

Draft NSDCP 2025 – Comparison of Provisions					
Green Text – Location of former provisions under NSDCP 2013 Blue Text – Former provisions to be relocated within the same new section Red Text – Former provisions to be removed					
NSDCP 2025			NSDCP 2013		
Part	Section	Title	Part	Section	Title
<b>A</b>		<b>Introduction</b>	<b>A</b>		<b>General requirements</b>
	<b>1</b>	<b>Preliminary</b>	<b>A</b>		
	1.1	Name of Development Control Plan	A	1.1	Introduction - Name of this Development Control Plan
	1.2	Where this Development Control Plan Applies	A	1.2	Introduction - Where this Development Control Plan Applies
	1.3	Relationship to Planning Legislation and NSLEP 2013	A	1.3	Introduction - Relationship to other Plans and Policies
	1.4	Purpose of this Development Control Plan	A	1.5	Introduction - Purpose of this Development Control Plan
	1.5	Aims of this Development Control Plan	A	1.6	Introduction - Aims of this Development Control Plan
	1.6	Savings Provision	A	1.4	Introduction - Savings Provision
	1.7	Monitoring and Review	A	1.10	Introduction - Monitoring and Review
	<b>2</b>	<b>Structure and Application of the DCP</b>	<b>A</b>		
	2.1	Structure of the DCP	A	1.7	Introduction - Structure of the Development Control Plan
	2.2	Application of DCP Objectives and Provisions to Development	A	1.7.2	Introduction - Part B – Development Controls
	2.3	Variations to key development controls	A	1.8	Introduction - Variations to key development controls
	2.4	Application of other Plans and Policies	B	1.1.4	Residential Development - Relationship to other documents and planning policies
			B	2.1.4	Commercial and Mixed Use Development - Relationship to other documents and planning policies
			B	3.1.4	Non-residential Development in Residential Zones - Relationship to other documents and planning policies
	2.5	Interpretation	A	1.7.4	- Dictionary
	2.6	Submitting an Application	A	1.9	- Requirements for submission of information with Development Applications
<b>Sections Deleted</b>			<b>A</b>	<b>2</b>	<b>Context</b>
			<b>A</b>	<b>3</b>	<b>Submitting an Application</b>
			<b>A</b>	<b>4</b>	<b>Notification of Applications (repealed)</b>
			<b>A</b>	<b>5</b>	<b>Site Analysis</b>

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<b>B</b>		<b>Environmental Considerations</b>			
	<b>1</b>	<b>Topography</b>			
	1.1	Earthworks	B	1.3.1	Residential Development - Topography
			B	3.2.1	Non-residential Development in Residential Zones - Topography
	1.2	Properties with a Foreshore Frontage	B	1.3.6	Residential Development - Properties with a Foreshore Frontage
			B	3.2.4	Non-residential Development in Residential Zones - Properties with a Foreshore Frontage
	<b>2</b>	<b>Visual Impact and Views</b>			
	2.1	Visual Impact - Access	B	1.3.5	Residential Development - Visual Impact - Access
	2.2	Views	B	1.3.6	Residential Development - Views
			B	2.3.8	Commercial and Mixed Use Development - Views
			B	3.2.8	Non-residential Development in Residential Zones - Views
	<b>3</b>	<b>Biodiversity</b>			
	3.1	Tree & Vegetation Management	<b>B</b>	<b>16</b>	<b>Tree &amp; Vegetation Management</b>
	3.2	Bushland	<b>B</b>	<b>15</b>	<b>Bushland</b>
			B	1.3.2	Residential Development - Properties in proximity to bushland
			B	1.3.3	Residential Development - Properties on Bushfire Prone Land
			B	3.2.2	Non-residential Development in Residential Zones - Properties in proximity to bushland
			B	3.2.3	Non-residential Development in Residential Zones - Properties on bushfire prone land
			<b>AP4</b>		<b>Bushland Buffer Map</b>
	<b>4</b>	<b>Water</b>			
	4.1	Stormwater Management	B	18	Stormwater Drainage
			B	1.6.8	Residential Development - Stormwater Management
			B	2.6.7	Commercial and Mixed Use Development - Stormwater Management
			B	3.5.7	Non-residential Development in Residential Zones - Stormwater Management
	4.2	Erosion and Sediment Control	<b>B</b>	<b>17</b>	<b>Erosion and Sediment Control</b>

