the NSW State Government. In 2017, in the Central Coast Local Government Area, over 20% of dwelling house approvals, over 30% of dwelling addition approvals and 50% of secondary dwelling approvals were Complying Development Certificates (or CDCs). These applications do not and cannot be required to consider Council’s DCP provisions including Gosford DCP 2013 Chapter 2.1 Character.
- Consideration of local character is, and will remain a consideration for development applications, especially when variations from any development standards are sought. Local Character Statements will remain publicly available as documents related to the CCDCP and the CCLEP. Along with adopted Council Masterplans they will not only remain a consideration when dwelling house applications are seeking a variation to Council controls, but also in the consideration of applications for other land uses, such as residential flat buildings and boarding houses.
- These documents will be reviewed and modernised in future stages of the Comprehensive LEP Review.

<b>CONTROL</b>	<b>GOSFORD DCP</b>	<b>WYONG DCP</b>	<b>PROPOSED</b>
<b>DEVELOPMENT DESIGN – CHARACTER CONSIDERATIONS</b>	Chapter 2.1 – Character – DCP Chapter that guides assessment of development applications against Character Statements (all suburbs).	Chapter 2.1, 2.2 & 2.3 Chapters 5.2, 5.3 & 5.5 Chapters 6.5, 6.7 & 6.25	Retain all
<b>SUBDIVISION DESIGN – CHARACTER CONSIDERATIONS</b>	Chapters 5.1, 5.3, 5.10, 5.11, 5.12, 5.17, 5.18, 5.12, 5.22, 5.23	Chapters 6.2, 6.5, 6.7, 6.10, 6.17, 6.22, 6.25	Retain all
<b>SCENIC QUALITY</b>	Chapter 2.2 – Scenic Quality - DCP Chapter that identifying 12 distinct geographical areas and considerations that should be made to maintain scenic quality	No equivalent	Retain

*Note- “Subdivision Design Character Considerations” area have the greatest impact in areas where a significant number of complying development certificates are issued.*

t. 3.1 Floodplain Management

Deferred pending the completion of consistent flood mapping

#### u. 3.2 Coastal Hazard Management

- The former Councils used different assessment criteria to deal with development in the coastal vulnerability area and these cannot be easily integrated.
- Draft Chapter 3.2 maintains the existing separate north/south controls until such time as a set of consistent controls and Central Coast Coastal Zone Management Plan is completed.
- Controls of the previous Councils have not changed at this stage, though provisions have been updated to reflect Legislation changes etc.
- The *Coastal Protection SEPP 2018* – in force 3 April 2018 - replaces several documents including *SEPP 71 Coastal Protection*.
- The SEPP identifies controls for different coastal areas including “Coastal Vulnerability Area”. The Coastal Vulnerability Area is land identified within Council’s existing Coastal Hazard Maps found in the DCPs of the former LGAs.
- Coastal land that falls outside of the Coastal Vulnerability Area is not subject to this DCP Chapter but must consider the provisions of the SEPP.
- Under the *Coastal Management Act 2016*, Council has 5 years to convert current Coastal Zone Management Plans into the new Coastal Management Programs.

v. 3.3 On-Site Sewer Management

<b>CONTROL</b>	<b>GOSFORD DCP</b>	<b>WYONG DCP</b>	<b>PROPOSED</b>
<b>GUIDANCE ON DESIGN AND CONSTRUCTION OF OSSM SYSTEMS</b>	Extensive Information	Extensive Information	Both existing chapters contain outdated information, the majority of which are not development controls. Proposed to now contain links to the relevant documents:  Reference is made to the following Australian standards and best practise guidelines for use when designing onsite sewage management systems: <ul style="list-style-type: none"> <li>• AS1547:2012 Onsite domestic wastewater management.</li> <li>• Sydney Catchment Authority (SCA), (2012) Designing and Installing Onsite Wastewater Systems, A Sydney Catchment Authority Current Recommended Practise.</li> <li>• Department of Local Government, (1998) Environment and Health Protection Guidelines Onsite Sewage Management for Single Households.</li> </ul>
<b>SITE AND SOIL INVESTIGATION</b>	List of information to be provided	List of information to be provided	Consolidated into a Section and Table on Wastewater Management Report Information.
<b>PUMP OUT SYSTEMS</b>	Controls provided	Not considered an option	Controls provided for certain circumstances.
<b>WATER CATCHMENT AREA PROVISIONS</b>	Not specifically mentioned	Considered high risk	Specific controls for these areas identified.

