

10.15.North Sydney Development Control Plan 2013: Draft Amendment - miscellaneous housekeeping

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ENDORSED BY	Marcelo Occhiuzzi, Director Community, Planning and Environment
ATTACHMENTS	1. Proposed DCP Amendment Table [10.15.1 - 34 pages]
CSP LINK	5. Our Civic Leadership 5.1 Lead North Sydney's strategic direction

PURPOSE:

The purpose of this report is to seek Council's endorsement of a draft amendment to North Sydney Development Control Plan (NSDCP) 2013, to correct and rectify a number of minor non-policy related matters to ensure that the DCP remains contemporary and relevant, and to enable the draft amendment to be publicly exhibited.

EXECUTIVE SUMMARY:

- Over the last few years there have been significant amendments made to planning legislation, state and local environmental planning instruments, government agency names, and the way that development applications are lodged. In addition, a number of documents and websites referenced within the DCP have become redundant or have changed.
- Since its operation, Council staff have also identified a number of minor and inconsequential typographical, grammatical, and formatting issues which should be corrected to ensure a more consistent and clearer approach to applying its development controls.
- In order to maximise clarity, transparency, and consistency, and to maintain a contemporary document, it is recommended that the relevant references, contextual background, and minor typographical, grammar and formatting issues within NSDCP 2013 be updated. The extent of the proposed amendments does not change the intent of the endorsed policy positions and are considered to be minor administrative amendments.
- Due to the minor administrative nature of the proposed amendments, it is further recommended that extent of exhibition be restricted to the minimum requirement (28 calendar days) under the Environmental Planning and Assessment Act and that the extent of public notification be limited to advertisements on Council's website and in the Mosman Daily, and notification to the Precinct Committees.

RECOMMENDATION:

1. THAT Council resolves to adopt the draft amendments to NSDCP 2013, as outlined in this report and detailed within Attachment 1.

2. THAT should State Environmental Planning Policy 65 be repealed and incorporated into SEPP (Housing) 2021 before the commencement of the public exhibition of these draft amendments to NSDCP 2013, that the relevant sections of NSDCP 2013 also be identified for proposed amendment to reflect this potential change.

3. THAT the draft amendments to NSDCP 2013 be placed on public exhibition for a period of at least 28 days.

BACKGROUND

North Sydney Development Control Plan (NSDCP) 2013 was first made on 2 September 2013 and came into force on 13 September 2013. The primary purpose of NSDCP 2013 is to support the delivery of the desired outcomes established in North Sydney Local Environmental Plan (NSLEP) 2013 and provide more detailed guidance as to what is anticipated in the Local Government Area.

Over the last few years, there have been significant amendments made to planning legislation, state and local environmental planning instruments, government agency names, and the way that development applications are lodged.

Further, a number of government agencies, documents, and websites referenced throughout the DCP have changed, become redundant or introduced. In addition, it has been noted that there are some inconsistencies in application of similar types of controls throughout different parts of the DCP.

These issues have sometimes resulted in difficulties interpreting and applying the desired outcomes and intent of the provisions to the DCP.

REPORT

1. Issues Necessitating Amendment

Since the commencement of NSDCP 2013, there have been a variety of factors and events that have resulted in some aspects of the DCP becoming incorrectly referenced, redundant, or not in line with current best planning practices and Council policy. In addition, a number of typographical, grammatical, and formatting issues have been identified which would benefit from amendment to ensure the DCP is clear, contemporary, and can be applied consistently. The following subsections outline the nature and extent of these issues.

1.1 Employment Zone Reforms

NSDCP 2013 makes numerous references to land use zones identified under North Sydney Local Environmental Plan (NSLEP) 2013.

In 2020, the Department of Planning and Environment (DPE) commenced working on a suite of planning reforms to support a productive economy by enabling business and jobs in locations where they are needed and delivering a degree of flexibility on employment uses in local areas.

In undertaking these reforms, the DPE sought to deliver a simplified employment zones framework that suits the future of work, is fit for purpose, and supports productivity and jobs growth while facilitating delivery of strategic plans and planning priorities. In addition, a key outcome of the reforms was to ensure that the employment zones provide clear strategic intent, include clarity around their application, and increase flexibility around land uses.

In simplifying the land use framework, the DPE sought to replace the then existing Business (B) and Industrial (IN) zones under the Standard Instrument Local Environmental Plan with 5 new employment (E) zones and 4 supporting zones as illustrated in Table 1 below.

TABLE 1: Change of Land Use Names under the SI LEP	
Former Business & Industrial Zone Names	New Employment & Support Zone Names
<p><i>Business Zones</i></p> <p>B1 Neighbourhood Centre</p> <p>B2 Local Centre</p> <p>B3 Commercial Core</p> <p>B4 Mixed Use</p> <p>B5 Business Development</p> <p>B6 Enterprise Corridor</p> <p>B7 Business Park</p> <p>B8 Metropolitan Centre</p> <p><i>Industrial zones</i></p> <p>IN1 General Industrial</p> <p>IN2 Light Industrial</p> <p>IN3 Heavy Industrial</p> <p>IN4 Working Waterfront</p>	<p><i>Employment Zones</i></p> <p>E1 Local Centre</p> <p>E2 Commercial Centre</p> <p>E3 Productivity Support</p> <p>E4 General Industrial</p> <p>E5 Heavy Industrial</p> <p><i>Support Zones</i></p> <p>MU1 Mixed Use</p> <p>SP4 Enterprise</p> <p>SP5 Metropolitan Centre</p> <p>W4 Working Waterfront</p>

As part of these reforms, it was also proposed to amend the zone references for the environmental protection zones, such that the reference is changed from “E” to “C” (Conservation zones).

On 5 November 2021, the Standard Instrument (Local Environmental Plan) Order (SI LEP), upon which all NSW council LEPs are based, was amended to incorporate the new employment zoning framework, and came into force on 1 December 2021. Despite the implementation of this new framework, NSLEP 2013 was not automatically amended as this aspect was to be subject to a formal amendment which required public exhibition. However, all of the former environmental protection zone references were automatically changed within NSLEP 2013 from “E” to “C” from 1 December 2021.

On 16 December 2022, six State Environmental Planning Policies were made, outlining the extent of the amendments made to all council LEPs in NSW to reflect the new employment zone framework. These changes came into effect on 26 April 2023. The changes to NSLEP 2013 as a result of these reforms are illustrated in Table 2 below.

TABLE 2: Change of Land Use Names under NSLEP 2013	
Former Zone Names	New Zone Names
B1 Neighbourhood Centre	E1 Local Centre
B3 Commercial Core	E2 Commercial Centre
B4 Mixed Use	MU1 Mixed Use

TABLE 2: Change of Land Use Names under NSLEP 2013	
Former Zone Names	New Zone Names
IN2 Light Industrial	E3 Productivity Support
IN4 Working Waterfront	W4 Working Waterfront
E2 Environmental Conservation	C2 Environmental Conservation
E4 Environmental Living	C4 Environmental Living

The Employment Zone Reforms planning instruments and legislation contained savings and transitional arrangements to ensure that the new zone names incorporated are also considered to be the same as the former zone names wherever mentioned within a planning instrument or policy. However, these savings and transitional provisions are often difficult to locate and interpret.

Whilst Council has included notations on the front cover of NSDCP 2013 and on its website advising of these zone name changes, these can be easily overlooked and result in confusion as to what land use zone reference to use.

Accordingly, there is a necessity to update NSDCP 2013 to ensure that there is clarity and transparency between planning instruments and policies.

1.2 State Environmental Planning Policy (SEPP) amendments

NSDCP 2013 makes numerous references to SEPPs. Over the last few years there have been a significant number of amendments to the SEPPs, including name changes, such that their references in the DCP have become incorrect. The key amendments are outlined in the following subsections.

1.2.1 SEPP consolidation

In 2017, the DPE commenced a process to consolidate similar themed State Environmental Planning Policies (SEPPs) and former Sydney Regional Environmental Plans (SREPs) to reduce the number of planning policies applying to a particular piece of land. In particular, the consolidation of SEPPs was to align with nine 'focus areas' such as housing, employment, primary industry, design, the environment, and planning processes. By 1 March 2022, 45 existing SEPPs and SREPs had been consolidated and reconfigured into just 12 SEPPs.

The majority of the SEPPs and SREPs that had been consolidated merely involved incorporating the existing provisions of each SEPP/SREP into distinct chapters or divided into new separate SEPPs, with minimal to no meaningful policy change. However, the consolidation of the environmental and housing related SEPPs/SREPs went through more substantive amendment and public consultative processes.

TABLE 3 below illustrates the extent of consolidation undertaken.

