

Chapter **00**

**Development Controls
for Wyong Shire**


**Wyong Development
Control Plan 2005**



DCP
No.
00

Development Controls for Wyong Shire Wyong Development Control Plan 2005

This Development Control Plan (DCP) may be amended from time to time by Council. Proposed amendments are required to be advertised and exhibited in draft form and any submissions received must be considered by Council before the amended plan is adopted. People using this DCP should ensure that they have the current copy of the plan, including any amendments. If in doubt, please check with Council's Customer Service Centre.

Adopted as per council resolution on: 14 October, 2009	
Effective: 28 October, 2009	
Certified in accordance with the Environmental Planning and Assessment Act 1979 and Regulations	General Manager:  Dated: 21/10/09

DCP 2005: Schedule of Amendments

Effective Date	Chapter Amended	Reason
January 6 2006	All	Initial Adoption by Council
June 1 2006	00, 60	Amendment of Chapter 60 – The Entrance
July 17 2006	00, 14	Amendment of Chapter 14 – Tree Management
April 25 2007	00, 109	Insertion of Chapter 109 – West Wyong Area
July 1 2007	00, 100	Amendment of Chapter 100 – Quality Housing
January 4 2008	00, 81	Amendment of Chapter 81 – Retail Centres
February 13 2008	00, 66, 87, 99 & 109	Amendment of Chapter 66 – Subdivision, which required consequential amendments to Chapter 87 – Bateau Bay Urban Release Area, Chapter 99 – Building Lines and Chapter 109 – West Wyong Area.
June 2 2008	00, 23, 101	Amendment of Chapter 23 – Caravan Parks and repeal of Chapter 101 – Building Over and Adjacent to Sewer Mains.
July 18 2008	00, 49	Amendment of Chapter 49 – Warnervale East and Wadalba North West – Include deferred area Louisiana Road Area
December 1 2008	00, 36	Amendment of Chapter 36 – North Wyong Industrial Area
January 1 2009	00, 70, 111	Amendment of Chapter 70 – Notification of Development Proposals Commencement of Chapter 111 – Hoardings
July 17 2009	00, 69	Amendment of Chapter 69 – Controls for Site Waste Management and the accompanying Waste Control Guidelines
14 October 2009	00, 112	Commencement of Chapter 112 – Public Art
28 October 2009	00, 14	Amendment to include Budgewoi East as Trees of Cultural Significance

1.0 ADVISORY

1.1 What is this Plan Called?

This Plan is called "Development Control Plan 2005 – Development Controls for Wyong Shire" which may be abbreviated to "DCP 2005".

1.2 Where Does this Plan Apply?

This plan applies to the whole of Wyong Shire.

1.3 What is the Purpose of this Plan?

The purpose of this plan is to provide Council's requirements for quality development and environmental outcomes within Wyong Shire.

1.4 What are the Aims of this Plan?

The aims of this plan are:

- To identify Council's expectations and requirements for development within the Wyong Shire
- To identify approaches and techniques which promote quality development outcomes in Wyong Shire
- To promote best practice and quality environmental outcomes

1.5 What Type of Development does this Plan Cover?

The plan applies to all categories of development, as defined within the Act, addressed within the Chapters of this Plan.

1.6 How does this Plan Relate to Other Plans?

This plan has been prepared in accordance with Clause 74C of the Environmental Planning and Assessment Act, 1979 and the requirements of the Environmental Planning and Assessment Regulation, 2000.

The plan is generally consistent with the provisions of Wyong Local Environmental Plan 1991 as amended.

Any reference to a Development Control Plan Number within the Chapters contained within Section 2 of this Plan is to be read as the corresponding Chapter Number contained within this Plan.

Reference should also be made to adopted Policies and Guideline documents prepared by Council. In this regard, Council's staff should also be contacted to ensure that relevant issues are addressed.

1.7 What does this Plan Contain?

This plan contains two (2) sections identifying Council's requirements for development on sites within the Wyong Shire.

The ADVISORY Section provides information on preparation of this plan and its relationship to other development controls, e.g. Acts, Regulations, Environmental Planning Instruments and former Development Control Plans.

The REQUIREMENTS Section details Chapters containing relevant details and controls relating to development in Wyong Shire.

1.8 How do I Use this Plan?

ADVISORY - Use this section to identify the aims and purpose of this plan and the circumstances in which it applies.

REQUIREMENTS - Use this section to identify the requirements applying to your development, building or activity.

The various development types, specific site controls, development precincts and relevant issues are detailed within the various Chapters. Requirements are to be addressed as detailed.

Different information may be required for different types and scales of development so applicants are encouraged to consult with Council staff to determine critical issues and applicable standards prior to the preparation of plans.

2.0 REQUIREMENTS

Council's expectations and requirements for development within the Wyong Shire are provided within the following Chapters. The Chapters identify approaches and techniques which promote quality development outcomes and best practice techniques, to achieve quality environmental outcomes.