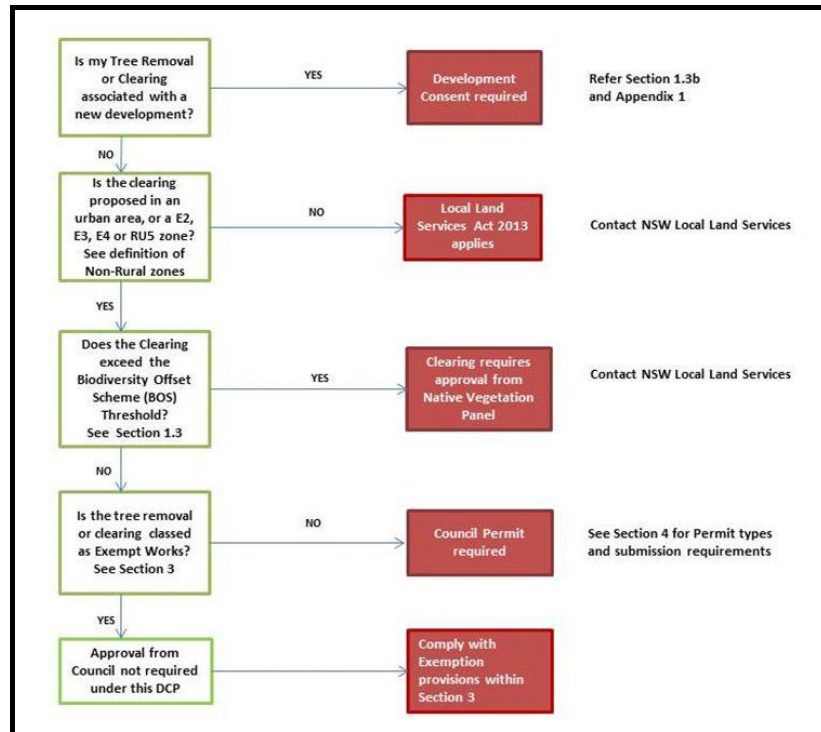
w. 3.4 Water Catchment Areas

Currently the relevant provisions are in Wyong LEP 2013 and Gosford DCP 2013. It is proposed to have both an LEP Clause under CCLEP 2018 and a DCP Chapter – The DCP is to provide additional guidance re lodgement requirements

<b>CONTROL</b>	<b>GOSFORD DCP 2014</b>	<b>WYONG LEP 2013</b>	<b>PROPOSED</b>
<b>IMPACT</b>	Zero impact required to be achieved for any development	Before determining a development application for development on land to which this clause applies, the consent authority must consider the following: (a) whether or not the development is likely to have any adverse impact on the quality and quantity of water entering the drinking water storage, having regard to the following: (i) the distance between the development and any waterway that feeds into the drinking water storage, (ii) the on-site use, storage and disposal of any chemicals on the land, (iii) the treatment, storage and disposal of wastewater and solid waste generated or used by the development, (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development....	LEP - provisions similar to those under WLEP 2013 are to apply across the LGA DCP - Remove “zero impact” from the DCP Chapter as this may contradict the LEP Clause which uses the term” adverse impact” and replace with “Neutral or Beneficial Effect (NorBE)” as described by SEPP (Sydney Drinking Water Catchment) 2011.
<b>LAND USES</b>	Specific land uses nominated which are required to achieve a zero impact	Considers all land uses	Remove reference to specific land uses. The nature of information submitted will be dependent on the scale of the development proposed and more detail will be required in more sensitive areas.
<b>EXEMPTIONS</b>	Exemption available for minor developments if obtained in writing from water authority  Recommendation for consultation with Water Authority prior to lodgement	Considers all land uses	LEP Clause must be considered.
<b>SUBMISSION REQUIREMENTS</b>	Requires several reports including – Waste Handling, Water Quality Plan, Environmental Mmt. Plan, Groundwater and Surface Protection Plans with all applications	Considers all land uses against LEP requirements	Retains similar requirement for proposals within the Mangrove Catchments as is currently in force under Gosford DCP 2013. For other catchments Waste Handling and Surface Protection Plans are required with development applications.