TABLE 3: Consolidation of SEPPs		
New SEPP List	New SEPP Chapter	Former SEPP
SEPP No. 65 - Design Quality of Residential Apartment Development		No Change
SEPP (Biodiversity and Conservation) 2021	2	SEPP (Vegetation in Non-Rural Areas) 2017
	3	SEPP (Koala Habitat Protection) 2020
	4	SEPP (Koala Habitat Protection) 2021
	5	Murray Regional Environmental Plan No 2—Riverine Land
	- (6 pre 21/11/22)	SEPP No 19—Bushland in Urban Areas
	- (7 pre 21/11/22)	SEPP No 50—Canal Estate Development
	6 (8 pre 21/11/2022)	SEPP (Sydney Drinking Water Catchment) 2011
	6 (9 pre 21/11/22)	Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No 2 – 1997)
	6 (10 pre 21/11/2022)	Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
	6 (11 pre 21/11/2022)	Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment
6 (12 pre 21/11/2022)	Willandra Lakes Regional Environmental Plan No 1 – World Heritage Property	
SEPP (Building Sustainability Index: BASIX) 2004		No Change
SEPP (Exempt and Complying Development Codes) 2008		No Change
SEPP (Housing) 2021	2 (Part 1)	SEPP No 70 – Affordable Housing (Revised Schemes)
	2 & 3	SEPP (Affordable Rental Housing) 2009

TABLE 3: Consolidation of SEPPs		
New SEPP List	New SEPP Chapter	Former SEPP
	3 (Part 5)	SEPP (Housing for Seniors and People with a Disability) 2004
	8	SEPP No 36 – Manufactured Home Estates
	9	SEPP No 21 – Caravan Parks
SEPP (Industry and Employment) 2021	2	SEPP (Western Sydney Employment Area) 2009
	3	SEPP No 64 – Advertising and Signage
SEPP (Planning Systems) 2021	2	SEPP (State and Regional Development) 2011
	3	SEPP (Aboriginal Land) 2019
	4	SEPP (Concurrences and consents) 2018
SEPP (Precincts-Central River) 2021		SEPP (State Significant Precincts) 2005
SEPP (Precincts-Eastern Harbour City) 2021	2	SEPP (State Significant Precincts) 2005
	3	Darling Harbour Development Plan No. 1
	4	Sydney Regional Environmental Plan No 26 – City West
	5	Sydney Regional Environmental Plan No 16 – Walsh Bay
	6	Sydney Regional Environmental Plan No 33 – Cooks Cove
	7	SEPP No 47 – Moore Park Showground
SEPP (Precincts-Regional) 2021		SEPP (State Significant Precincts) 2005
SEPP (Precincts-Western Parkland City) 2021		SEPP (State Significant Precincts) 2005
SEPP (Primary Production) 2021	2	SEPP (Primary Production and Rural Development) 2019
	3	Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas)
SEPP (Resilience and Hazards) 2021	2	SEPP (Coastal Management) 2018
	3	SEPP No 33 – Hazardous and Offensive Development
	4	SEPP No 55 – Remediation of Land

TABLE 3: Consolidation of SEPPs		
New SEPP List	New SEPP Chapter	Former SEPP
SEPP (Resources and Energy) 2021	2	SEPP (Mining, Petroleum Production and Extractive Industries) 2007
	3	Sydney Regional Environmental Plan No 9 – Extractive Industries (No 2 – 1995)
SEPP (Transport and Infrastructure) 2021	2	SEPP (Infrastructure) 2007
	3	SEPP (Educational Establishments and Childcare Facilities) 2017
	4	SEPP (Major Infrastructure Corridors) 2020
	5	SEPP (Three Ports) 2013

Accordingly, these references need to be updated to ensure that users of NSDCP 2013 are directed to the correct SEPP and where relevant the specific section of that SEPP.

1.2.2 Sustainability SEPP

On 29 August 2022, SEPP (Sustainable Building) 2022 was made and came into force on 1 October 2023. This SEPP replaced SEPP (Building Sustainability Index BASIX) 2004. Accordingly, these references need to be updated to ensure that users of NSDCP 2013 are directed to the correct SEPP and where relevant the specific section of that SEPP.

1.2.3 Housing SEPP

In November 2022, the DPE exhibited a proposed amendment to SEPP (Housing) 2021 to improve the uptake of affordable housing. A second targeted exhibition of proposed amendments to SEPP (Housing) 2021 was undertaken in October 2023, which incorporated further incentives to undertake affordable housing in response to the consideration of submissions to the first exhibition period. The second proposal also included a proposal to repeal SEPP 65 - *Design Quality of Residential Apartment Development* and incorporate those provisions within SEPP (Housing) 2021.

These proposed amendments have yet to be made. However, should they be made prior to the finalisation of the proposed amendment to NSDCP 2013, it is recommended NSDCP 2013 be further amended to reflect these changes.

1.3 Legislative changes

NSDCP 2013 makes numerous references to various Acts and Regulations that have an impact on development. Some of these have recently been amended resulting in those references becoming redundant or incorrect. These are proposed to be amended/corrected.

1.3.1 Environmental Planning and Assessment (EP&A) Regulation

On 17 December 2021, the EP&A Regulation, 2021 was made and came into force on 1 March 2022 and replaced the former EP&A Regulations, 2000. The new Regulations underwent significant revision, incorporating a completely new structure, resulting in all Regulation references within NSDCP 2013 becoming incorrect. Accordingly, the NSDCP 2013 needs to be revised to correct these references.

1.3.2 Contaminated Land Management Regulation

On 26 August 2022, the Contaminated Land Management Regulation, 2022 was made and came into force on the same day and replaced the Contaminated Land Management Regulation 2013. The new Regulations underwent significant revision to reflect key reforms made to the Protection of the Environment Operations Act 1997 and Contaminated Land Management Act 1997. Accordingly, the NSDCP 2013 needs to be revised to correct these references.

1.3.3 Commonwealth legislation

NSDCP 2013 contains both federal and state legislation references, but with little to no indication to which jurisdiction they belong. To aid in clarity, it is recommended that the federal legislation referenced within the DCP be amended to include “Commonwealth” as a precursor to the legislation name. Providing a “NSW” precursor to all State legislation is considered superfluous, given that the majority of the legislation referenced within the DCP is State legislation.

1.4 Lodgement of Development Applications

Section 3 – *Submitting an Application* to Part A of NSDCP 2013 contains information and guidance on how to lodge development related applications and what information should be lodged with those applications. When NSDCP 2013 first commenced, all development related applications were required to be lodged directly with Council.

From 31 December 2020, the lodgement of all applications for Development Consent and Complying Development Certificates was mandated under the EP&A Act and Regulations to be made via the NSW Planning Portal. This resulted in a completely new lodgement process which was not reflected under the DCP.

Accordingly, the DCP needs to be updated to ensure that applications are provided with the correct procedures for the lodgement of development related applications.

1.5 Contextual Setting

Section 2 – *Context* to Part A of NSDCP 2013 provides a contextual setting for Local Government Area. The data contained within this section is largely based on the analysis of the ABS Census Data and other data sources. Many of these data sources are updated on a regular basis (e.g., the ABS Census Data is updated every 5 years).

To ensure that the DCP remains contemporary, it is proposed to update the data contained within this Section of the DCP, where new data has been released.

1.6 Agency / Authority / Organisation References

The State government typically change the names of their departments to reflect the portfolios that are assigned to various ministers. This has resulted in some of the agency names contained within NSDCP 2013 becoming redundant. Table 4 outlines the extent of changes made to agency names.

TABLE 4: Change in Agency Names under NSLEP 2013	
Former Name	New Name
Greater Sydney Commission	Greater Cities Commission
NSW Roads and Transport Authority	Transport for NSW (TfNSW)

In order to improve clarity and keep the DCP contemporary, it is proposed to correct these aspects.

1.7 Changes to Policies

Some agencies and organisations, including Council have repealed, replaced, or introduced a number of referenced policy documents, resulting in users of the DCP not being directed to the most current document. In order to improve clarity and keep the DCP contemporary, it is proposed to correct these aspects.

1.8 Formatting – typographical errors etc

Through the application of NSDCP 2013, Council staff have identified a number of issues with regard to typographical or grammatical errors and inconsistencies in the use of language, terms and formatting. These issues should be rectified to ensure a clear understanding in the interpretation and application of the DCP.

1.9 Websites / Hyperlinks

NSDCP 2013 contains numerous website references and hyperlinks to websites and documents. However, since the commencement of NSDCP 2013, some of these links have become broken or redundant, due to:

- existing agencies and organisations changing web addresses or relocating information within their own websites;
- new agencies or organisations taking control of existing web locations and changing their name and or location; and/or
- documents that are linked to no longer exist or have become redundant.

To ensure that users of NSDCP 2013 are directed to the correct location or document, it is proposed to amend these broken or redundant web addresses and hyperlinks.

2. Proposed Draft Amendments

The full extent of the proposed amendments to NSDCP 2013 are contained in Attachment 1 to this report. Table 5 summarises the key amendments proposed.

TABLE 5: Key Amendments		
Current Reference	New Reference	Reason
Zone Names		
B1 Neighbourhood Centre	E1 Local Centre	State Government mandated amendment

TABLE 5: Key Amendments		
Current Reference	New Reference	Reason
B3 Commercial Core	E2 Commercial Centre	State Government mandated amendment
B4 Mixed Use	MU1 Mixed Use	State Government mandated amendment
IN2 Light Industrial	E3 Productivity Support	State Government mandated amendment
IN4 Working Waterfront	W4 Working Waterfront	State Government mandated amendment
E2 Environmental Conservation	C2 Environmental Conservation	State Government mandated amendment
E4 Environmental Living	C4 Environmental Living	State Government mandated amendment
State Environmental Planning Policies		
SEPP (Affordable Rental Housing) 2009	SEPP (Housing) 2021	Consolidation of SEPPs
SEPP (Building Sustainability Index: BASIX) 2004	SEPP (Sustainable Buildings) 2022	Replacement of SEPP
SEPP (Coastal Management) 2018	Chapter 2 – Coastal Management to SEPP (Resilience and Hazards) 2021	Consolidation of SEPPs
SEPP (Educational Establishments and Child Care Facilities) 2017	Chapter 3 – Educational Establishment and Child Care Facilities to SEPP Transport and Infrastructure) 2021	Consolidation of SEPPs
SEPP (Housing for seniors and people with disability) 2004	SEPP (Housing) 2021	Consolidation of SEPPs
SEPP (Infrastructure) 2007	Chapter 2 – Infrastructure to SEPP (Transport and Infrastructure) 2021	Consolidation of SEPPs
SEPP (State and Regional Development) 2011	Chapter 2- State and Regional Development to SEPP (Planning Systems) 2021	Consolidation of SEPPs
SREP (Sydney Harbour Catchment) 2005	Chapter 6 – Water Catchments to SEPP (Biodiversity and Conservation) 2021	Consolidation of SEPPs