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B	4.3	Water Conservation	B	1.6.7	Residential Development - Water conservation
			B	2.6.5	Commercial and Mixed Use Development - Water Conservation
			B	3.5.5	Non-residential Development in Residential Zones - Water Conservation
	5	<i>Solar Access</i>	B	1.3.7	Residential Development - Solar Access
			B	2.3.7	Commercial and Mixed Use Development - Solar Access
			B	3.2.9	Non-residential Development in Residential Zones - Solar Access
	6	<i>Visual Privacy</i>	B	1.3.10	Residential Development - Visual Privacy
			B	2.3.11	Commercial and Mixed Use Development - Visual Privacy
			B	3.2.12	Non-residential Development in Residential Zones - Visual Privacy
	7	<i>Operational Noise</i>			
	7.1	Non-residential Uses	B	2.3.2	Commercial and Mixed Use Development - Noise
			B	3.2.5	Non-residential Development in Residential Zones - Noise
	7.2	Child Care Facilities	B	5.11.2	Child Care Centres - Acoustic Privacy
	7.3	Late Night Trading Premises	B	7.3.3	Late Night Trading Hours - Acoustic impacts
			B	7.3.4	Late Night Trading Hours - External doors, windows and openings
	7.4	Sex Services and Restricted Premises	B	6.7	Sex Services and Restricted Premises - Acoustic Privacy
	8	<i>Light Spill and Reflectivity</i>			
	8.1	Reflectivity	B	2.3.4	Commercial and Mixed Use Development - Reflectivity
			B	3.2.6	Non-residential Development in Residential Zones - Reflectivity
	8.2	Artificial Illumination	B	2.3.5	Commercial and Mixed Use Development - Artificial illumination
			B	2.5.3	Commercial and Mixed Use Development - Illumination
			B	3.2.7	Non-residential Development in Residential Zones - Artificial Illumination

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B	9	<i>Wind and Air Quality</i>			
	9.1	Wind Speed	B	2.3.3	Commercial and Mixed Use Development - Wind Speed
	9.2	Clean air	B	2.3.1	Commercial and Mixed Use Development - Clean Air
	10	<i>Environmental Sustainability</i>			
	10.1	Introduction			
	10.2	Energy Efficiency	B	1.6.1	Residential Development - Energy Efficiency
			B	2.6.1	Commercial and Mixed Use Development - Energy Efficiency
			B	3.5.1	Non-residential Development in Residential Zones - Energy Efficiency
	10.3	Passive Solar Design	B	1.6.2	Residential Development - Passive Solar Design
			B	2.6.2	Commercial and Mixed Use Development - Passive Solar Design
			B	3.5.2	Non-residential Development in Residential Zones - Passive Solar Design
	10.4	Thermal Mass and Insulation	B	1.6.3	Residential Development - Thermal Mass and Insulation
			B	2.6.3	Commercial and Mixed Use Development - Thermal Mass and Insulation
			B	3.5.3	Non-residential Development in Residential Zones - Thermal Mass and Insulation
	10.5	Natural Ventilation	B	1.6.4	Residential Development - Natural Ventilation
			B	2.6.4	Commercial and Mixed Use Development - Natural Ventilation
			B	3.5.4	Non-residential Development in Residential Zones - Natural Ventilation
	10.6	Colours and Materials	B	1.6.5	Residential Development - Colours and Materials
	10.7	Hotwater systems in residential development	B	1.6.6	Residential Development - Hotwater systems
			B	2.6.10	Commercial and Mixed Use Development - Hotwater systems
			B	3.5.10	Non-residential Development in Residential Zones - Hotwater Systems

