

Draft NSDCP 2025 – Comparison of Provisions								
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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	<b>A</b>	<b>1.1</b>	Introduction	- Name of this Development Control Plan		
	1.2	Where this Development Control Plan Applies	<b>A</b>	<b>1.2</b>	Introduction	- Where this Development Control Plan Applies		
	1.3	Relationship to Planning Legislation and NSLEP 2013	<b>A</b>	<b>1.3</b>	Introduction	- Relationship to other Plans and Polices		
	1.4	Purpose of this Development Control Plan	<b>A</b>	<b>1.5</b>	Introduction	- Purpose of this Development Control Plan		
	1.5	Aims of this Development Control Plan	<b>A</b>	<b>1.6</b>	Introduction	- Aims of this Development Control Plan		
	1.6	Savings Provision	<b>A</b>	<b>1.4</b>	Introduction	- Savings Provision		
	1.7	Monitoring and Review	<b>A</b>	<b>1.10</b>	Introduction	- Monitoring and Review		
<b>2</b>	<b>Structure and Application of the DCP</b>		<b>A</b>					
2.1	Structure of the DCP		<b>A</b>	<b>1.7</b>	Introduction	- Structure of the Development Control Plan		
	Application of DCP Objectives and Provisions to Development		<b>A</b>	<b>1.7.2</b>	Introduction	- Part B – Development Controls		
	Variations to key development controls		<b>A</b>	<b>1.8</b>	Introduction	- Variations to key development controls		
	Application of other Plans and Policies		<b>B</b>	<b>1.1.4</b>	Residential Development	- Relationship to other documents and planning policies		
			<b>B</b>	<b>2.1.4</b>	Commercial and Mixed Use Development	- Relationship to other documents and planning policies		
			<b>B</b>	<b>3.1.4</b>	Non-residential Development in Residential Zones	- Relationship to other documents and planning policies		
2.5	Interpretation		<b>A</b>	<b>1.7.4</b>	- Dictionary			
2.6	Submitting an Application		<b>A</b>	<b>1.9</b>	- 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Notification of Applications (repealed)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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Part	Section	Title	Part	Section	Title	
<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		<b><i>Solar Access</i></b>		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		<b><i>Visual Privacy</i></b>		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		<b><i>Operational Noise</i></b>				
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		<b><i>Light Spill and Reflectivity</i></b>				
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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Part	Section	Title	Part	Section	Title
<b>B</b>	<b>9</b>	<b><i>Wind and Air Quality</i></b>			
	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
	<b>10</b>	<b><i>Environmental Sustainability</i></b>			
	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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Part	Section	Title		Part	Section	Title	
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	<i>Contamination and Hazardous Materials</i>		B	14	<i>Contamination and Hazardous Materials</i>	
C	Heritage Conservation			B	13	<i>Heritage and Conservation</i>	
	1	<i>Introduction</i>			B	13.1	Introduction
	2	<i>Aboriginal heritage</i>			B	13.2	Aboriginal Heritage
	3	<i>Archaeological (non-Aboriginal heritage)</i>			B	13.3	Archaeology
	4	<i>Development in the Vicinity of Heritage Items</i>			B	13.4	Development in the Vicinity of Heritage Items
	5	<i>Heritage Items</i>			B	13.5	Heritage Items
	6	<i>Heritage Conservation Areas</i>			B	13.6	Heritage Conservation Areas
	7	<i>Subdivision and Lot Amalgamation</i>			B	13.7	Subdivision and Lot Amalgamation
	8	<i>Demolition</i>			B	13.8	Demolition
	9	<i>Specific Building Elements</i>			B	13.9	Controls for specific building elements
	10	<i>Guidelines for Residential Building Types</i>			B	13.10	Guidelines for Residential Building Types
	11	<i>Guidelines for Non-Residential Building Types</i>			B	13.11	Guidelines for Non-Residential Building Types
	12	<i>Heritage in the Public Domain</i>			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>12</b>	<b>Access</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>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>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		<b>Safety and Security</b>		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		<b>Public Infrastructure</b>		B	20	<b>Public Infrastructure</b>
8		<b>Construction Management</b>		B	11	<b>Construction Management</b>
9		<b>Late Night Trading Hours</b>		B	7	<b>Late Night Trading Hours</b>
E	<b>Development Types</b>					
1		<b>Residential Development</b>		B	1	<b>Residential Development</b>
				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
<b>Sections Deleted</b>				B	1.2.4 1.2.5 1.4.1	Residential Development - Affordable housing - Housing for Seniors and Persons with a Disability - Context
2		<b>Development in Employment and Mixed Use Zones</b>		B	2	<b>Commercial and Mixed Use Development</b>
2.6.1		Public spaces, street furniture, landscaping works, and equipment		B	2.4.13	Commercial and Mixed Use Development - Public Spaces and Facilities
<b>Sections Deleted</b>				B	2.4.1	Commercial and Mixed Use Development - Context
3		<b>Non-Residential Development in Residential Zones</b>		B	3	<b>Non-residential Development in Residential Zones</b>
<b>Sections Deleted</b>				B	3.3.1	Non-residential Development in Residential Zones - Context
4		<b>Boarding Houses and Co-living Housing</b>		B	4	<b>Boarding Houses</b>

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