TABLE 5: Key Amendments		
Current Reference	New Reference	Reason
Chapter 10 – Sydney Harbour Catchment to SEPP (Biodiversity and Conservation) 2021	Chapter 6 – Water Catchments to SEPP (Biodiversity and Conservation) 2021	Consolidation of SEPPs
SEPP (Vegetation in Non -Rural Areas) 2017	Chapter 2 – Vegetation in non-rural areas to SEPP (Biodiversity and Conservation) 2021 or SEPP (Biodiversity and Conservation) 2021	Consolidation of SEPPs
SEPP No. 19 - Bushland in Urban Areas (SEPP 19)	Chapter 2 - Vegetation in non-rural areas to SEPP (Biodiversity and Conservation) 2021 or SEPP (Biodiversity and Conservation) 2021	Consolidation of SEPPs
SEPP No.55 -Remediation of Land	Chapter 4 – Remediation of Land to SEPP (Resilience and Hazards) 2021	Consolidation of SEPPs
	Ministerial Direction 4.4 – Remediation of land under s.9.1 of the EP&A Act	Relocation of provisions from the SEPP to a Ministerial Direction
SEPP No. 64 - Advertising and Signage (SEPP 64)	Chapter 3 – Advertising and Signage to SEPP (Industry & Employment) 2021	Consolidation of SEPPs
SEPP (Temporary Structure) 2007	Deleted in its entirety	Repeal of SEPP and incorporated into the Standard Instrument LEP.
Legislation - Acts and Regulations		
Environmental Planning and Assessment Regulation 2000 (EP&A Regulation, 2000)	Environmental Planning and Assessment Regulation 2021 (EP&A Regulation, 2021)	Legislative Change
Contaminated Land Management Regulation 2013	Contaminated Land Management Regulation 2022	Legislative Change

TABLE 5: Key Amendments		
Current Reference	New Reference	Reason
Telecommunications Act 1997.	Commonwealth Telecommunications Act 1997.	To clarify this is a Commonwealth Act.
Part A - Section 2: Context		
Old statistical data	New statistical data	To reflect the release of new 2021 ABS Census data and other relevant data sets.
Part A – Section 3: Submitting an Application		
Old process	New process	To reflect the mandatory change to lodge applications through the NSW Planning Portal
Terminology		
Heritage Impact Statement	Statement of Heritage Impact	Changes by Heritage Council of NSW
... business employment and mixed use ...	Employment zone reforms
employment zones	employment/mixed use zones	Employment zone reforms
Light industrial	Productivity support	Employment zone reforms
Street wall height (podium)	Podium Height	Consistency of terminology.
Upper level setbacks	Above podium setbacks	Consistency of terminology.
Agencies and Organisations		
Greater Sydney Commission	Greater Cities Commission	Name change
NSW Roads and Transport Authority (RMS)	Transport for NSW (TfNSW)	Name change
Policies		
Residential Development Strategy (2009)	Local Housing Strategy (2019)	Implementation of revised policy
Local Development Strategy (2009)	Local Strategic Planning Statement (2019)	Implementation of revised policy
NSW Roads and Traffic Authority Policy for Advertising on RTA infrastructure (1999).	Transport Corridor Outdoor Advertising and Signage Guidelines (2017).	Implementation of revised policy

TABLE 5: Key Amendments		
Current Reference	New Reference	Reason
North Sydney Outdoor Dining and Display of Goods Policy	North Sydney Outdoor Dining and Goods Display on Footpath Policy	Correct name
Specified items or places		
Raleigh Street Mall	Cammeraygal Place	Correction of place name
Crows Nest TAFE	Cammeraygal High School	Correction of place name
ANZAC Memorial Club	ANZAC Park Public School	Correction of place name
1A-1B Telopea Street Wollstonecraft	1 Telopea Street Wollstonecraft	Correction of street address

Due to the size of NSDCP 2013 (737 pages), it is only proposed to exhibit the extent of the proposed changes as identified within Attachment 1 to this report and not a full “tracked changes” version of the DCP. Attachment 1 specifies the full extent of the changes proposed within the DCP and would be the subject of public exhibition.

OPTIONS

Council has the following options in relation to this matter:

1. Amend the DCP as outlined in this report; or
2. Do nothing/take no action.

These options are assessed in TABLE 6 below.

TABLE 6: Options			
Option	Finance/Resourcing	Risk/Opportunity	Consultation
1.	Minimal costs and staff time required to undertake the necessary notifications, public exhibition, and implementation under the EP&A Act. Reduced future costs and staff time taken to justify the changes made to relevant Acts, SEPPs, LEPS and replacement of	Provides greater clarity for property owners, developers, the wider community, and council staff as to the correct terminology and location of provisions when considering applications for development.	The EP&A Act requires that the proposed draft DCP amendment is placed on public exhibition for a minimum period of 28 “calendar days”. Whilst Council’s Community Engagement Strategy suggests that all projects should be exhibited for a minimum of 42 calendar days. This

TABLE 6: Options			
Option	Finance/Resourcing	Risk/Opportunity	Consultation
	superseded documentation.		increased timeframe is deemed excessive, given that there are no policy changes proposed and there will be a low likelihood of submissions received.
2.	Additional costs and staff time taken to justify the changes made to relevant Acts, SEPPs, LEPs and replacement of superseded documentation when considering and defending development applications.	Increased confusion about what terminology is to be used and application of the correct	No additional consultation is required.

Option 1, is recommended for the following reasons:

- It ensures that NSDCP 2013 remains a clear, transparent, cohesive, and current document for all intended users.
- It will remove the need for the community, developers, and council staff to justify or explain why the terminology and references within NSDCP 2013 are redundant or superseded.

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council’s Community Engagement Protocol and the provisions of the Environmental Planning and Assessment Act.

It is noted that the Council’s Community Engagement Protocol requires all projects to be placed on public exhibition of a minimum of 6 weeks (or 42 calendar days).

Despite the amendments technically affecting the entire LGA, they will have no material impact on anyone within the LGA. This is due to the proposed amendments being administrative in nature and not seek to amend any endorsed Council policy position. On this basis, the draft amendment is highly unlikely to generate a significant number of submissions. Therefore, it is recommended that the exhibition period be limited to the minimum 28 calendar days under the EP&A Act, rather than for an extended 42 calendar days.

In addition, it would be cost prohibitive to send direct letter notification to all property owners and occupants in the LGA (approximately 60,000) for such a minor administrative amendment. On this basis it is recommended that the extent of notification be limited to an advertisement in the Mosman Daily, a public notice on Council's website and direct contact with Council's Precinct Committees.

FINANCIAL/RESOURCE IMPLICATIONS

There will be minimal implications in pursuing the proposed amendment. This will generally be limited to staff time spent in undertaking the required notifications, assessment of submissions and implementation of a final amendment and publication of a public notice in the Mosman Daily.

As indicated in Section 4 of the report, it is recommended that Council not pursue the direct notification of all property owners and occupants in the LGA as this would be cost prohibitive with regard to the likely level of response to be received for an administrative update.

All aspects of the progression of the draft amendment can be achieved within existing budget lines.

LEGISLATION

Compliance with the relevant provisions of the following legislation have been addressed throughout this report:

- NSW Environmental Planning and Assessment Act, 1979 and accompanying Regulations (2021)
- Local Government Act 1993 and accompanying Regulations (2021)

