Draft Central Coast Development Control Plan (CCDCP) - Frequently asked questions

Why do a DCP Review? Are there new controls we need to be aware of?

The draft Central Coast Development Control Plan (CCDCP) is a consolidation of both the existing *Gosford DCP 2013* (GDCP 2013) and *Wyong DCP 2013* (WDCP 2013) to ensure consistency in development controls across the Central Coast. The draft CCDCP adopts the provisions from the existing DCPs considered the most practical and appropriate for application across the Central Coast.

This is a lot of information. Can we easily see which DCP controls have been adopted?

Each new chapter in the draft CCDCP is accompanied by a summary sheet that lists the primary controls that are proposed to be adopted and indicates whether they come from the current GDCP 2013 or WDCP 2013..

Are there instances where new controls have been adopted?

In some instances, DCP controls have been reviewed and updated to reflect newly introduced State Government requirements.

Are all DCP chapters from the former Councils being consolidated?

The consolidated DCP process proposes to reduce the number of DCP Chapters across the Central Coast from 112 to less than 80.

Many DCP Chapters relate to site specific controls (e.g. Town Centres) so these chapters cannot be consolidated. These chapters will be reviewed in the future as part of the Comprehensive Local Environmental Plan /Development Control Plan project. However, chapters that relate to sites where all works have been completed, superseded or have become irrelevant due to the introduction of State Government Policy have not been included in the draft CCDCP.

What is happening with site specific DCP controls for centres and other areas?

Location specific controls are not being reviewed as part of this process as they will be considered through the Comprehensive LEP/DCP project. These chapters have only been updated to reflect changes in related legislation and to remove references to the former Gosford City Council or Wyong Shire Council.

Opportunities will also exist through the Comprehensive LEP/DCP project to amend existing controls and develop new controls.

Are there new controls for housing development?

The DCP Chapters relating to dwelling houses and secondary dwellings were aligned across the Central Coast early in the amalgamation process in 2017. There are only a few changes which relate to the consolidation of LEP provisions. These changes relate to building height and floor space

ratio controls. See the relevant summary sheet and draft DCP Chapter for more detail.

How will Council control the scale of development in the R2 – Low Density Residential Zone with the building height controls being removed from this zone in the LEP in the former Gosford LGA?

There will be little change here. Currently in the R2 residential zone under *Gosford LEP 2014* there is generally a maximum building height of 8.5m with an additional clause in the draft CCLEP that allows for the roof form to protrude tabove this height limit.

It is proposed that the building height controls not be included in draft CCLEP and a maximum building height of 10m (which will include the entire roof area) be applied in the CCDCP as is currently the case in the majority of R2 Low-Density Residential zoned land in the former Wyong Local Government Area.

Controls restricting development to generally two storeys in height in the R2 Low-Density Residential Zone will remain in place across the Central Coast. Only in exceptional circumstances will 3 storey development be considered in these residential areas.

For proposed variations, such as building height, the applicant would need to demonstrate how issues such as sunlight access and potential view loss are addressed, as well as ensuring the existing and proposed character of the area has been considered.

What has happened to the Character DCP Chapters for townships in the former Gosford LGA?

The *GDCP 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 are not required to consider Council's DCP provisions including *Gosford DCP 2013 Chapter 2.1 Character*. Many CDCs are also approved by Private Certifiers. This issue was considered in 2017 when Council undertook a review of residential dwelling controls under *Gosford GDCP 2013* with direct reference to existing character chapters was removed.

It should be noted that 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 publically 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.

Fact Sheet

Draft Central Coast Development Control Plan

Why are Dual occupancies and multi-dwelling housing now proposed to be dealt with in the same DCP Chapter?

The controls for medium to high density residential development have been arranged to better reflect the scale of development and the relationship to NSW State Government Policy.

Residential Flat Buildings (RFBs) 3 or more storeys in height are subject to the Department of Planning and Environment's *Apartment Design Guide* introduced under SEPP 65. This overrides many but not all DCP controls for this land use.

Multi-dwelling housing and dual occupancy development (generally 1 to 2 storeys in height) have a similar scale to each other and will be subject *to SEPP Exempt and Complying Development – Medium Density Housing Code* (also known as the "Missing Middle") which will become effective in the Central Coast LGA as of 6 July 2019.

Are there any provisions to address the shortfall in car parking on the Central Coast?

The consolidated CCDCP does not revise car parking controls relating to town centres. The summary table provided with the car parking chapter of the draft CCDCP indicates which parking provisions are proposed to be adopted for specific land uses. The car parking provisions reflect the provisions of the two former Councils considered the most appropriate for adoption. Consideration has also been given to Roads and Maritime Services *Guide to Traffic Generating Development*.

Why are the Gosford Town Centre and Gosford Waterfront DCPs being exhibited when there are new controls coming into force?

The NSW State Government has a draft Gosford City Centre State Environmental Planning Policy (SEPP) proposed which will provide development controls for Gosford City Centre. Consultation for the SEPP was undertaken by the NSW Department of Planning and Environment during May and June 2018. There are still several steps that need to be completed by the State Government before the SEPP comes into effect.

Council needs to ensure that there are planning provisions in place to allow the area to continue to develop if the adoption of the SEPP does not happen before the adoption of the CCLEP and the CCDCP.

Will controls for flooding change?

The existing flood mapping for both former Councils remain in place. There is currently a project underway to harmonise flood mapping across the Central Coast. The summary sheet for the consolidated flood management chapter outlines how flooding will be considered under CCDCP.

When will the harmonised flood mapping be available for the public to view?

If the process of harmonising the flood mapping is delayed and cannot be made available for the public to view for a period of at least four weeks during the public exhibition period, it will be recommended to Council that the existing provisions relating to floodplain management and

water cycle management remain in place at this stage.

If this does occur once satisfactory harmonised flood mapping is available a fully consolidated Floodplain Management Chapter will be placed on public exhibition.

Will controls for coastal management change?

There has been no consolidation of development controls for coastal development. The draft Coastal Management Chapter will maintain different controls in the north and south until such time as a set of consistent controls has been developed for Central Coast Council. This process is to be informed by the Central Coast Coastal Zone Management Plan which is yet to be completed.

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