



# Central Coast Development Control Plan 2022

## ISSUE DATE: 9 MAY 2025

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.

Amended as per Council Resolution on:	28 May 2024
Effective:	9 May 2025

## **TABLE OF CONTENTS**

### **PART 1: PRELIMINARY**

Chapter 1.1: Introduction and Application

Chapter 1.2: Notification of Development Proposals

### **PART 2: DEVELOPMENT PROVISIONS**

Chapter 2.1: Dwelling Houses, Secondary Dwellings and Ancillary Development

Chapter 2.2: Dual Occupancies and Multi-Dwelling Housing

Chapter 2.3: Residential Flat Buildings and Shop-Top Housing

Chapter 2.4: Subdivision

Chapter 2.5: Commercial Development

Chapter 2.6: Commercial Hydroponics

Chapter 2.7: Tourism Development

Chapter 2.8: Caravan Parks

Chapter 2.9: Industrial Development

Chapter 2.10: Centre Based Child Care Facilities

Chapter 2.11: Restricted and Sex Services Premises

Chapter 2.12: Waterfront Structures

Chapter 2.13: Transport and Parking

Chapter 2.14: Site Waste Management

Chapter 2.15: Signage and Advertising

Chapter 2.16: Home Based Employment

Chapter 2.17 Character and Scenic Quality

### **PART 3: ENVIRONMENTAL CONTROLS**

Chapter 3.1: Floodplain Management and Water Cycle Management

Chapter 3.2: Coastal Hazard Management

Chapter 3.3: On-Site Sewage Management

Chapter 3.4: Water Catchment Areas

Chapter 3.5: Tree and Vegetation Management

Chapter 3.6: Heritage Conservation

Chapter 3.7 Geotechnical Requirements

## **PART 4: LOCATION SPECIFIC DEVELOPMENT CONTROLS – MAJOR CENTRES**

Chapter 4.1: Warnervale Town Centre

Chapter 4.2: Peninsula Centres

Chapter 4.3: Terrigal Village Centre

Chapter 4.4: Gosford Waterfront

Chapter 4.5: Wyong Town Centre

Chapter 4.6: The Entrance Peninsula

Chapter 4.7: Tuggerah Regional City

## **PART 5: LOCATION SPECIFIC DEVELOPMENT CONTROLS**

Chapter 5.1: Bensville

Chapter 5.2: Erina, 83-95 Karalta Road

Chapter 5.3: Kariong, Mount Penang Parklands

Chapter 5.4: Kincumber, Avoca Drive (Manassah Frost House)

Chapter 5.5: Gwandalan Centre

Chapter 5.6: Lisarow, Toomeys Road

Chapter 5.7: Terrigal – Beaufort Road

Chapter 5.8: Narara Eco Village

Chapter 5.9: Wadalba South Urban Release Area

Chapter 5.10: Pearl Beach Residential Development

Chapter 5.11: Terrigal, Corner Charles Kay Drive and Terrigal Drive

Chapter 5.12: Terrigal, Parkside, Kings Avenue

Chapter 5.13: Terrigal Scenic Highway (George's Fruit Barn)

Chapter 5.14: Various Suburbs: Erina/Green Point/Terrigal, Kariong, Kincumber, Lisarow/Niagara Park, Narara and Springfield

Chapter 5.15: West Gosford, Temporary Use of Gosford Racecourse

Chapter 5.16: Yattalunga

Chapter 5.17: Forresters Beach

Chapter 5.18: Erina – 18 Illya Avenue (Erina Leagues Club)

Chapter 5.19: Marana Road, Springfield

Chapter 5.20: Somersby – Wisemans Ferry Road/Peats Ridge Road (Somersby Fields Site)

Chapter 5.21: East Somersby

Chapter 5.22: Hamlyn Terrace – Louisiana Road Infill Development

Chapter 5.23 Forresters Beach – Bakali Road

Chapter 5.24: Berkeley Vale – Keren Avenue Residential

Chapter 5.25: Warnervale South

Chapter 5.26: Buff Point - Residential

Chapter 5.27: West Wyong Area

Chapter 5.28: Lake Munmorah Village Centre

Chapter 5.29: Mannering Park Residential

Chapter 5.30: Jilliby – Hue Hue Road

Chapter 5.31: North Wyong Industrial and Enterprise Precinct

Chapter 5.32: Ourimbah Commercial Area

Chapter 5.33: Tumby Valley Residential

Chapter 5.34: Tuggerah Precinct

Chapter 5.35: Kanwal- Craigie Avenue Precinct

Chapter 5.36: Warnervale – M1 Pacific Motorway Service Centres

Chapter 5.37: Warnervale East / Wadalba North West – Urban Release Areas

Chapter 5.38: Warnervale Business Park

Chapter 5.39: Charmhaven West – Industrial Area

Chapter 5.40: The Entrance – Key Site Development

Chapter 5.41: Glenning Valley

Chapter 5.42: Berkeley Vale – Anderson Road

Chapter 5.43: Chittaway Point

Chapter 5.44: Toukley – Rustrum Key Site

Chapter 5.45: East Toukley

Chapter 5.46: Northern Wetlands Management

Chapter 5.47: Northern Conservation Areas

Chapter 5.48: Northern Areas -Public Art

Chapter 5.49: Northern Areas - Key Sites

Chapter 5.50: East Toukley – Main Road Commercial

Chapter 5.51: Mardi –Rural Residential

Chapter 5.52: Chain Valley Bay – 25 Mulloway Road

Chapter 5.53: Chain Valley Bay – 45 Mulloway Road

Chapter 5.54: Lake Munmorah - 285-325 Pacific Highway

Chapter 5.55 Ettalong Beach – 43-46 The Esplanade

## **PART 6: INDEX**

Dictionary

Schedule of Amendments

## **RELATED DOCUMENTS**

Civil Works Design Specification

Fauna and Flora Guidelines

Waste Control Guidelines

Scenic Quality and Character Statements

Masterplans