ATTACHMENT 1 – NSDCP 2013 – Miscellaneous House-keeping Amendments

NSDCP 2013 – Proposed Miscellaneous Housekeeping Amendments																												
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON																								
COVER PAGE / PRELIMINARY PAGES																												
Cover Page	Note	<p>Note: As a result of State led amendments to the names of land use zones under the Standard Instrument (Local Environmental Plan) Order 2006, the former land zones identified in Column 1 are taken to include a reference to the new land zones identified in Column 2 from the date identified in Column 3.</p> <table border="1"> <thead> <tr> <th>Original Zone Reference</th> <th>New Zone Reference</th> <th>Date Commenced</th> </tr> </thead> <tbody> <tr> <td>E2 – Environmental Conservation</td> <td>C2 – Environmental Conservation</td> <td>5 Nov 2021</td> </tr> <tr> <td>E4 – Environmental Living</td> <td>C4 – Environmental Living</td> <td>5 Nov 2021</td> </tr> <tr> <td>B1 – Neighbourhood Centre</td> <td>E1 – Local Centre</td> <td>26 Apr 2023</td> </tr> <tr> <td>B3 – Commercial Core</td> <td>E2 – Commercial Centre</td> <td>26 Apr 2023</td> </tr> <tr> <td>B4 – Mixed Use</td> <td>MU1 – Mixed Use</td> <td>26 Apr 2023</td> </tr> <tr> <td>IN2 – Light Industrial</td> <td>E3 – Productivity Support</td> <td>26 Apr 2023</td> </tr> <tr> <td>MA – Medium Workfront</td> <td>WA – Medium Workfront</td> <td>26 Apr 2023</td> </tr> </tbody> </table>	Original Zone Reference	New Zone Reference	Date Commenced	E2 – Environmental Conservation	C2 – Environmental Conservation	5 Nov 2021	E4 – Environmental Living	C4 – Environmental Living	5 Nov 2021	B1 – Neighbourhood Centre	E1 – Local Centre	26 Apr 2023	B3 – Commercial Core	E2 – Commercial Centre	26 Apr 2023	B4 – Mixed Use	MU1 – Mixed Use	26 Apr 2023	IN2 – Light Industrial	E3 – Productivity Support	26 Apr 2023	MA – Medium Workfront	WA – Medium Workfront	26 Apr 2023	Deleted in its entirety	Proposed amendments incorporate all of the relevant zone name changes as outlined in the note.
	Original Zone Reference	New Zone Reference	Date Commenced																									
E2 – Environmental Conservation	C2 – Environmental Conservation	5 Nov 2021																										
E4 – Environmental Living	C4 – Environmental Living	5 Nov 2021																										
B1 – Neighbourhood Centre	E1 – Local Centre	26 Apr 2023																										
B3 – Commercial Core	E2 – Commercial Centre	26 Apr 2023																										
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MA – Medium Workfront	WA – Medium Workfront	26 Apr 2023																										
	Amendment Date	As amended – 19 September 2023	As amended – [date the proposed amendment comes into force]	To be entered to reflect when the proposed draft amendments to the DCP come into force. This has yet to be determined.																								
Amendment Table			To be completed at the conclusion of the public exhibition and endorsement of proposed amendments. Relevant sections that have been amended will be included.	To clearly advise as to which sections have been amended by Council resolution.																								
Table of Contents			Pages numbers to be adjusted as required.	To provide increased clarity as to location of version sections of the DCP.																								
PART A – GENERAL REQUIREMENTS																												
Section 1 Introduction																												
1.3	Paragraph 2	cl.22 of the Environmental Planning and Assessment Regulation 2000	cl.22 <u>cl.16</u> of the Environmental Planning and Assessment Regulation 2000 <u>2021</u>	To reflect the 2021 Regulation replacing the 2000 Regulation. Clause numbers updated to reflect new location in the new Regulation.																								
	Paragraph 3 Item (b)	Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)	Environmental Planning and Assessment Regulation 2000 <u>2021</u> (EP&A Regulation 2000 <u>2021</u>)	To reflect the 2021 Regulation replacing the 2000 Regulation. Hyperlink updated.																								
	Paragraph 3 Item (g)	Land and Environment Court Planning Principles (refer to Part A: Section 1.11)	Land and Environment Court Planning Principles (refer to Part A: Section 1.11 <u>to the DCP</u>)	To be consistent with the formatting and language used throughout the DCP.																								
1.5	Paragraph 2	Part 3 of the EP&A Regulation 2000	Part 3 <u>Division 2 to Part 2</u> of the EP&A Regulation 2000 <u>2021</u>	To reflect the 2021 Regulation replacing the 2000 Regulation. Provision numbers updated to reflect new location in the new Regulation. Hyperlink updated.																								
	Paragraph 3 Dot points 3 & 6	EP&A Regulation 2000, whenever occurring	EP&A Regulation 2021, whenever occurring	To reflect the 2021 Regulation replacing the 2000 Regulation. Hyperlink updated.																								

ATTACHMENT 1 – NSDCP 2013 – Miscellaneous House-keeping Amendments

NSDCP 2013 – Proposed Miscellaneous Housekeeping Amendments				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
1.6	Paragraph 1 Items (f) and (g)	(f) Ensure development positively responds to the character of the surrounding area; and (g) Ensure that the actions of the North Sydney Local Strategic Planning Statement (as amended) and the North Sydney Local Housing Strategy (as amended) are achieved.	(f) Ensure development positively responds to the character of the surrounding area; and (g) Ensure that the actions of the North Sydney Local Strategic Planning Statement (as amended) and the North Sydney Local Housing Strategy (as amended) are achieved; and	To correct the punctuation between concurrent dot points.
1.11	Paragraph 3	The Planning Principles can be viewed on the Land and Environment Court's website	The Planning Principles can be viewed on the Land and Environment Court's website	Hyperlink updated to reflect the current location of the Planning Principles.
Section 2 Context				
2	Paragraph 1	www.northsydney.nsw.gov.au/Community_Services/About_North_Sydney/Community_Profiles	https://profile.id.com.au/north-sydney	Hyperlink updated to reflect the current location of Council's demographic data.
2.1	Paragraph 3	Around half of North Sydney's 72,150 ¹ residents are aged between 25 and 49 years. Proportionally there are more couples without children and single person households.	Around half of North Sydney's 72,150 68,950 ¹ residents are aged between 25 and 49 54 years. Proportionally there are more Over two thirds ¹ of households comprise couples without children and single person households.	To reflect the release of the 2021 ABS census data.
	Paragraph 6	North Sydney has a high level of visitors - some 62,112 ² people travel to North Sydney for work, and of the over 17,000 ³ students attending schools and tertiary institutions, only one in five live in the area.	North Sydney has a high level of visitors - some 62,112 69,945 ² people travel to North Sydney for work, and of the over 17,000 ³ students attending schools and tertiary institutions, of which only one in five live in the area.	To reflect the release of the 2021 ABS census data. To improve clarity of the statement. Student data breakdowns have not been changed as there is no current available data.
2.2	Paragraph 1	Australian Bureau of Statistics 2016 Australian Census	Australian Bureau of Statistics 2016 2021 Australian Census	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> Just over half (54%) of North Sydney residents are Australian born. This represents a substantial reduction (11%) in the overall portion of Australian born residents since 2001, with the portion consistently dropping by approximately 5% since 1996. 	<ul style="list-style-type: none"> Just over half (54 56.1%) of North Sydney residents are Australian born. This represents a substantial reduction (11 9%) in the overall portion of Australian born residents since 2001, with the portion consistently dropping by approximately 5% since 1996. 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> In 2016 38% of North Sydney's population was born overseas. 57% of residents who had arrived in Australia between 2006 and 2016 spoke a language other than English at home, indicating that a majority of new residents came from non-English speaking countries (NESC). 	<ul style="list-style-type: none"> In 2016 38 39.9% of North Sydney's population was born overseas. 57% of residents who had arrived in Australia between 2006 and 2016 2021 spoke a language other than English at home, indicating that a majority of new residents came from non-English speaking countries (NESC). 	To reflect the release of the 2021 ABS census data. To correct a grammatical error.
		<ul style="list-style-type: none"> The three most common countries of birth outside Australia are England (6.6%), New Zealand (3.0%), and China (2.9%, not including SARs and Taiwan). The three largest groups from English speaking countries are from the United Kingdom, New Zealand and South Africa. 	<ul style="list-style-type: none"> The three most common countries of birth outside Australia are England, (6.6 6.3%), New Zealand (3.0%), and China (3.7 2.9%, not including SARs and Taiwan) and New Zealand (2.6%). The three largest groups from English speaking countries are from the United Kingdom, New Zealand and South Africa. 	To reflect the release of the 2021 ABS census data.

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NSDCP 2013 – Proposed Miscellaneous Housekeeping Amendments				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
		<ul style="list-style-type: none"> The three largest overseas born groups from NESG are from China, India and Japan. The dominant non-English speaking country of birth in the LGA was China, where 2.9% of the population were born. 	<ul style="list-style-type: none"> The three largest overseas born groups from NESG are from China, India and Japan. The dominant non-English speaking country of birth in the LGA was China, where 2.9<u>3.7</u>% of the population were born. 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> Between the 1996 and 2016 there has been a consistent reduction in the number of residents born overseas from ESC and consistent increases in the number of residents from NESG. 	<ul style="list-style-type: none"> Between the 1996 and 2016<u>2021</u> there has been a consistent reduction in the number of residents born overseas from ESC and consistent increases in the number of residents from NESG. 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> The proportion of residents born in New Zealand and Japan decreased between 2011 and 20162021, while the number of residents born in China, India and the United Kingdom have increased. There are also increases in the number of residents born in South Africa, Malaysia, Korea and the Philippines. 	<ul style="list-style-type: none"> The proportion of residents born in New Zealand and Japan decreased between 2011 and 2016<u>2021</u>, while the number of residents born in China, India and the United Kingdom have increased. There are also increases in the number of residents born in South Africa, Malaysia, Korea and the Philippines. 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> In 2016, 24.7% of households spoke a language other than English at home. The main languages spoken in North Sydney other than English are Mandarin (3.4%), Cantonese (2.5%), Japanese (1.8%), Spanish (1.4%) and French (1.1%). Approximately 70% of the population speak English only. 	<ul style="list-style-type: none"> In 2016, 24.7<u>23.9</u>% of households spoke a language other than English at home. The main languages spoken in North Sydney other than English are Mandarin (3.4<u>3.3</u>%), Cantonese (2.5<u>2.7</u>%), Spanish (1.4<u>1.6</u>%), Japanese (1.8<u>1.5</u>%), Spanish (1.4<u>1.4</u>%) and French (1.1<u>0.9</u>%). Approximately 70<u>72</u>% of the population speak English only. 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> North Sydney has a low proportion of residents with low English language proficiency (2.2%)⁴. The largest numbers of residents with low proficiency in spoken English spoke Mandarin (372 persons), Japanese (223 persons) and Cantonese (182 persons), and most of these residents were aged between 55 and 64 years of age. 	<ul style="list-style-type: none"> North Sydney has a low proportion of residents with low English language proficiency (2.2<u>2.1</u>)⁴. The largest numbers of residents with low proficiency in spoken English spoke Mandarin (372<u>474</u> persons), Japanese (223 persons) and Cantonese (182<u>192</u> persons) and Japanese (158 persons), and most of these residents were aged between 55 and 64 years of age. 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> Between 2011 and 2016 the number of Mandarin speakers increased from 1,495 to 2,276 residents, overtaking Cantonese as the most common language other than English. 	<ul style="list-style-type: none"> Between 2011 and 2016<u>2021</u> the number of Mandarin speakers increased from 1,495 to 2,276<u>2,968</u> residents, overtaking Cantonese as the most common language other than English. 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> North Sydney has a higher proportion of people born overseas than Sydney as a whole but a lower proportion of people born in a non-English speaking countries country (NESG). Overall, 38% of the population was born overseas, and 17.5% were from a non-English speaking background, compared with 36.8% and 24.4% respectively for the Greater Sydney Area. 	<ul style="list-style-type: none"> North Sydney has a higher proportion of people born overseas than Sydney as a whole but a lower proportion of people born in a non-English speaking countries country (NESG). Overall, 38<u>40</u>% of the population was born overseas, and 17.5<u>20.7</u>% were from a non-English speaking background, compared with 36.8<u>38.6</u>% and 24.4<u>24.4</u>% respectively for the Greater Sydney Area. 	To reflect the release of the 2021 ABS census data.

