Exhibition Information Session

Central Coast Council
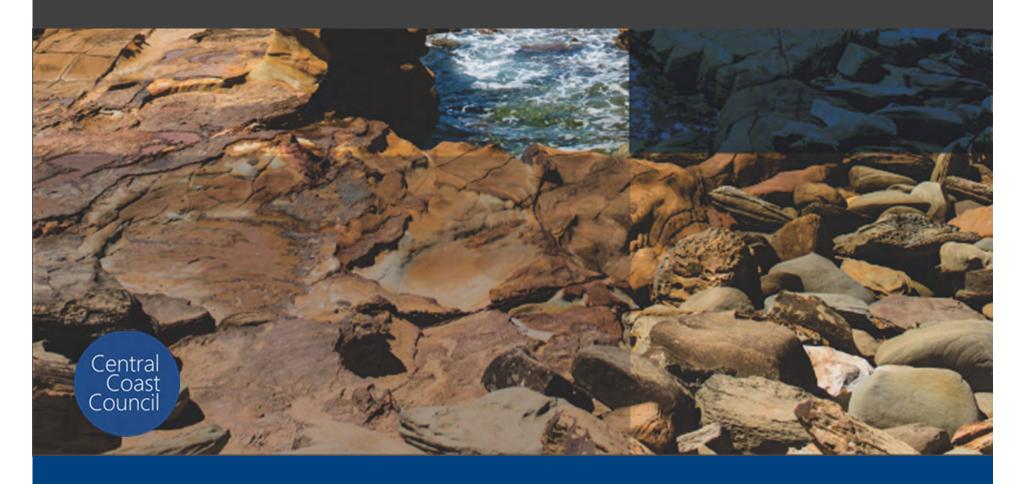
Date of Public Exhibition: 6 December 2018 to 28 February 2019
Directorate: Environment and Planning

Draft Central Coast Development Control Plan

Development Control Plans (DCPs)- Function

EP&A Act s.3.42
(former s.74BA)

Purpose and status of development control plans

(1) The principal purpose of a development control plan is to provide guidance on the following matters….:

    (a) giving effect to the aims of any environmental planning instrument that applies to the development,

    (b) facilitating development that is permissible under any such Instrument,

    (c) achieving the objectives of land zones under any such instrument.

    The provisions of a development control plan made for that purpose are not statutory requirements

Application of Central Coast DCP 2018 - Example

In any instance where a variation to the REQUIREMENT(S) of this chapter is sought the application must address the related OBJECTIVE(S)

OBJECTIVES

- To ensure that the density, bulk and scale of development is appropriate for a site

- To ensure that the density, bulk and scale of development integrates with the streetscape and character of the area in which the development is located

- To provide an appropriate area on site for landscaping, outdoor activities and stormwater infiltration

REQUIREMENTS

a   The site coverage shall be a maximum of:

i   if the lot has an area of less than 450m^2—60% of the site area

ii   if the lot has an area of at least 450m^2 but less than 900m^2—50% of the site area

iii   if the lot has an area of at least 900m^2 but less than 1,500m^2—40% of the site area

iv   if the lot has an area of 1,500m^2 or more —30% of the site area

Consolidated DCP Tasks & Limitations

- **Existing Development & Environmental Controls**

1.   Review provisions
2.   Select either the current Gosford or Wyong provision (or approach).
3.   Update to reflect legislation changes etc. where required

- **Existing Site Specific Controls**

1.   Update to reflect legislation changes and address LEP inconsistencies
2.   Remove references to the former LGA's

Central Coast DCP – Proposed Structure

Parts 1 to 3 contain the chapters that have been consolidated.

- PART 1: PRELIMINARY
- Chapter 1.1: Introduction and Application
- Chapter 1.2 Notification of Development Proposals
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- 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 Centres
- Chapter 2.6: Commercial Hydroponics
- Chapter 2.7: Tourism Development
- Chapter 2.8: Caravan Parks
- Chapter 2.9: Industrial Development
- Chapter 2.10: Childcare Centres
- Chapter 2.11: Restricted and Sex Services Premises
- Chapter 2.12: Waterfront Structures
- Chapter 2.13: Transport and Parking
- Chapter 2.14: Waste Management
- Chapter 2.15: Signage and Advertising
- Chapter 2.16: Home Based Employment
- Chapter 2.17: Character and Scenic Quality

Central Coast DCP – Proposed Structure

Parts 1 to 3 contain the chapters that have been consolidated.

- 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 for Development
- Chapter 3.8: Acid Sulphate Soils
- Chapter 3.9: Erosion Sediment Control

Central Coast DCP – Proposed Structure

Parts 4 and 5 contain site specific chapters that will be reviewed as part of the Comprehensive DCP Review.

- PART 4: LOCATION SPECIFIC DEVELOPMENT CONTROLS – MAJOR CENTRES
- Chapter 4.1: Gosford City Centre—Superseded by State DCP
- Chapter 4.1: Warnervale Town Centre
- Chapter 4.2: Gosford Waterfront
- Chapter 4.3: Terrigal Village Centre
- Chapter 4.4: Peninsula Centres
- 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 5.5: Kincumber, The Scenic Road (Kincumber Fire Station) Completed and covered under SEPP Infrastructure
- Chapter 5.6: Lisarow, Toomeys Road
- Chapter 5.7: Mangrove Mountain, Berecry Road (The Landmark) relates to a land not permissible under GLEP 2014
- Chapter 5.8: Narara, Gosford Horticultural Institute
- Chapter 5.9: Niagara Park, Siletta Road—Completed and Building envelopes now shown on Title
- 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: 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 5.23: Bateau Bay – Centre Support Development reflects previous B5 zoning since rezoned B4

Central Coast DCP – Proposed Structure

At this stage Parts 4 and 5 Chapters have only been updated to reflect changes as Legislation and where they apply.

- 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: Toukley – Beachcomber Site
- Chapter 5.46: Northern Areas - Wetlands Management   moved from part 3 – not LGA wide
- Chapter 5.47: Northern Conservation Areas   moved from part 3 – not LGA wide
- Chapter 5.48: Northern Areas - Public Art   moved from part 2 – not LGA wide
- Chapter 5.49: Northern Areas - Key Sites
- Chapter 5.50: East Toukley - Main Road
- Chapter 5.51 Mardi – Rural Residential
- Chapter 5.52: Noraville – Brisbane Street
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- PART 6: INDEX
- Dictionary
- Development Control Plan Matrix
- Schedule of Amendments
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- RELATED DOCUMENTS
- Civil Works Design Specification
- Fauna and Flora Guidelines
- Waste Control Guidelines
- Scenic Quality and Character Statements
- Masterplans

"Consolidation" – Summaries

The exhibition page links to draft chapters and an individual summary table is provided for the consolidated chapters

2.9 – Industrial – Summary and Comparison

Control	Gosford DCP	Wyong DCP	Proposed
FSR	No Control	0.8:1	0.8:1
Site Coverage	No Control	50%	No Control
Setbacks State Rds	20m	15m	20m
Setbacks – Collector Rds	15m	10m	10m
Setbacks – Access Rds	15m	10m	10m
Other Roads	Local Controls - Manns (18m) and Barralong Rds (15m)		Retain
Setbacks –side and rear	3m on lots 2500 m² - 4000 m² 5m on lots 4000 m² +	Nil	Nil
Landscaping – Primary Rd	5m	5m	5m
Landscaping - Secondary Rd	2m	Nil	2m

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