x. 3.5 Tree Management

- Initial consolidation occurred through the adoption of the former Gosford DCP Controls for Tree Management across the Central Coast as of March 2018.
- The exhibition chapter was the DCP Chapter exhibited from 8 November 2018 to January 2019.
- Provision has been made to permit the adoption of the Tree Vegetation DCP Chapter that came into force under the current DCPs 5 September 2019
- The DCP Chapter considers the impact of the introduction of the *Biodiversity Conservation Act 2016* (BC Act) and *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*. The policy aligns with the reforms and provides clear advice to landowners as to when Permits are required to undertake tree and vegetation management actions. The following outlines the process:





y. 3.6 Heritage Conservation

- There are no existing DCP provisions under Gosford DCP 2013
- Draft Central Coast LEP – Clause 5.10 – generally repeats the information in Clause 5.10 of Wyong LEP 2013 & Gosford LEP 2014. This Clause provides information on what needs to be considered for development relating to a heritage item or area.
- The Draft Heritage Conservation chapter contains guidance on how to consider Draft Central Coast LEP Clause 5.10 including:
  - Design
  - Signage requirements
  - Adaptive re-use
  - Subdivision
  - Controls for Heritage Conservation Areas – adding Mount Penang to Wyong and The Entrance (Oakland Ave)

z. 3.7 Geotechnical Requirements

- Geotechnical report requirements for areas mapped in the former Gosford LGA.
- Proposed to expand for consideration to former Wyong LGA. For the former Wyong Shire there is currently no mapping and this issue is considered on a case by case basis.
- A separate requirement for geotechnical information is identified for subdivisions in draft Chapter 2.4.

#### aa. 3.8 Acid Sulphate Soils

##### Current:

- Wyong DCP 2013 does not contain a chapter on Acid Sulphate Soils – relies on LEP Clause which refers to the Acid Sulfate Soils Manual
- Gosford DCP 2013 contain an extensive chapter on Acid Sulphate Soils – supplements LEP Clause

##### Draft Chapter Provisions

- Examples of types of excavations that may produce AS Soils
- Provides information on what is required under a Preliminary Soil Assessment or an Acid Sulfate Soil Management Plan under the Acid Sulfate Soil Manual.

bb. 3.9: Erosion and Sediment Control

<b>CONTROL</b>	<b>GOSFORD DCP</b>	<b>WYONG DCP</b>	<b>BLUE BOOK</b>	<b>PROPOSED</b>
<b>0 – 250M<sup>2</sup></b>	Temporary erosion & sediment controls Erosion & Sediment Control Plan (for nominated Sensitive Sites)	Refers to Blue Book	Temporary erosion & sediment controls Erosion & Sediment Control Plan (for nominated Sensitive Sites)	Temporary erosion & sediment controls Erosion & Sediment Control Plan (for nominated Sensitive Sites)
<b>250M<sup>2</sup> – 2500M<sup>2</sup></b>	Erosion & Sediment Control Plan	Refers to Blue Book	Erosion & Sediment Control Plan	Erosion & Sediment Control Plan
<b>2500M<sup>2</sup> OR GREATER</b>	Soil and Water Management Plan The SWMP must be submitted with the development application	Refers to Blue Book	Soil and Water Management Plan	Soil and Water Management Plan

*Note: The "Blue Book" is the common name for "Managing Urban Stormwater Soils and Construction" – by Landcom*

#### 4. CCDCP – Proposed Changes - Post Exhibition

##### a. Clarifications and Errors

CHAPTER	ISSUE IDENTIFIED	PROPOSED DCP CHANGE
<b>2.2 DUAL OCCUPANCY AND MULTI-DWELLING HOUSING</b>	Clarification - conflict in controls – parking side setbacks for dual occupancies	Amend: 2.2.8.2.2 – Ground Level Parking - amend side setback from 1m to 500mm as per exhibited diagram.
	Typo - Remove additional storage requirements for dual occupancy and townhouse development – was only to be applied to residential flat buildings.	Delete: 2.2.7.6 - Delete storage requirements
	Clarification - Additional information providing clarification of information that is to be provided when applying to subdivide a dual occupancy	Add: 2.2.11.5 DUAL OCCUPANCY SUBDIVISION a Applications for subdivision of dual occupancy development where permissible must include the following information: i proposed plan of subdivision; ii details of proposed easements, rights of carriageway or restrictions as to user; iii details of the location of any existing easements or services on site and proposed services for each dwelling;
	Clarification - Additional text required to provide clarification of side setback requirements for dual occupancies on corner lots	Add: 2.2.5 e <i>- Note: On corner allotments the side street is generally taken to be the boundary with the greater frontage.</i> Add: 2.2.5 f Detached dual occupancy on a corner allotment i. A detached dual occupancy on a corner lot is required to address both street frontages. Each dwelling will have a frontage to a "nominated"