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NSDCP 2013 – Proposed Miscellaneous Housekeeping Amendments				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
2.3	Paragraph 1	<i>These statistics are derived from information reported in the Australian Bureau of Statistics 2016 Australian Census.</i>	<i>These statistics are derived from information reported in the Australian Bureau of Statistics 2016 2021 Australian Census.</i>	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> <i>In 2018, there were 72,245 local jobs in the North Sydney LGA, making a contribution of \$18.53 billion, to the Gross Regional Product (GRP) of NSW.</i> 	<ul style="list-style-type: none"> <i>In 2018, there There were 72,245 80,652 local jobs in the North Sydney LGA, making a contribution of \$18.53 \$20.75 billion, to the Gross Regional Product (GRP) of NSW.</i> 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> <i>The North Sydney CBD is the focus of economic activity in the LGA, containing 49,057 jobs as of 2017.</i> 	<ul style="list-style-type: none"> <i>The North Sydney CBD is the focus of economic activity in the LGA, containing 49,057 60,400 jobs as of 2017 2021.</i> 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> <i>The LGA has a younger working population, with 39.8% of the working population under 35 years of age, similar to the average for Greater Sydney of 38.8% of workers are under 35. 13.8% of North Sydney's working population is aged 55 years and over, similar to the average or over compared with 17.3% for the Greater Sydney Area.</i> 	<ul style="list-style-type: none"> <i>The LGA has a younger working population, with 39.8 38.8% of the working population under 35 years of age, similar to the average for Greater Sydney of at 38.8 37.6% of workers are under 35. 13.8 18.5% of North Sydney's working population is aged 55 years and over, similar to the average or over compared with 17.3% for the Greater Sydney Area at 18.5%. There were significant increases to the worker population in the 35-54 age groups between 2016 and 2021.</i> 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> <i>51% of the working population was born in Australia. 34.4% of local workers speak a language other than English at home, and 12.1% of local workers arrived in Australia between 2011 and 2016.</i> 	<ul style="list-style-type: none"> <i>51 48.3% of the working population was born in Australia. 34.4 37.4% of local workers speak a language other than English at home, and 12.1 11.7% of local workers arrived in Australia between 2011 and 2016 and 2021.</i> 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> <i>The main cultural groups of workers born in a NESAC are from India (5.9%), China (4.4%), Philippines (2.1%) and Hong Kong (1.77%). There are also significant groups of workers from the UK (7.7%), New Zealand (3.0%) and South Africa (1.8%).</i> 	<ul style="list-style-type: none"> <i>The main cultural groups of workers born in a NESAC are from India (5.9%), China (4.4 4.7%), India (2.55%), Philippines (2.1%) and Hong Kong (1.77 1.77%). and Japan (1.57%). There are also significant groups of workers from the UK (7.7 6.73%), New Zealand (3.0 2.92%) and South Africa (1.8 2.05%).</i> 	To reflect the release of the 2021 ABS census data.

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NSDCP 2013 – Proposed Miscellaneous Housekeeping Amendments				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
2.4		<i>In 2013 there were over 17,000⁵ students attending North Sydney schools or tertiary institutions, of which only one in five are residents of North Sydney. The majority of students are at primary or secondary level, with 35% of students in primary school, and 57% in secondary school. In 2016 4.8% of the residential population were attending primary school, 3.1% were attending secondary school, 6.1% were enrolled in university and 1.3% were enrolled in TAFE. The majority of the residential population (74.5%) are not attending an educational institution⁶.</i>	<i>In 2013 there were over 17,000⁵ students attending North Sydney schools or tertiary institutions, of which only one in five are residents of North Sydney. The majority of students are at primary or secondary level, with 35% of students in primary school, and 57% in secondary school. <u>These numbers will have increased since this time with the significant increases in student numbers at various schools and the Australian Catholic University through expansion programs and the opening of Anzac Park Public School and Cammeraygal High School. In 2016 4.8% 2021, 5.3%</u> of the residential population were attending primary school, <u>3.1 3.8%</u> were attending secondary school, <u>6.1 6.2%</u> were enrolled in university and <u>1.3 2.1%</u> were enrolled in TAFE. The majority of the residential population (<u>74.5 68.8%</u>) are not attending an educational institution⁶.</i>	To reflect the release of the 2021 ABS census data. The 2013 student data was not updated as Council does not have updated information in this regard. However, it is acknowledged that student numbers are likely to have increased since this point given the opening of a number of new schools and significant expansion of others.
2.5		<i>The major religious affiliations in North Sydney are Catholicism and Anglicanism, with 21.3% and 13% of North Sydney's population adhering to these religions in 2016. The other most common religious affiliations are Buddhism (2.7%) and Hinduism (2.3%). 37.8% of people in North Sydney profess to have no religion.</i>	<i>The major religious affiliations in North Sydney are Catholicism and Anglicanism, with <u>21.3 20.3%</u> and <u>13 10.9%</u> of North Sydney's population adhering to these religions in <u>2016 2021</u>. The other most common religious affiliations are Buddhism (<u>2.7 2.6%</u>) and Hinduism (<u>2.3 2.6%</u>). <u>37.8 46.1%</u> of people in North Sydney profess to have no religion, <u>which is significantly up from 37.8% in 2016</u>.</i>	To reflect the release of the 2021 ABS census data.
2.6	Paragraph 4	Greater Sydney Commission, whenever occurring	Greater Cities Commission, whenever occurring	New agency name
	Paragraph 5	<i>Approximately 86% of the local workers live outside the LGA.7 Both the resident and working populations are relatively young with relatively high education and skill levels, with 53.5% of residents and 58.3% of local workers having attained a Bachelor qualification or higher. However, there are significant numbers of people with no post-school qualifications, 18.9% of residents and 18.5% of local workers.</i>	<i>Approximately <u>86 87%</u> of the local workers live outside the LGA. Both the resident and working populations are relatively young with relatively high education and skill levels, with <u>53.5 69.8%</u> of residents and <u>58.3 66.0%</u> of local workers having attained a Bachelor qualification or higher (<u>significantly up on the 2016 Census which was 53.5% and 58.3% respectively</u>). However, there are significant numbers of people with no post-school qualifications, <u>18.9 16.1%</u> of residents and <u>18.5 18.1%</u> of local workers.</i>	To reflect the release of the 2021 ABS census data.

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NSDCP 2013 – Proposed Miscellaneous Housekeeping Amendments				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	Paragraph 6	The largest employers are “Professional, Technical and Scientific services” (27.5%), then “Finance and Insurance” (10.9%) and then “Information Media and Telecommunications” (6.7%). The proportion of local workers employed in all three of these sectors is higher than the average across Greater Sydney. These employers are followed by (employing significantly fewer numbers), wholesale and retail trade, accommodation, restaurant, recreation and personal services, health care, education and community services.	The largest employers <i>in North Sydney</i> are “Professional, Technical and Scientific services” (27.5 <u>35.2</u> %), then <u>“Information Media and Telecommunications” (12.3%),</u> “Finance and Insurance” (10.9 <u>10.8</u> %) and then <u>“Construction” (6.8%), Information Media and Telecommunications” (6.7%).</u> The proportion of local <u>resident</u> workers employed in all three of these sectors is higher than the average across Greater Sydney. These employers are followed by (employing significantly fewer numbers) <u>health care and social assistance, education and community services, wholesale and retail trade, public administration, accommodation and food services, restaurant, recreation and personal services, health care, education and community services.</u>	To reflect the release of the 2021 ABS census data.
2.7		Greater Sydney Commission, whenever occurring	Greater Cities Commission, whenever occurring	New agency name
		Residential Development Strategy 2009, whenever occurring	Local Strategy Planning Statement (2020) and Local Housing Strategy (2019) whenever occurring.	To reflect the replacement of Council’s residential/housing strategy To identifying the link with the Local Strategic Planning Statement, as assured by the Department of Planning in 2020.
2.8	Paragraph 1		Insertion of the following after paragraph 1: <u>As a result of the COVID 19 Pandemic, there have been significant changes to travel behaviours, with a substantial shift to people working from home. At the time that the 2021 Australian Census was undertaken, Australia was in the middle of the second “COVID wave”. Figure A 2.1 illustrates this change.</u> <u>In 2021, 61% of local residents worked from home, up from 5.9% in 2016 and 5.4% in 2011. The proportion of North Sydney residents working from home was also significantly higher than that of Greater Sydney (38.9%), NSW (31%) and Australia (21%) in 2021. Of all the local workers in the LGA, 67.3% worked from home, up from 4.6% in 2016.</u> <u>[IMAGE – illustrating the Change in public transport patronage between Jan 2019 and Jun 2023 (Source: TfNSW 2023)]</u>	To outline that the data in the proceeding subsections does not follow a logical natural progress as a result of the disruption caused by COVID.