Chapter 1 -	Coleridge Road Commercial Centre
Chapter 2 -	Ourimbah - Rural and Residential
Chapter 3 -	Ourimbah Commercial Area
Chapter 4 -	Norah Head Neighbourhood Business Area
Chapter 5 -	Pacific Street and The Entrance Road, Long Jetty
Chapter 6 -	Lots 1 - 24 Main Road Toukley
Chapter 7 -	Wyong Town Centre
Chapter 8 -	Tuggerah / Mardi Urban Release Area
Chapter 9 -	Not In Use
Chapter 10 -	Not in Use
Chapter 11 -	Guidelines for Bed and Breakfast Establishments
Chapter 12 -	Berkeley Vale
Chapter 13 -	Interim Conservation Areas for Wyong Shire
Chapter 14 -	Tree Management
Chapter 15 -	Not In Use
Chapter 16 -	Toukley East
Chapter 17 -	Leewood Close, Yarramalong
Chapter 18 -	Gwandalan and Summerland Point
Chapter 19 -	Beckingham Road, Berkeley Vale
Chapter 20 -	Not In Use
Chapter 21 -	Rear Service Access – River Road Reserve - Pacific Highway, Wyong
Chapter 22 -	Warnervale Education Site
Chapter 23 -	Caravan Parks
Chapter 24 -	Clothing Collection Bins on Private Land
Chapter 25 -	Main Road and Lakeview Street, Toukley
Chapter 26 -	North Entrance Integrated Tourist Facility
Chapter 27 -	Not In Use
Chapter 28 -	Hue Hue Road, Warnervale
Chapter 29 -	Berkeley Vale Industrial (Western Precinct)
Chapter 30 -	Wyong Shire Wetland
Chapter 31 -	Charmhaven Shopping Centre
Chapter 32 -	Kanwal Urban Release Area (Precinct 9)
Chapter 33 -	North Wyong Urban Development Area
Chapter 34 -	Charmhaven Industrial Estate
Chapter 35 -	Buff Point
Chapter 36 -	North Wyong Industrial Area
Chapter 37 -	Mardi Urban Release Area Precinct 16
Chapter 38 -	Warnervale East Industrial Area
Chapter 39 -	Not In Use
Chapter 40 -	Not in Use
Chapter 41 -	Not in Use
Chapter 42 -	Not In Use
Chapter 43 -	Not In Use
Chapter 44 -	San Remo Community Centre
Chapter 45 -	Freeway Service Centres
Chapter 46 -	Tumbi Valley
Chapter 47 -	Not In Use
Chapter 48 -	Not In Use
Chapter 49 -	Warnervale East and Wadalba North West Urban Release Area (Wadalba, Hamlyn Terrace and Woongarra)
Chapter 50 -	Guidelines for Advertising Signs
Chapter 51 -	Not In Use
Chapter 52 -	Not In Use
Chapter 53 -	Not In Use
Chapter 54 -	Blue Haven

Chapter 55 -	Not In Use
Chapter 56 -	Not In Use
Chapter 57 -	Not In Use
Chapter 58 -	Dual Occupancy
Chapter 59 -	The Entrance North - Hutton Road Development Site
Chapter 60 -	The Entrance
Chapter 61 -	Carparking
Chapter 62 -	Guidelines for Home and Centre Based Child Care Services
Chapter 63 -	Guidelines to Home Based Employment
Chapter 64 -	Multiple Dwelling Residential
Chapter 65 -	Guidelines for Domestic Wastewater Disposal in Non-sewered Areas
Chapter 66 -	Subdivision
Chapter 67 -	Engineering Requirements for Development
Chapter 68 -	Not In Use
Chapter 69 -	Controls for Site Waste Management
Chapter 70 -	Notification of Development Proposals
Chapter 71 -	Location Criteria for Brothels
Chapter 72 -	Farm Dams and Rural Earthworks
Chapter 73 -	Warnervale Business Park
Chapter 74 -	Residential Development – Moala Parade, Charmhaven
Chapter 75 -	Industrial Development
Chapter 76 -	Conservation of the Built Environment
Chapter 77 -	Coastal Hazards
Chapter 78 -	Mannering Park Residential Precinct
Chapter 79 -	Lower Tumby Valley Urban Release Area
Chapter 80 -	Tuggerah Precinct
Chapter 81 -	Retail Centres
Chapter 82 -	Not In Use
Chapter 83 -	Commercial Hydroponic and Horticultural Development Using Crop Protection Technology
Chapter 84 -	Not In Use
Chapter 85 -	Exempt Development
Chapter 86 -	Complying Development
Chapter 87 -	Bateau Bay South Urban Release Area
Chapter 88 -	Not In Use
Chapter 89 -	Glennings Valley Rural Residential Precinct
Chapter 90 -	Not In Use
Chapter 91 -	Not In Use
Chapter 92 -	Centre Support Development – Lake Haven Drive, Charmhaven
Chapter 93 -	Not In Use
Chapter 94 -	Location Criteria for Emergency Services Facilities
Chapter 95 -	Not In Use
Chapter 96 -	Woodbury Apartments
Chapter 97 -	Not In Use
Chapter 98 -	Not In Use
Chapter 99 -	Building Lines
Chapter 100 -	Quality Housing
Chapter 101 -	Not in Use
Chapter 102 -	Not In Use
Chapter 103 -	Not In Use
Chapter 104 -	Not In Use
Chapter 105 -	Highview Avenue San Remo
Chapter 106 -	Not In Use
Chapter 107 -	Not In Use
Chapter 108 -	Not In Use
Chapter 109 -	West Wyong Area
Chapter 110 -	Not in Use
Chapter 111 -	Hoardings
Chapter 112 -	Public Art