

Fact Sheet

Summary

The consolidated Central Coast Local Environmental Plan 2022 and Central Coast Development Control Plan 2022 is effective from 1 August 2022, providing a consistent planning framework for the region and pathway toward a smoother process for development applications and assessment.

The new [Central Coast Local Environmental Plan 2022](#) (CCLEP 2022) was finalised and notified on the NSW Legislation website on 24 June 2022 and effective from 1 August 2022. The consolidated Central Coast Development Control Plan 2022 (CCDCP 2022) is also effective from 1 August 2022.

The [CCLEP 2022](#) and [CCDCP 2022](#) are now available to view online and accessible through Council's website, centralcoast.nsw.gov.au.



Background

Since the amalgamation of former Wyong Shire Council and Gosford City Council in 2016,

the Central Coast has been operating under four different planning instruments each with different planning controls.

As such, development continued to be assessed under the planning controls which were in place prior to the merger, until consolidated region wide planning controls were in place.

Since the merger, Council has worked on the development of a consolidated CCLEP and CCDCP to harmonise planning controls and undertook extensive consultation with the community and stakeholders (including agencies and Councillors) from 2016 to 2020.

The Plans were completed in July 2021 and Council has been working with the NSW Department of Planning and Environment (DPE) for implementation and drafting of the legal instrument and a digital mapping project.

The digital mapping project provides an online mapping platform for the display and interrogation of the CCLEP mapping data (including land use zones, building height etc). This mapping is now available on Council's website by using Council's Online Mapping tool and through the CCLEP 2022 on the NSW Legislation website.

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Central Coast Local Environment Plan

A Local Environmental Plan (LEP) is the primary legal planning document for guiding land use and planning decisions made by Council. Through zoning and development controls, the LEP allows Council to manage the way in which land is used to strategically plan for the region and shape and support our local communities.

The Central Coast LEP 2022 is a combination of the most appropriate and generally the most flexible provisions from the Wyong LEP 2013 and Gosford LEP 2014.

Notable changes to the LEP include:

- The addition of dual occupancy development as a permissible land use with Council approval in the R2 Low Density Residential Zone in the former Gosford LGA
- The subdivision of both new and existing dual occupancy development (note: this does not apply to secondary dwellings).
- The removal of the small lot housing provision within the R2 Low Density Zone which operated in the former Wyong LGA (these provisions are retained for the R1 General Residential Zone),

In the future, the CCLEP will be updated as required, in response to emerging strategic priorities for the Coast.

The CCLEP applies to approximately 95 percent of the LGA, with the remaining land either the Gosford City Centre or 'deferred land' under the CCLEP, which is subject to further assessment of its environmental values.

The deferred lands are subject to the previous planning controls.

The next stage of updating the CCLEP will be the environmental lands review, which will seek to apply contemporary land use zones to these deferred lands. These proposed changes are expected to be publicly exhibited before the end of 2022.

This project will bring the deferred matters land into the Standard Instrument (SI) LEP format and phase out historic planning instruments. It is required to meet State Government requirements and to ensure a consistent approach to the zoning and management of environmentally sensitive land across the entire LGA.

The consolidated Central Coast LEP and DCP have created uniformed planning controls which will now streamline the development application and approval process for the Central Coast community, investors and Council staff.

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Central Coast Development Control Plan

A Development Control Plan provides detailed planning and design guidelines to support the planning controls in the LEP.

Changes to Council's DCP controls are not substantial with local provisions such as those relating to major centres being retained. The existing character statements for the former Gosford LGA will be retained as a consideration under CCDCP.

FAQs

When are development applications subject to the new CCLEP and CCDCP?

Development Applications lodged by Council from 1 August 2022 will be subject to the CCLEP 2022 and CCDCP.

Development Applications accepted by Council prior to 1 August 2022 will be subject to the provisions of the controls in force at that time.

Planning controls up to 31 July 2022:

- [Gosford Local Environmental Plan 2014](#)
- [Gosford Development Control Plan 2013](#)
- [Wyong Local Environmental Plan 2013](#)
- [Wyong Development Control Plan 2013](#)
- The Interim Development Order 122 ([IDO 122](#)), and Gosford Planning Scheme Ordinance (GPSO) are still relevant and will continue to be relevant to Deferred Matters Lands.

The single LEP applies to the vast majority of the LGA, with a small portion of the local government area being land deferred for further consideration. The next stage of updating the CCLEP for these deferred lands will be publicly exhibited to the community before the end of 2022. The deferred lands are subject to existing planning controls. The Gosford Town Centre remains subject to State Environmental Planning Policy (Precincts Regional) 2021 Pt 5.8 Gosford City Centre.

What is happening with deferred lands?