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NSDCP 2013 – Proposed Miscellaneous Housekeeping Amendments				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
2.8.1	Paragraph 2	In 2016, 32.5% of residents used private vehicles to travel to work representing a 2% decrease since 2011. However, in the same time frame car ownership rose from 0.98 cars per household to 1.03 cars per household in 2016. This increase in car ownership is placing additional demands on on-street parking and traffic efficiency.	In 2016 2021, 32.5% of the number of local residents who used private vehicles to travel to work dropped significantly from 34.5% in 2016 to 17.4%, representing a 2% decrease since 2011. However, in the same time frame car ownership rose from 0.98 1.03 cars per household to 1.03 1.09 cars per household in 2016 . This increase in car ownership is placing additional demands on on-street parking and traffic efficiency.	To reflect the release of the 2021 ABS census data.
	Paragraph 2		Inserted after Paragraph 2: <u>The number of local workers who travelled to work within the LGA by car dropped to 13.9% in 2021 from 31.3% in 2016.</u>	To reflect the release of the 2021 ABS census data. To include additional data related to workers traveling to the LGA.
	Paragraph 4	Council has been proactive in reducing traffic and parking congestion through the promotion of the use of public transport, car-share schemes, and other alternative means of transport.	Council has been proactive in reducing traffic and parking congestion through the promotion of the use of public transport, <u>reducing the level of off-site parking in areas of high accessibility</u> , car-share schemes, and other alternative means of transport.	To reflect recent changes made to the DCP in relation to parking consistent with Council's Transport Strategy.
2.8.2	Paragraph 1	The LGA has a high level of accessibility to public transport including train, bus and ferry services.	The LGA has a high level of accessibility to public transport including train, bus and ferry services. <u>Overall, journeys to work by North Sydney residents fell substantially from 21.2% in 2011 and 40.3% in 2016 to 6.3% in 2021. However, TfNSW Opal data shows patronage levels have increased to approximately 60-70% of pre-Covid levels.</u>	To outline that the data in the proceeding subsections does not follow a logical natural progress as a result of the disruption caused by COVID.
	Train Paragraph 4	In 2016, 21.8% of LGA residents travelled by train to work, which represents a 4.7% increase since 2011. The level of train patronage has risen dramatically in recent years in response to rising fuel costs. In 2014, North Sydney station had a daily through-put (in/out) of approximately 26,220 passengers. 86 of the working population live outside of the LGA, with 48.3% of local workers using public transport as a method of travel.	In 2016 2021, 21.8% 3.4% of LGA residents travelled by train to work, which represents a 4.7% increase since 2011 significant fall from 21.8% in 2016. Prior to the COVID 19 Pandemic, the level of train patronage has had risen dramatically in recent years in response to rising fuel costs and toll costs . In 2014, North Sydney station had a daily through-put (in/out) of approximately 26,220 34,000 passengers. 86 87% of the working population live outside of the LGA, with 48.3 7.1% of local workers using public transport as a method of travel.	To reflect the release of the 2021 ABS census data. To reflect the release of 2020 data by Transport for NSW relating to passenger numbers entering and exiting railway stations.
	Train Footnotes	¹¹ Train Statistics 2014	¹³ Train Statistics 2013 Train Station Entries and Exits Data 2020	To reflect the release of the Train Station Entries and Exits Data 2020.
	Bus Paragraph 2	There was a small increase in the number of workers travelling to work by bus from 9.3% to 10.4% of local workers between 2011 and 2016. For North Sydney residents, there was a small decrease in the number of residents travelling to work by bus, from 17.3% to 16.5% of the LGA's population.	There was a small increase significant decrease in the number of workers travelling to work by bus from 9.3% 10.4% to 10.4% 1.5% of local workers between 2011 2016 and 2016 2021. For North Sydney residents, there was a small significant decrease in the number of residents travelling to work by bus, from 17.3% 16.5% to 16.5% 3% of the LGA's population.	To reflect the release of the 2021 ABS census data.

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NSDCP 2013 – Proposed Miscellaneous Housekeeping Amendments				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	Ferry Paragraph 2	There was a notable decrease in the number of people travelling to work by ferry from 2.1% to 1.5% of the resident population between 2011 and 2016. This decrease was primarily as a result of a reduction in ferry services being provided. The number of local workers travelling to work by ferry remained constant between 2011 and 2016 at 0.4%.	There was a notable decrease in the number of people travelling to work by ferry from 2.1% 1.5% to 1.5% 0.2% of the resident population between 2011 2016 and 2016 2021. This decrease was primarily as a result of a reduction in ferry services being provided and COVID . The number of local workers travelling to work by ferry almost completely disappeared (0.0% - 33 people) in 2021 from remained constant between 2011 and 2016 at 0.4% in <u>2016</u> .	To reflect the release of the 2021 ABS census data.
2.8.3	Paragraph 3	There was a marginal decrease in the number of residents walking to work from 11.9% to 10.9% of the LGA's population. For local workers the trend was similar, with a decrease from 6.3% to 5.8% of the LGA's working population walking to work.	There was a marginal decrease in the number of residents walking to work from 11.9% 10.9% to 10.9% 4.9% of the LGA's population. For local workers the trend was similar, with a decrease from 6.3% 5.8% to 5.8% 2.3% of the LGA's working population walking to work.	To reflect the release of the 2021 ABS census data.
2.1 to 2.8	Footnotes	ABS 2016 Australian Census, whenever occurring	ABS 2021 Australian Census, whenever occurring	To reflect the release of the 2021 ABS census data.
Section 3 Submitting an Application				
3.1	Paragraph 3	Where required, a development application or a complying development application must be made to in order to obtain development consent. Failure to lodge an application when development consent is required is a breach against the EP&A Act 1979 and may be subject to prosecution, demolition and/or fines. Applicants are advised to refer to the LEP or to contact Council's Customer Service Centre or one of Council's Planning Advisors to confirm consent requirements	Where required, a development application or a complying development application must be made to in order to obtain development consent. Failure to lodge an application when development consent is required is a breach against the EP&A Act 1979 and may be subject to prosecution, demolition and/or fines. Applicants are advised to refer to the LEP, <u>relevant SEPPs</u> or to contact Council's Customer Service Centre or one of Council's Planning Advisors to confirm consent requirements	To clarify that permissibility requirements are also contained within SEPPs.
	Paragraph 4	Application forms are available from the Customer Service Centre, or on Council's website (www.northsydney.nsw.gov.au) together with advice on the details, number and type of plans and supporting information required, fees and procedures	Application forms <u>requirements</u> are available from the Customer Service Centre, or on Council's website (www.northsydney.nsw.gov.au) together with advice on the details, number and type of plans and supporting information required, fees and procedures	To clarify that the NSW Planning Portal now contains the relevant application form and that application requirements are provided for by Council separately.
3.2	Paragraph 1	When preparing a development application, applicants are advised to first access the planning and development information located on Council's website (http://www.northsydney.nsw.gov.au/Building_Development enthttps).	When preparing a development application, applicants are advised to first access the planning and development information located on Council's website (http://www.northsydney.nsw.gov.au/Building_Development ent https://www.northsydney.nsw.gov.au/development).	Hyperlink updated to reflect the new location under Council's revised website.
	Paragraph 4	At least 10 days prior to the meeting, detailed sketches, plans, photographs and applicant's assessment of compliance should be made available to Council officers.	At least 10 21 days prior to the meeting, detailed sketches, plans, photographs and applicant's assessment of compliance should be made available to Council officers.	Pre-development application process updated to reflect current policy as identified on Council's website.
	Paragraph 5	Within 10 working days of the meeting, Council will provide minutes to the applicant, highlighting the main issues discussed and the meeting's outcome.	Within 10 30 working days of the meeting, Council will provide minutes to the applicant, highlighting the main issues discussed and the meeting's outcome.	Pre-development application process updated to reflect current policy as identified on Council's website.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
3.3	Paragraph 1	SEPP (State and Regional Development) 2011	Chapter 2 - State and Regional Development to <u>SEPP (Planning Systems) 2021</u>	To reflect the consolidation of the State and Regional Development SEPP into the Planning Systems SEPP. Hyperlink added
	Paragraph 2	An application for development consent must be made in accordance with cl.50 and Part 1 to Schedule 1 of the EP&A Regulation 2000. The specific information and documents required to be submitted are reproduced on Council's development application form, copies of which are available from Council's Customer Service Centre or website (www.northsydney.nsw.gov.au). The documents that are generally required to be submitted with development applications are listed in the following subsections. These lists do not apply to applications for Tree Management Permits, for which specific requirements are set out in Part A: Section 3.5 of the DCP.	An application for development consent must be made in accordance with cl.50 and Part 1 to Schedule 1 of the EP&A Regulation 2000 <u>Part 3 – Development Applications of the EP&A Regulation 2021</u> . The specific information and documents required to be submitted with a development application are reproduced on Council's Development Application Checklist and Declaration form , copies of which are available from Council's Customer Service Centre or website (www.northsydney.nsw.gov.au). The documents that are generally required to be submitted with development applications are listed in the following subsections. These lists do not apply to applications for Tree Management Permits, for which specific requirements are set out in Part A: Section 3.5 of the DCP.	To reflect the 2021 Regulation replacing the 2000 Regulation. Provision numbers updated to reflect new location in the new Regulation. Hyperlink updated. To clarify that the NSW Planning Portal now contains the relevant application form and that application requirements are provided for by Council separately. To be consistent with the formatting and language used throughout the DCP.
	Paragraph 3		Inserted after Paragraph 3: <u>All Development Applications must be lodged on the NSW Planning Portal.</u>	To clarify that all development applications are now required to be submitted via the NSW Planning Portal.
3.3.1	(b)	Site Analysis Diagram (refer to Part A: Section 5 – Site Analysis).	Site Analysis Diagram (refer to Part A: Section 5 – Site Analysis <u>of the DCP</u>).	To be consistent with the formatting and language used throughout the DCP.
3.3.2	Paragraph 1	In addition to the requirements within s.3.3.1 to this Part, the following information is required with all development applications relating to heritage items, properties within the vicinity of a heritage item or land within a conservation area	In addition to the requirements within s.3.3.1 to this Part <u>of the DCP</u> , the following information is required with all development applications relating to heritage items, properties within the vicinity of a heritage item or land within a conservation area.	To be consistent with the formatting and language used throughout the DCP and provide increased clarity.
3.3.3	Paragraph 2 Item (b)	<u>SEPP (Building Sustainability Index: BASIX) 2004</u>	<u>SEPP (Sustainable Buildings) 2022</u>	To reflect the coming into force of the new SEPP on 1 October 2023. Hyperlink updated
	Paragraph 2 Item (d)	A Travel Plan in accordance within Part B: Section 10 – Car Parking and Transport.	A Travel Plan in accordance with in Part B: Section 10 – Car Parking and Transport <u>of this DCP</u> .	To be consistent with the formatting and language used throughout the DCP and provide increased clarity. To remove a grammatical error.
3.4.1	Paragraph 1	A Complying Development Certificate (CDC) is issued for works which satisfy set criteria as outlined in NSLEP 2013 or SEPP (Exempt and Complying Development Codes) 2008.	A Complying Development Certificate (CDC) is issued for works which satisfy set criteria as outlined in NSLEP 2013, or SEPP (Exempt and Complying Development Codes) 2008 <u>or any other relevant SEPP</u> .	To clarify that complying development may also be permitted under other SEPPs.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	Paragraph 2	An application for a CDC must be made in accordance with cl.126 and Part 2 to Schedule 1 of the <u>EP&A Regulation 2000</u> . The specific information and documents required to be submitted are reproduced on Council's CDC application form, copies of which are available from Council's Customer Service Centre, or website (www.northsydney.nsw.gov.au).	An application for a CDC must be made in accordance with cl.126 and Part 2 to Schedule 1 <u>Part 6 – Complying Development</u> of the <u>EP&A Regulation 2000-2021</u> . The specific information and documents required to be submitted with a CDC are reproduced on Council's CDC <u>Checklist and a</u> application form, copies of which are available from Council's Customer Service Centre, or website (www.northsydney.nsw.gov.au). <u>All CDCs must be lodged on the NSW Planning Portal.</u>	To reflect the 2021 Regulation replacing the 2000 Regulation. Provision numbers updated to reflect new location in the new Regulation. Hyperlink updated. To clarify that the NSW Planning Portal now contains the relevant application form and that application requirements are provided for by Council separately. To clarify that all development applications are now required to be submitted via the NSW Planning Portal.
	Paragraph 4 Item (g)	refer to cl.130 of the <u>EP&A Regulation 2000</u>	refer to cl.130 <u>cl.137</u> of the <u>EP&A Regulation 2000-2021</u>	To reflect the 2021 Regulation replacing the 2000 Regulation. Provision numbers updated to reflect new location in the new Regulation. Hyperlink updated.
Section 4 Notification of Applications				
Cover page		THIS SECTION WAS REPEALED ON 5 DECEMBER 2019. NOTIFICATION REQUIREMENTS CAN BE FOUND IN COUNCIL'S COMMUNITY ENGAGEMENT PROTOCOL (AS AMENDED)	THIS SECTION WAS REPEALED ON 5 DECEMBER 2019. NOTIFICATION REQUIREMENTS CAN BE FOUND IN COUNCIL'S COMMUNITY ENGAGEMENT PROTOCOL (AS AMENDED) <u>STRATEGY</u>	To align with the terminology under the Local Government Act.
Section 5 Site Analysis				
NO CHANGE				
PART B – DEVELOPMENT CONTROLS				
Section 1 Residential Development				
1.1	Paragraph 1	The North Sydney LGA has the second highest dwelling density in NSW. This is reflected in the high proportion of medium (25%) and high density (64%) dwellings accommodated within the LGA. The demand for housing in the LGA is driven by a number of factors, including:	The North Sydney LGA has the second highest dwelling density in NSW. This is reflected in the high proportion of medium (25 <u>13</u> %) and high density (64 <u>76</u> %) dwellings accommodated within the LGA. The demand for housing in the LGA is driven by a number of factors, including:	To correct the statistics in line with the 2021 Australian Census data.
1.1.2	Paragraph 2	B4 Mixed Use wherever occurring	MU1 Mixed Use wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
1.1.4	(c)	<u>Affordable Rental Housing SEPP</u>	<u>SEPP (Housing) 2021</u>	Consolidation of the Affordable Rental Housing SEPP into the Housing SEPP. Hyperlink updated
	(d)	<u>SEPP (Coastal Management) 2018</u>	<u>Chapter 2 – Coastal Management to SEPP (Resilience and Hazards) 2021</u>	Consolidation of the Coastal Management SEPP into the Resilience and Hazards SEPP. Hyperlink updated

