

# Gosford City Centre New Planning Controls

## Frequently Asked Questions



### **Why are planning controls in Gosford changing?**

The revitalisation of Gosford was identified as a key priority in the NSW Government's *Central Coast Regional Plan 2036* and has been identified as a Ministerial priority by the NSW State Government.

To deliver this, the Department of Planning and Environment's Co-ordinator General for the Central Coast engaged the NSW Government Architect to prepare an Urban Design and Implementation Framework (UIDF) to guide the revitalisation of the Gosford City Centre.

The Department has also released three new planning documents which apply to Gosford City Centre:

- State Environmental Planning Policy (Gosford City Centre) 2018 (SEPP GCC 2018) to establish a new planning framework, amended the assessment and approvals pathway for certain developments within Gosford City Centre.
- Gosford City Centre Development Control Plan 2018 (GCC DCP 2018) to support the SEPP and ensure development is consistent with the NSW Governments recommendations.
- A new Special Infrastructure Contribution (SIC) for Gosford City Centre to require contributions towards infrastructure improvements.

Council's existing LEP and DCP no longer apply to Gosford City Centre.

A full copy of the documents can be found at the following links:

**Gosford City Centre SEPP 2018** - <https://www.legislation.nsw.gov.au/#/view/EPI/2018/591>

**Gosford City Centre DCP 2018** - [https://www.planning.nsw.gov.au/~/\\_media/Files/DPE/Plans-and-policies/Gosford-city-centre-development-control-plan-dcp-2018-17202018.ashx](https://www.planning.nsw.gov.au/~/_media/Files/DPE/Plans-and-policies/Gosford-city-centre-development-control-plan-dcp-2018-17202018.ashx)

**Gosford City Centre Special Infrastructure Contribution 2018 (SIC)** - <https://www.planning.nsw.gov.au/Policy-and-Legislation/Infrastructure/Infrastructure-Funding/Special-Infrastructure-Contributions-SIC/Gosford-City-Centre-Special-Infrastructure-Contribution>

## What specific geographic area is considered Gosford City Centre?



## How have these changes come about?

These changes have been managed and implemented by the Department of Planning and Environment over the past 12 months. The SEPP and SIC came into effect on 12 October 2018 (date gazetted by State Government) and the GCC DCP 2018 is in effect from 19 October 2018.

More information on the process for these changes can be found at the Department of Planning and Environment website [www.planning.nsw.gov.au/gogosford](http://www.planning.nsw.gov.au/gogosford)

## What is a State Environmental Planning Policy (SEPP)?

A State Environmental Planning Policy is a planning instrument that deals with planning matters that are of State or regional significance. A SEPP can override a LEP and may make the Planning Minister the decision-maker for the types of development they relate to.

## What is the Gosford City Centre State Environmental Planning Policy (SEPP)?

The Gosford City Centre State Environment Planning Policy (SEPP) will provide development controls to drive the development of Gosford City Centre in alignment with the NSW Government Architect's recommendations.

The SEPP requires that Central Coast Council will assess development applications up to \$10million while the Department of Planning and Environment will assess developments \$10million or greater.

The new planning framework will remain a stand-alone state policy until the Central Coast Council completes its comprehensive Local Environmental Plan (LEP).

## What is a Development Control Plan?

A Development Control Plan (DCP) contains detailed planning and design controls to guide all new developments. A DCP needs to be considered by applicants when lodging a Development Application.

## What is the Gosford City Centre Development Control Plan (DCP)?

The Gosford City Centre Development Control Plan (DCP) is the DCP that relates specifically to the area defined as Gosford City Centre. It is in effect from 19 October, 2018.

The DCP complements the provisions of the SEPP and provides guidance on planning controls, built form design principles and site specific provisions for key sites.

## Who do I lodge my Development Application with?

Capital Investment Value	Assessment Pathway	Who Do I Lodge My DA With?
<b>\$75m</b> GREATER THAN	State Significant Development under the State Environmental Planning Policy (State and Regional Development 2011)	 Planning & Environment
<b>\$10m - \$75m</b> GREATER THAN OR EQUAL TO	Part 4 of the Environmental Planning and Assessment Act 1979.	 Planning & Environment
<b>\$10m</b> LESS THAN	Part 4 of the Environmental Planning and Assessment Act 1979.	

