

Chapter 2.1 Dwelling Houses, Secondary Dwellings... – Changes 2018

	Gosford DCP 2013 (current)	Wyong DCP 2013 (current)	Aligned Chapters	Housing Code
Building Height	LEP Height Map – generally 8.5m – may vary in higher density areas.	10m – except where mapped under the LEP. i.e. - Centres areas.	10m on R2 zoned land in former Gosford LGA (will no longer be mapped in the LEP) & 10m on land outside of centres areas in the former Wyong LGA.	8.5m
Floor Space Ratio	LEP FSR Map – 0.5:1 on R2 zoned land - varies in higher density areas	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.	Uses a Gross Floor Area for all building- sliding scale based on lot size.
Others			Minor changes to provide clarification – no changes to controls	

Note- the DCP Chapters relating to Dwelling Houses and Secondary Dwellings were generally consolidated in 2017 excepting the controls mentioned above.

Note – Housing Code controls are shown to provide a guide to what can be approved under the provisions of SEPP Exempt and Complying Development. Complying Development can be approved by a Private Certifier and is not required to be assessed by a Council.