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	(f)	<u>SEPP (Housing for seniors and people with disability) 2004</u>	<u>SEPP (Housing) 2021</u>	Consolidation of the Housing for Seniors and People with a Disability SEPP into the Housing SEPP. Hyperlink updated
	(h)	<u>SEPP (Building Sustainability Index: BASIX) 2004</u>	<u>SEPP (Sustainable Buildings) 2022</u>	To reflect the coming into force of the new SEPP on 1 October 2023. Hyperlink updated
	(i)	<u>SEPP (Infrastructure) 2007</u>	<u>Chapter 2 – Infrastructure to SEPP (Transport and Infrastructure) 2021</u>	Consolidation of the Infrastructure SEPP into the Transport and infrastructure SEPP. Hyperlink updated
	(k)	<u>SREP (Sydney Harbour Catchment) 2005</u>	<u>Chapter 6 – Water Catchments to SEPP (Biodiversity and Conservation) 2021</u>	Consolidation of the Sydney Harbour Catchment SREP into the Biodiversity and Conservation SEPP. Hyperlink updated
1.2.4	P1	<u>Affordable Rental Housing SEPP</u>	<u>SEPP (Housing) 2021</u>	Consolidation of the Affordable Rental Housing SEPP into the Housing SEPP. Hyperlink updated
	P2	<u>Affordable Rental Housing SEPP</u>	<u>SEPP (Housing) 2021</u>	Consolidation of the Affordable Rental Housing SEPP into the Housing SEPP. Hyperlink updated
1.2.5	P1	<u>SEPP (Housing for seniors and people with disability) 2004</u>	<u>SEPP (Housing) 2021</u>	Consolidation of the Housing for Seniors and people with a disability into the Housing SEPP. Hyperlink updated
1.3.2	O1	<i>E2 Environmental Conservation</i>	<i>C2 Environmental Conservation</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
	P2	<i>E2 Environmental Conservation</i>	<i>C2 Environmental Conservation</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
1.3.4	P2	<i>Development must be on land adjacent to the foreshore must be designed with regard to the provisions of <u>SREP (Sydney Harbour Catchment) 2005</u> and Sydney Harbour Foreshores and Waterways Area DCP (2005).</i>	<i>Development must be on land adjacent to the foreshore must be designed with regard to the provisions of Chapter 6 - Water Catchments to <u>SREP (Sydney Harbour Catchment) 2005</u> Chapter 6 – Water Catchments to <u>SEPP (Biodiversity and Conservation) 2021</u> and Sydney Harbour Foreshores and Waterways Area DCP (2005).</i>	Consolidation of the Sydney Harbour Catchment SREP into the Biodiversity and Conservation SEPP. Hyperlink updated. Grammar issue corrected.
1.3.6	P4	<u>http://www.leg.justice.nsw.gov.au/planning_principles</u>	<u>https://www.leg.nsw.gov.au/practice-and-procedure/principles.html</u>	Hyperlink updated
1.3.8	P12	<i>cl. 87(2) and cl.102(2) of <u>SEPP (Infrastructure) 2007</u></i>	<i>cls. 2.100(2) and 2.120 (2) of <u>SEPP (Transport and Infrastructure) 2021</u></i>	Consolidation of the Infrastructure SEPP into the Transport and infrastructure SEPP. Clause numbers updated to reflect location in the consolidated SEPP. Hyperlink updated

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
		<i>cl. 87(3) and cl.102(3) of <u>SEPP (Infrastructure) 2007</u></i>	<i>cls. 2.100(3) and 2.120 (3) of <u>SEPP (Transport and Infrastructure) 2021</u></i>	Consolidation of the Infrastructure SEPP into the Transport and infrastructure SEPP. Clause numbers updated to reflect location in the consolidated SEPP. Hyperlink updated
1.3.9	P1	<i>cl. 87(2) and cl.102(2) of <u>SEPP (Infrastructure) 2007</u></i>	<i>cls. 2.100(2) and 2.120 (2) of <u>SEPP (Transport and Infrastructure) 2021</u></i>	Consolidation of the Infrastructure SEPP into the Transport and infrastructure SEPP. Clause numbers updated to reflect location in the consolidated SEPP. Hyperlink updated
1.4.4	P2	<i>(i.e. a one storey building generally provides the most appropriate scale). A two storey building ancillary to the main dwelling may be permitted adjacent to the laneway,</i>	<i>(i.e. a one-1-storey building generally provides the most appropriate scale). A two 2-storey building ancillary to the main dwelling may be permitted adjacent to the laneway,</i>	To be consistent with the formatting and language used throughout the DCP.
1.4.6	P2 Table B-1.5	<i>E4 – Environmental Living</i>	<i>C4 Environmental Living</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>R2 – Low Residential Density</i>	<i>R2 Low Density Residential</i>	To correct the zone name and formatting
		<i>R3 – Medium Residential Density</i>	<i>R3 Medium Density Residential</i>	To correct the zone name and formatting
		<i>R4 – High Residential Density</i>	<i>R4 High Density Residential</i>	To correct the zone name and formatting
		<i>B1 – Neighbourhood Centre</i>	<i>E1 Local Centre</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
	<i>IN2 – Light Industrial</i>	<i>E3 Productivity Support</i>	New zone name resulting from the implementation of the Employment Zone Reforms.	
	P3	<i>http://www.leg.justice.nsw.gov.au/planning_principles</i>	<i>https://www.leg.nsw.gov.au/practice-and-procedure/principles.html</i>	Hyperlink updated
1.6.1	P1	<i><u>SEPP (Building Sustainability Index: BASIX) 2004</u></i>	<i><u>SEPP (Sustainable Buildings) 2022</u></i>	To reflect the coming into force of the new SEPP on 1 October 2023. Hyperlink updated
	P1 Note	<i>BASIX assessments and certificates can be obtained on-line at www.basix.nsw.gov.au</i>	<i>BASIX assessments and certificates can be obtained on-line through the NSW Planning Portal: https://www.planningportal.nsw.gov.au/ at www.basix.nsw.gov.au</i>	To reflect the new process for obtaining a BASIX certificate post 1 October 2023.
1.6.7	P1	<i><u>SEPP (Building Sustainability Index: BASIX) 2004</u></i>	<i><u>SEPP (Sustainable Buildings) 2022</u></i>	To reflect the coming into force of the new SEPP on 1 October 2023. Hyperlink updated
	P1 Note	<i>BASIX assessments and certificates can be obtained on-line at www.basix.nsw.gov.au</i>	<i>BASIX assessments and certificates can be obtained on-line through the NSW Planning Portal: https://www.planningportal.nsw.gov.au/ at www.basix.nsw.gov.au</i>	To reflect the new process for obtaining a BASIX certificate post 1 October 2023. Hyperlink updated