		primary road. Setbacks to the other boundaries on the site will be side boundary setbacks.
	Clarification - Additional text required to provide clarification of side setback requirements for multi dwelling housing on corner lots	Add: 2.2.5 g Corner Allotments side street -multi dwelling housing i 3.0m, plus compliance with sight preservation lines
	Clarification - regarding primary access requirements for dual occupancies.	Add: 2.2.5 a <i>Note: Dwellings must have direct access to a public road for pedestrian access, mail and waste collection.</i>
<b>2.4 SUBDIVISION</b>	Clarification - Table 2 of Chapter 2.4 deals with additional minimum lot size requirements for sloping or steep sites. This guidance may potentially conflict with the minimum lot size map of the LEP where the minimum lot size under the LEP exceeds that in the DCP table.	Amend: Chapter 2.4 - Table 2 and add text to clarify that this guidance is subject to the minimum lot size requirements of the CCLEP
	Clarification - Improved clarity of requirements for small lot housing proposals (permissible in the R1 zone) under Ch 2.4 Note- It is likely that these forms of development will become less prevalent once prohibited in the R2 zone	Amend: 2.4.4.1 - Alter to indicate, that dwelling designs must comply with Chapter 2.1, that battle-axe lots are not appropriate, all lots are to have direct access to a public road, that corner lots dwelling designs are to address both street frontages and must provide for required sight lines. Add a note to require that small lot locations within a larger subdivision need to be contiguous and clearly designated.
	Clarification - Reinforcement and clarification of site slope requirements for battle-axe lots.	Add: 2.4.3.4 – add a note to reinforce that site slope/ lot size controls will be considered in calculating the minimum lot size for a battle-axe lot

	Clarification - omission – clear reference to Civil Works Guidelines for subdivision road and associated works	Add: s2.4.2.8 Roads Paths and Cycleways - requiring reference to Civil Works Spec and kerb and gutter requirements
<b>2.9 INDUSTRIAL</b>	Typo - Alter the provisions for ancillary retail development related to industrial development to align with the provisions within the LEP.	Amend: 2.9.2.25 - Change from 10% or 500m sq. to 20% or 400m sq. for maximum ancillary retail development.
<b>2.14 SITE WASTE MANAGEMENT (AND RELATED INFORMATION FOR VARIOUS CHAPTERS)</b>	Clarification – Ch 2.14 Site Waste Management	Ch 2.14 - Hyperlink to Waste Management Guidelines
		Add: Ch 2.3 - Part 2.3.10.3 Garbage and Waste Services, Requirements, refers to Chapter 3.1 and should refer to Chapter 2.14
		Add: Ch 2.4 & Ch 2.8 - add a reference to Ch 2.14 and as a related chapter
		Delete: Ch 2.5 photograph Part 2.5.7 removed
<b>EXISTING GDCP CHAPTERS DRAFT CH. 5.14 AND CH.5.16.</b>	Clarification - Zoning References – retention of IDO 122.	Amend: Reintroduce the existing zoning to Chapters 5.14 and 5.16. At this stage the areas covered by these zones will retain their zonings under IDO 122 (e.g. 7a and not E2).

Table 1- Clarifications and Errors

b. Proposed DCP Changes (as an outcome of exhibition)

<b>CHAPTER</b>	<b>ISSUE IDENTIFIED</b>	<b>PROPOSED DCP CHANGE</b>
<b>2.12 WATERFRONT STRUCTURES</b>	DCP Change - Ch 2.12 Waterfront Structures – jetty length conflicts	Amend: 2.12.4.3 Jetty length for Lake Macquarie reduced from 50m to 30m
<b>3.8 ACID SULFATE SOILS</b>	DCP Change - Ch 3.8 Acid Sulfate Soils – repeats LEP requirements	Delete
<b>3.9 EROSION AND SEDIMENT</b>	DCP Change - Ch 3.9 - Erosion and Sediment Control – Controls are administered through the New South Wales Government, Soils and Construction, Managing Urban Stormwater, Volume 1 – March 2004	Delete
<b>3.1 FLOODPLAIN MANAGEMENT</b>	DCP Change - Ch 3.1 – Floodplain Management	Defer/Amend: Defer exhibited chapter and adopt the current controls as a consolidated chapter (split north/south)

Table 2 – Changes as an outcome of exhibition