## How will I be notified about a DA in my neighbourhood?

How you are informed about a Development Application will depend on the Assessment Pathway for that particular development and what type of use the development the application is for. The diagram below outlines where information about notification can be found.

Capital Investment Value	Assessment Pathway	How Will I Be Notified?
\$75m GREATER THAN	State Significant Development under the State Environmental Planning Policy. ( State and Regional Development 2011)	In accordance with the <b>State Significant Development Process</b> ; <a href="http://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/State-Significant-Development">www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/State-Significant-Development</a>
\$10m - \$75m GREATER THAN OR EQUAL TO	Part 4 of the Environmental Planning and Assessment Act 1979.	In accordance with <b>Section 1.10 of Gosford City Centre DCP 2018</b> ; <a href="http://www.planning.nsw.gov.au/~media/Files/DP/PE/Plans-and-policies/Gosford-city-centre-development-control-plan-dcp-2018-17202018.a">/www.planning.nsw.gov.au/~media/Files/DP/PE/Plans-and-policies/Gosford-city-centre-development-control-plan-dcp-2018-17202018.a</a>
\$10m LESS THAN	Part 4 of the Environmental Planning and Assessment Act 1979.	In accordance with <b>Section 1.10 of Gosford City Centre DCP 2018</b> ; <a href="http://www.planning.nsw.gov.au/~media/Files/DP/PE/Plans-and-policies/Gosford-city-centre-development-control-plan-dcp-2018-17202018.a">/www.planning.nsw.gov.au/~media/Files/DP/PE/Plans-and-policies/Gosford-city-centre-development-control-plan-dcp-2018-17202018.a</a> <i>shx</i> <i>Except Designated Development &amp; State Significant Development.</i>

### Where do I make a submission about a DA?

Where you make a submission will depend on the assessment pathway and value of the development.

Capital Investment Value	Assessment Pathway	Where Do I Make A Submission?
\$75m GREATER THAN	State Significant Development under the State Environmental Planning Policy. ( State and Regional Development 2011)	 <b>Planning &amp; Environment</b>
\$10m - \$75m GREATER THAN OR EQUAL TO	Part 4 of the Environmental Planning and Assessment Act 1979.	 <b>Planning &amp; Environment</b>
\$10m LESS THAN	Part 4 of the Environmental Planning and Assessment Act 1979.	

### What are the major changes to Development Controls?

The new SEPP and DCP introduce a number of new planning controls for the Gosford City Centre, the key changes are outlined below.

#### **Height and Floor Space Controls**

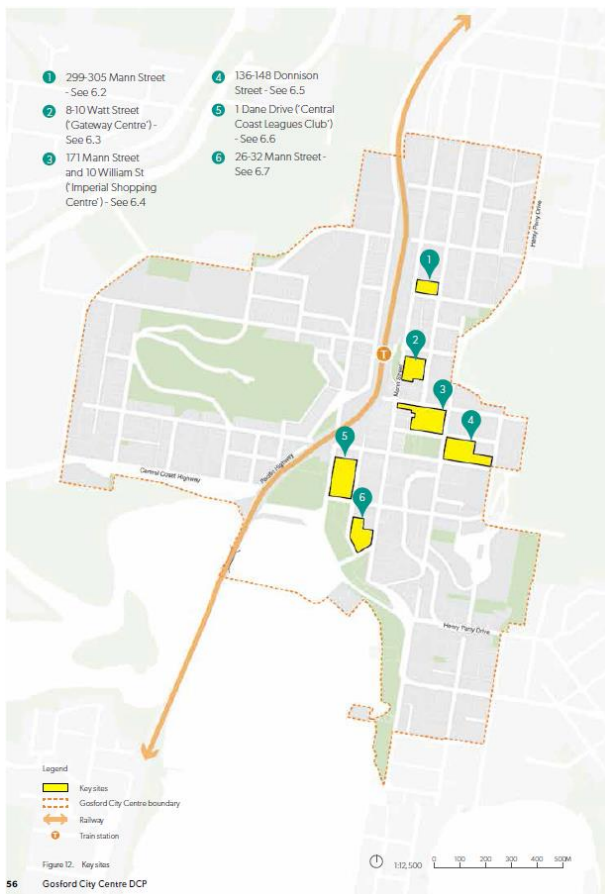
The SEPP and DCP introduce new height and floor space ratio provisions for Small Medium and Large sites in B3 Commercial Core, B4 Mixed Use and B6 Enterprise Corridor zones within the Gosford City Centre. These controls permit a development to exceed the mapped height and/or FSR controls subject to meeting certain requirements. The diagram below outlines the provisions for small, medium and large sites.

