

# Fact Sheet

## Draft Central Coast Local Environmental Plan

Central  
Coast  
Council

### Frequently Asked Questions

#### What is a Local Environmental Plan (LEP)?

A Local Environmental Plan (LEP) is a type of Environmental Planning Instrument (EPI). It 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 plan and regulate growth and development in a sustainable way.

#### What is the consolidated Central Coast Local Environmental Plan?

The draft Central Coast Local Environmental Plan (CCLEP) is the consolidation of four existing, separate planning instruments into a single plan. The four plans to be consolidated include:

- [Gosford Local Environmental Plan 2014 \(GLEP 2014\)](#)
- [Gosford Planning Scheme Ordinance \(GPSO\)](#)
- [Interim Development Order No. 122 \(IDO 122\)](#)
- [Wyong Environmental Plan 2013 \(WLEP 2013\)](#)

The draft CCLEP is the result of a comparison undertaken between the planning instruments of the former Local Government Areas (LGAs). This single CCLEP will simplify the planning process for the community and help to ensure consistency across the region.

#### What is a Development Control Plan (DCP)?

A Development Control Plan (DCP) is a document with supporting maps and information which supports the relevant Local Environmental Plan (LEP), and which provides the “how to” information in relation to Council’s requirements to create sustainable and high quality development outcomes.

#### What is the consolidated Development Control Plan?

The draft Central Coast Development Control Plan (CCDCP) combines Wyong Development Control Plan (WDCP 2013) and Gosford Development Control Plan (GDCP 2013) into one document to be read in conjunction with the draft CCLEP.

The CCDCP provides a single set of controls across the Central Coast for different land uses, such as housing, industrial development and environmental controls for tree and vegetation management and floodplain management.

#### What is the difference between a Consolidated and a Comprehensive Local Environmental Plan?

A Consolidated Local Environmental Plan will focus on aligning existing zones and development standards of the two former Councils to have a consistent plan. This will also include zoning those lands deferred from the *Gosford Local Environmental Plan 2014* (GLEP 2014) to a Standard Instrument zone as directed by the Department of Planning and Environment. As stated in the [Guidelines for Merged Councils](#), Council is required to present a planning proposal to harmonise the former Gosford City and Wyong

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Shire Council Plans to present to the new Councilors after the September 2017 elections.

Once the CCLEP has been adopted, work can commence on a Comprehensive Local Environmental Plan. This will provide an opportunity for Councillors and Council staff to work with the community to form a Comprehensive Plan. It is envisaged that this will take a number of years to complete and be adopted. In the meantime, the community will have one Consolidated CCLEP to refer to and use.

### **Why are the Central Coast Local Environmental Plan and Central Coast Development Control Plan being prepared?**

On 12 May 2016, a proclamation to merge the former Gosford City and Wyong Shire Councils and form the Central Coast Council was announced by the Department of Premier and Cabinet.

At the same time, the NSW State Government issued *Guidance for Merged Councils on Planning Functions*. These guidelines recommended Council analyse the differences in the current planning controls, including existing and deemed Environmental Planning Instruments (EPIs) and Development Control Plans (DCPs).

The draft CCLEP and CCDCP have been prepared in response to these guidelines. Further information regarding the preparation of these plans is available at [yourvoiceourcoast.com](http://yourvoiceourcoast.com).

### **What does “Consolidated” Local Environmental Plan and Development Control Plan mean?**

In relation to the draft CCLEP and draft CCDCP, consolidation means the following:

1. The review and assessment of existing provisions and controls;
2. The adoption of the most practical control for application across the Central Coast Local Government Area (LGA); and
3. The application of Standard Instrument zones to those lands deferred from *Gosford Local Environmental Plan 2014* (GLEP 2014).

Consolidation does not mean:

1. The amendment of existing provisions and controls to change the intent or requirements; nor
2. The adoption of new provisions or controls which are currently not within existing instruments or plans.

### **What are the main changes under the Central Coast Local Environmental Plan?**

The draft CCLEP is a combination of the most appropriate provisions from the WLEP 2013 and GLEP 2014. Where similar provisions exist, they have been retained. Where provisions are not similar, the most suitable provision has been proposed for retention. Site specific provisions and additional permitted uses have also been retained.

In some instances clauses have been amended to clarify intent and simplify the use and understanding of the provision.

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The CCLEP does not propose to rezone land except:

- where an anomaly has been identified and is required to be rectified; and
- to zone those lands that are currently deferred from the GLEP 2014 and are still subject to IDO 122 and GPSO. These lands will be given a standard instrument zone which was determined through the Environmental Lands and Urban Edge Review.

### What are the main changes to the Development Control Plans?

The draft CCDCP combines Wyong Development Control Plan 2013 (WDCP 2013) and Gosford Development Control Plan 2013 (GDCP 2013) into one document to be read in conjunction with the draft Central Coast Local Environmental Plan (CCLEP).

The CCDCP provides a single set of controls across the Central Coast for land uses such as dwellings or industrial development and environmental controls such as tree and vegetation management and floodplain management.

The CCDCP seeks to adopt the controls from each existing DCP which are most suitable for application to the broader Central Coast Local Government Area (LGA). The CCDCP does not seek to introduce new controls. Controls will be reviewed as part of the future Comprehensive DCP process.

Location specific controls are not being reviewed as part of this process and will be considered through a different project as part of the Comprehensive LEP/DCP Review. Opportunities will exist through the Comprehensive LEP/DCP process to review existing controls and develop new controls. This project will be a phased project which will be progressed over a three to five year period.

### Who will be affected by any changes and how?

The CCLEP will apply to the entire Central Coast Local Government Area (LGA). It will provide a single Environmental Planning Instrument (EPI) to guide planning in the region. Along with a CCDCP, it will simplify the planning process for community and developers.

Landowners who have land/property in the deferred area have been consulted previously in relation to the Environmental and Urban Edge Review. The review has been incorporated into the consolidated CCLEP project. Deferred lands will be rezoned to a Standard Instrument zone and the new CCLEP will be applicable to this land.

The CCDCP will improve efficiencies, and streamline planning and development controls for staff, the community and development industry. The CCDCP will complement planning provisions in the CCLEP.



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### What is happening with the former Gosford LGA's 'deferred matters'?

There are approximately 3,900 properties deferred (Deferred Matters) from the GLEP 2014.

The former Gosford City Council resolved that these deferred matters would be zoned to a Standard Instrument Zone within five years of the gazettal of the GLEP 2014. This was also a direction of the Department of Environment and Planning (DPE). Therefore, these matters must be resolved by 11 February 2019.

The rezoning of these lands forms part of the draft CCLEP. Until the CCLEP is made, IDO 122 and GPSO will continue to operate. The proclamation for the amalgamation decreed that these plans remain in place until a new Local Environmental Plan is adopted.

See more about the Urban Edge/Deferred Lands at [yourvoiceourcoast.com](http://yourvoiceourcoast.com)

### Why not go straight to Comprehensive Local Environmental Plan and Development Control Plan?

This was considered as an option, however this would take a number of years to complete which will mean that Central Coast residents will have to refer to four differing planning instruments in the meantime. Having to refer to multiple plans causes confusion and potential delays to planning and development.

The future Comprehensive LEP/DCP project will continue to simplify and develop controls that can be used in an e-Planning environment. This approach will allow systems to be developed where users can ask what planning controls are applicable based on where they propose development and what type of development it is. It is envisaged that this will take a number of years to complete and require a number of technical and investigative studies to be undertaken.

### Quick Links:

<https://www.yourvoiceourcoast.com/Currently-on-Exhibition>

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