When effective, the Central Coast Local Government Area (LGA) will have single LEP that applies to approximately 95% of the LGA, with the remaining land either the Gosford City Centre or 'deferred land' under the CCLEP, which is subject to further assessment of its environmental values.

The deferred lands are subject to existing planning controls.

The Gosford Planning Scheme Ordinance (GPSO) and Interim Development Order (IDO) 122 still apply to those areas deferred from the CCLEP. On 9 March 2021, the amount of land deferred from CCLEP 2022 was further reduced by Council resolving to add Council-owned deferred land to CCLEP 2022.

The majority of this land is Coastal Open Space System (COSS) land and will now be better protected than it currently is by the application of the C2 Environmental Conservation Zone.

The remaining lands subject to GPSO and IDO 122 are currently being addressed as part of the Environmental Lands Review project, which will seek to apply contemporary land use zones to these

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deferred lands, which is scheduled to be publicly exhibited to the community before the end of 2022. These proposed changes are expected to be publicly exhibited before the end of 2022.

This project will bring the deferred matters land into the Standard Instrument (SI) LEP format and phase out historic planning instruments. It is required to ensure a consistent approach to the zoning and management of environmentally sensitive land across the entire LGA.

Are dwelling houses still permissible on C2 Zoned land in the former Gosford LGA?

The land use table indicates that dwelling houses are prohibited in the C2 Environmental Conservation Zone however there is a special clause applying to this land (CI 7.21) that retains existing dwelling entitlements on these lands.

What has changed for the R2 Low Density Residential Zone for the former Gosford LGA?

- Dual Occupancy development and subdivision will now be permissible with consent.
- The height of building map indicating a maximum building height of 8.5m where previously been in place under GLEP 2014 has been retained.
- The minimum lot size of 550m sq. where it was previously in place under GLEP 2014 has been retained.
- The Floor Space Ratio map for the R2 zone currently in place under GLEP 2014 has not been retained with

assessment relying on appropriate DCP controls.

Note: The other residential zones retain their current height of building, minimum lot size and floor space ratio controls where applicable.

Are we going to see overdevelopment now and an explosion of dual occupancy?

The draft CCLEP/CCDCP does not provide a green light for automatic development across the region. Development applications will need to comply with all requirements relating to issues such as minimum lot size, site slope and appropriate access. Under State Government policy, secondary dwellings (granny flats) are already permissible in the R2 Low Density Residential zone and dual occupancy development will provide for the potential for a higher quality of additional development in the R2 Low Density Residential zone including ensuring that adequate off-street parking is available.

Why has it taken so long to reach this point since amalgamation?

The preparation of an LEP of any form is a legislated process which prescribes certain documentation and actions to be prepared and undertaken, including preparation of the planning proposal, agency consultation, community consultation, and plan finalisation.

For a "run of the mill" planning proposal, this usually takes 18 months to 2 years.

For a local government wide planning proposal of this nature and complexity, much longer timeframes are typically required. In addition, this project has included the move from pdf maps to online digital mapping, with the draft CCLEP being one of the first

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consolidated LEP in the state to move to this digital platform.

The consolidation process has required extensive review and assessment in addition to significant consultation. The process commenced in late 2016 with the Department Planning and Environment (DPE) issuing a Gateway Determination to proceed in late 2017.

Following this further assessment and investigations were undertaken as well as consultation with State Government agencies. Amendments were then made based on feedback received.

Throughout the process, Council had been engaged in discussions with the DPE to be part of a pilot project for digital mapping. This project formally commenced in November 2017, with the digital platform being managed by DPE, using Council data. It was not until mid-2018 that a spatial viewer for the project could be tested.

Community consultation of the planning proposal, mapping and supporting documentation occurred between December 2018 and February 2019. As part of the legislated process, Council was required to assess the outcomes of public exhibition. With over 750 submissions and outcomes from multiple meetings, there was a considerable volume of material to review, with wide ranging interests and positions represented.

Additionally, following this process, there were multiple reports to Council seeking endorsement of the plan. The report of 9 December 2019 was deferred from consideration, whilst the report to the 9 March 2020 Council meeting resulted in a need for additional Councillor briefings which were

completed prior to the Council being placed under Administration. On 14 December 2020, the CCLEP and CCDCP were approved and there were two other reports relating to the Deferred Matters Lands considered by Council in January and April 2021.

Council submitted the CCLEP and supporting information to DPE in July 2021 and since this time Council has been working with DPE to finalise the process.

Related resources

- [Central Coast Local Environment Plan](#)
- [Central Coast Development Control Plan](#)
- [Land use planning](#)

Ask us a question

Please contact us through Council's online [Customer Service Centre](#) (which is also accessible through Council's website centralcoast.nsw.gov.au) or by calling Customer Service on 1300 463 954.