Site Provisions	Height and FSR	Clause 4.6	Exception
<p><b>&lt;2800sqm</b> &lt;36m Primary Street Frontage</p>	HOB Map FSR Map (2:1 - 4:1*)	Applies	Refer to clause 8.4 of the GCC SEPP
<p><b>&gt; = 2800sqm &amp; &lt;5600sqm</b> &gt; OR = 36m Primary Street Frontage</p>	HOB Map FSR Map	Excluded from height and FSR, however may be applied to site criteria.	Variations to HOB permitted subject to design excellence including review by a design review panel (refer to clause 8.4 of GCC SEPP)
<p><b>&gt; = 5600sqm</b></p>	HOB Map FSR Map	Excluded from height and FSR, however may be applied to site criteria.	Variations to HOB and FSR permitted subject to design excellence including review by a design review panel (refer to clause 8.4 of GCC SEPP)

Heights and Floor Space Ratios in the R1 General Residential zone remain the same as those previously in Gosford Development Control Plan 2013.

### Key Sites

The DCP identifies 6 key sites across the city. These sites have site specific development controls and are required to undergo a master planning process, to ensure quality urban design and amenity outcomes for the Gosford City Centre.



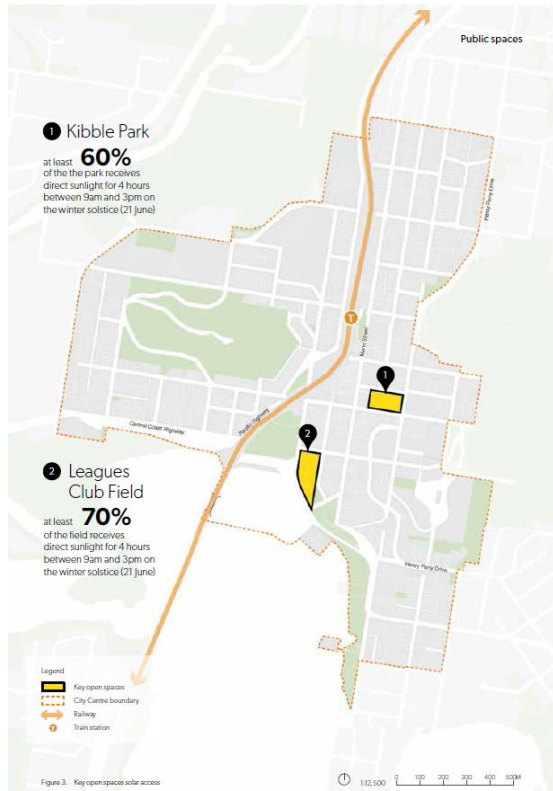
Extract Gosford City Centre DCP 2018

## Master Planning Provisions

All Key sites will be required to undergo a site master planning process. Other medium or large sites may also require master planning where the proposal seeks to vary the height and or floorspace controls under clause 8.4(3) and 8.4(4) of the Gosford City Centre SEPP.

## Solar Access

The SEPP and DCP amend the solar access provisions for key open spaces within the city centre (refer to section 4.3 of GCC DCP 2018).



Extract Gosford City Centre DCP 2018

## View Corridors

The SEPP and DCP amend the view corridor provisions for key open spaces within the city centre (refer to section 4.4 of GCC DCP 2018).



Extract Gosford City Centre DCP 2018

## What is a Special Infrastructure Contribution (SIC)?

A Special Infrastructure Contribution (SIC) is a financial contribution levied as part of a development consent for developments greater than \$1million to enable the NSW Government to deliver State and regional infrastructure. Developer contributions collected will be reduced from 4% of the value of development to 3%.

The new SIC will be 2% of the estimated cost of the development and Council will collect a contribution of 1% for local infrastructure.

For further information regarding the SIC can be found at:

<http://www.planning.nsw.gov.au/~media/Files/DPE/Manuals-and-guides/gosford-city-centre-sic-implementation-guide-2018-10-10.ashx>

<http://www.planning.nsw.gov.au/Policy-and-Legislation/Infrastructure/Infrastructure-Funding/Special-Infrastructure-Contributions-SIC/~media/3A2A82075BE04BE08BADBFE7377B2C47.ashx>