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B	10.8	Adaptive reuse of buildings	B	2.6.9	Commercial and Mixed Use Development - Adaptive reuse of buildings
			B	3.5.9	Non-residential Development in Residential Zones - Adaptive Reuse
	10.9	Building materials	B	2.6.8	Commercial and Mixed Use Development - Building materials
			B	3.5.8	Non-residential Development in Residential Zones - Building Materials
	10.10	Green roofs	B	1.6.10	Residential Development - Green roofs
			B	2.6.11	Commercial and Mixed Use Development - Green Roofs
			B	3.5.11	Non-residential Development in Residential Zones - Green roofs
	10.11	Wind Turbines	B	1.6.11	Residential Development - Wind Turbines
			B	2.6.12	Commercial and Mixed Use Development - Wind Turbines
			B	3.5.12	Non-residential Development in Residential Zones - Wind Turbines
	10.2	Sustainability Reporting	B	1.6.1	Residential Development - Energy Efficiency
			B	2.6.1	Commercial and Mixed Use Development - Energy Efficiency
			B	3.5.1	Non-residential Development in Residential Zones - Energy Efficiency
	11	Contamination and Hazardous Materials	B	14	Contamination and Hazardous Materials
C		Heritage Conservation	B	13	Heritage and Conservation
	1	Introduction	B	13.1	Introduction
	2	Aboriginal heritage	B	13.2	Aboriginal Heritage
	3	Archaeological (non-Aboriginal heritage)	B	13.3	Archaeology
	4	Development in the Vicinity of Heritage Items	B	13.4	Development in the Vicinity of Heritage Items
	5	Heritage Items	B	13.5	Heritage Items
	6	Heritage Conservation Areas	B	13.6	Heritage Conservation Areas
	7	Subdivision and Lot Amalgamation	B	13.7	Subdivision and Lot Amalgamation
	8	Demolition	B	13.8	Demolition
	9	Specific Building Elements	B	13.9	Controls for specific building elements
	10	Guidelines for Residential Building Types	B	13.10	Guidelines for Residential Building Types
	11	Guidelines for Non-Residential Building Types	B	13.11	Guidelines for Non-Residential Building Types
	12	Heritage in the Public Domain	B	13.12	Heritage in the Public Domain

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<b>D</b>		<b>Development Elements</b>			
	<b>1</b>	<b><i>Subdivision</i></b>			
	1.1	Subdivision Pattern	B	1.4.2	Residential Development - Subdivision Pattern
	1.2	Servicing of New Lots	B	1.5.14	Residential Development - Servicing of new lots
	1.3	Site Consolidation in Commercial Development	B	2.4.2	Commercial and Mixed Use Development - Site Consolidation
	<b>2</b>	<b><i>Landscaping</i></b>			
	2.1	General	B	1.5.7	Residential Development - Landscaping
			B	3.4.6	Non-residential Development in Residential Zones - Landscaping
	2.2	Front Gardens in Residential Zones	B	1.5.8	Residential Development - Front Gardens
			B	3.4.7	Non-residential Development in Residential Zones - Front Gardens
	2.3	New Tree Planting	B	16.5	Tree and Vegetation Management - New Tree Planting
	<b>3</b>	<b><i>Accessibility</i></b>	<b>B</b>	<b>12</b>	<b><i>Access</i></b>
			B	2.5.1	Commercial and Mixed Use Development - Accessibility
			B	3.4.1	Non-residential Development in Residential Zones - Accessibility
	<b>4</b>	<b><i>Car Parking and Transport</i></b>	<b>B</b>	<b>10</b>	<b><i>Car Parking and Transport</i></b>
			B	1.5.4	Residential Development - Vehicular Access & Carparking
			B	2.2.2	Commercial and Mixed Use Development - Maximise Use of public transport
			B	2.5.7	Commercial and Mixed Use Development - Vehicular access
			B	2.5.8	Commercial and Mixed Use Development - Car parking
			B	3.4.3	Non-residential Development in Residential Zones - Vehicular access and car parking
			B	12.4.9	Access - Carparking Facilities
	<b>5</b>	<b><i>Waste Minimisation and Management</i></b>	<b>B</b>	<b>19</b>	<b><i>Waste Minimisation and Management</i></b>
			B	1.5.12	Residential Development - Garbage storage
			B	1.6.9	Residential Development - Waste Management and Minimisation
			B	2.5.9	Commercial and Mixed Use Development - Garbage storage

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D			B	2.6.6	Commercial and Mixed Use Development - Waste Management and Minimisation
			B	3.4.8	Non-residential Development in Residential Zones - Garbage Storage
			B	3.5.6	Non-residential Development in Residential Zones - Waste Management and Minimisation
			AP3		<b>Waste Handling Guide</b>
	6	Safety and Security	B	1.5.3	Residential Development - Safety and Security
			B	2.5.2	Commercial and Mixed Use Development - Safety and Security
			B	3.4.2	Non-residential Development in Residential Zones - Safety and Security
	7	Public Infrastructure	B	20	Public Infrastructure
	8	Construction Management	B	11	Construction Management
	9	Late Night Trading Hours	B	7	Late Night Trading Hours
E		Development Types			
	1	Residential Development	B	1	Residential Development
			B	2.2.3	Commercial and Mixed Use Development - Mixed Residential Population
			B	2.4.8	Commercial and Mixed Use Development - Balconies - Apartments
			B	2.5.4	Commercial and Mixed Use Development - High quality residential accommodation
			B	2.5.5	Commercial and Mixed Use Development - Lightwells and ventilation
			B	2.5.6	Commercial and Mixed Use Development - Private Open Space
		Sections Deleted	B	1.2.4 1.2.5 1.4.1	Residential Development - Affordable housing - Housing for Seniors and Persons with a Disability - Context
	2	Development in Employment and Mixed Use Zones	B	2	Commercial and Mixed Use Development
	2.6.1	Public spaces, street furniture, landscaping works, and equipment	B	2.4.13	Commercial and Mixed Use Development - Public Spaces and Facilities
		Sections Deleted	B	2.4.1	Commercial and Mixed Use Development - Context
	3	Non-Residential Development in Residential Zones	B	3	Non-residential Development in Residential Zones
		Sections Deleted	B	3.3.1	Non-residential Development in Residential Zones - Context
	4	Boarding Houses and Co-living Housing	B	4	Boarding Houses

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E	5	Early Education and Care Facilities	B	5	Child Care Centres
	6	Sex Services and Restricted Premises	B	6	Sex Services and Restricted Premises
	7	Advertising and Signage	B	9	Advertising and Signage
	8	Telecommunications	B	21	Telecommunications
Sections Deleted			B	8	Outdoor Dining and Display of Goods on the Footpath
F		Area Character Outcomes	C		
	1	Planning and Locality Areas	C	1	Area Character Statements
	2	North Sydney Planning Area	C	2	North Sydney Planning Area
	3	St Leonards / Crows Nest Planning Area	C	3	St Leonards / Crows Nest Planning Area
	4	Cammeray Planning Area	C	4	Cammeray Planning Area
	Sections Deleted		C	4.2.4	11 Cowdroy Avenue
	5	North Cremorne Planning Area	C	5	North Cremorne Planning Area
	6	South Cremorne Planning Area	C	6	South Cremorne Planning Area
	7	Neutral Bay Planning Area	C	7	Neutral Bay Planning Area
	8	Kirribilli Planning Area	C	8	Kirribilli Planning Area
	9	Lavender Bay Planning Area	C	9	Lavender Bay Planning Area
	Sections Deleted		C	9.8.8	1 Henry Lawson Avenue
	10	Waverton / Wollstonecraft Planning Area	C	10	Waverton / Wollstonecraft Planning Area
APP		Appendices			
	1	Dictionary	D1		Dictionary
	2	Heritage – Contributory, Neutral and Uncharacteristic Items	AP1		Heritage – Contributory, Neutral and Uncharacteristic Items
	Sections Deleted		AP2		Potentially Contaminating Activities
			AP3		Waste Handling Guidelines
			AP4		Bushland Buffer Map