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
Section 2 Commercial and Mixed-Use Development				
2.1	Paragraph 3	<i>B1 Neighbourhood Business</i>	<i>E1 Local Centre</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>B4 Mixed Use</i>	<i>MU1 Mixed Use</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>IN2 Light Industrial</i>	<i>E3 Productivity Support</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
2.1.1	O2	<i>Residential Development Strategy</i>	<i>Local Housing Strategy</i>	To reflect the name of council's most recent housing strategy.
2.1.2		<i>B1 Neighbourhood Centre</i> wherever occurring	<i>E1 Local Centre</i> wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>B3 Commercial Core</i> wherever occurring	<i>E2 Commercial Centre</i> wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>B4 Mixed Use</i> wherever occurring	<i>MU1 Mixed Use</i> wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>IN2 Light Industrial</i> wherever occurring	<i>E3 Productivity Support</i> wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>E4 Environmental Living</i> wherever occurring	<i>C4 Environmental Living</i> wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
2.1.4	(f)	<u><i>SEPP (Building Sustainability Index: BASIX) 2004</i></u>	<u><i>SEPP (Sustainable Buildings) 2022</i></u>	To reflect the coming into force of the new SEPP on 1 October 2023. Hyperlink updated.
	(i)	<u><i>SREP (Sydney Harbour Catchment) 2005</i></u>	<u><i>Chapter 6 - Water Catchments to SEPP (Biodiversity and Conservation) 2021</i></u>	Consolidation of chapters within the Biodiversity and Conservation SEPP. Hyperlink updated.
2.2.1	P6	<i>B1 Neighbourhood Centre</i>	<i>E1 Local Centre</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>B4 Mixed Use</i>	<i>MU1 Mixed Use</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>IN2 Light Industrial</i>	<i>E3 Productivity Support</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
2.3.5	P3	<i>B3 Commercial Core</i>	<i>E2 Commercial Centre</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>B1 Neighbourhood Centre</i>	<i>E1 Local Centre</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>B4 Mixed Use</i>	<i>MU1 Mixed Use</i>	New zone name resulting from the implementation of the Employment Zone Reforms.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
		<i>IN2 Light Industrial</i>	<i>E3 Productivity Support</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
2.3.6	P2	<i>B3 Commercial Core</i>	<i>E2 Commercial Centre</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>B4 Mixed Use</i>	<i>MU1 Mixed Use</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>B1 Neighbourhood Centre</i>	<i>E1 Local Centre</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
2.3.7	P1	<i>cl.6.4</i>	<i>Cl.6.3</i>	To correct the clause reference within NSLEP 2013.
2.3.8	P5	http://www.leg.justice.nsw.gov.au/planning_principles	https://www.leg.nsw.gov.au/practice-and-procedure/principles.html	Hyperlink updated
2.3.9	P12	<i>cl. 87(2) and cl.102(2) of SEPP (Infrastructure) 2007</i>	<i>cls. 2.100(2) and 2.120 (2) of SEPP (Transport and Infrastructure) 2021</i>	Consolidation of the Infrastructure SEPP into the Transport and infrastructure SEPP. Clause numbers updated to reflect location in the consolidated SEPP. Hyperlink updated
2.3.10	P1	<i>cl. 87(2) and cl.102(2) of SEPP (Infrastructure) 2007</i>	<i>cls. 2.100(2) and 2.120 (2) of SEPP (Transport and Infrastructure) 2021</i>	Consolidation of the Infrastructure SEPP into the Transport and infrastructure SEPP. Clause numbers updated to reflect location in the consolidated SEPP. Hyperlink updated
2.4.3	P9	<i>B1 Neighbourhood Centre</i>	<i>E1 Local Centre</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>B4 Mixed Use</i>	<i>MU1 Mixed Use</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
2.4.5	P1	<i>B1 Neighbourhood Centre</i>	<i>E1 Local Centre</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>B3 Commercial Core</i>	<i>E2 Commercial Centre</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>B4 Mixed Use</i>	<i>MU1 Mixed Use</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>IN2 Light Industrial</i>	<i>E3 Productivity Support</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
	P13	<i>B1 Neighbourhood Centre</i>	<i>E1 Local Centre</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>a traditional two storey shopfront</i>	<i>a traditional two 2-storey shopfront</i>	To be consistent with the formatting and language used throughout the DCP.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
2.4.13	P1	... business employment and mixed use ...	To reflect the new group zone names resulting from the implementation of the Employment Zone Reforms.
2.5.3	P1 (c)	... publically publicly ...	Grammar correction.
	P4	... business...	... employment and mixed use ...	To reflect the new group zone names resulting from the implementation of the Employment Zone Reforms.
	P5	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
2.6.1	BASIX – Building Sustainability Index	http://www.basix.nsw.gov.au	www.planningportal.nsw.gov.au	Hyperlink updated. To reflect the coming into force of the new Sustainability of Buildings SEPP on 1 October 2023 and location of the information.
	P16	<u>SEPP (Building Sustainability Index: BASIX) 2004</u>	<u>SEPP (Sustainable Buildings) 2022</u>	To reflect the coming into force of the new SEPP on 1 October 2023. Hyperlink updated
	P16 Note	BASIX assessments and certificates can be obtained on-line at www.basix.nsw.gov.au	BASIX assessments and certificates can be obtained on-line through the NSW Planning Portal: https://www.planningportal.nsw.gov.au at www.basix.nsw.gov.au	To reflect the new process for obtaining a BASIX certificate post 1 October 2023.
2.6.5	P16	<u>SEPP (Building Sustainability Index: BASIX) 2004</u>	<u>SEPP (Sustainable Buildings) 2022</u>	To reflect the coming into force of the new SEPP on 1 October 2023. Hyperlink updated
	P16 - Note	BASIX assessments and certificates can be obtained on-line at www.basix.nsw.gov.au	BASIX assessments and certificates can be obtained on-line through the NSW Planning Portal: https://www.planningportal.nsw.gov.au at www.basix.nsw.gov.au	To reflect the new process for obtaining a BASIX certificate post 1 October 2023.
Section 3 Non-residential Development in Residential Zones				
3.1.2		E4 Environmental Living wherever occurring	C4 Environmental Living wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
3.1.4	(a)	<u>SEPP (Educational Establishments and Child Care Facilities) 2017</u>	<u>Chapter 3 – Educational Establishment and Child Care Facilities to (SEPP Transport and Infrastructure) 2021</u>	Consolidation of the Educational Establishment and Child Care Facilities SEPP into the Transport and Infrastructure SEPP. Hyperlink updated.
	(b)	<u>SEPP (Infrastructure) 2007</u>	<u>Chapter 2 – Infrastructure to SEPP (Transport and Infrastructure) 2021</u>	Consolidation of the Infrastructure SEPP into the Transport and Infrastructure SEPP. Hyperlink updated.

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NSDCP 2013 – Proposed Miscellaneous Housekeeping Amendments				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	(d)	<u>SREP (Sydney Harbour Catchment) 2005</u>	<u>Chapter 6 – Water Catchments to SEPP (Biodiversity and Conservation) 2021</u>	Consolidation of the Sydney Harbour Catchment SREP into the Biodiversity and Conservation SEPP. Hyperlink updated.
3.2.2	O1	<i>E2 Environmental Conservation</i>	<i>C2 Environmental Conservation</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
	P2	<i>E2 Environmental Conservation</i>	<i>C2 Environmental Conservation</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
3.2.4	P2	<u>SREP (Sydney Harbour Catchment) 2005</u>	<u>Chapter 6 – Water Catchments to SEPP (Biodiversity and Conservation) 2021</u>	Consolidation of the Sydney Harbour Catchment SREP into the Biodiversity and Conservation SEPP. Hyperlink updated
3.2.5	P1	<i>B1 Neighbourhood Centre</i>	<i>E1 Local Centre</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>B3 Commercial Core</i>	<i>E2 Commercial Centre</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>B4 Mixed Use</i>	<i>MU1 Mixed Use</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
3.2.7	P2	Where external artificial illumination is proposed: (a) it should be designed and sited to minimise glare (b) It must comply with the standards set out in Australian Standard AS 4282 – Control of the Obtrusive Effects of Outdoor Lighting.	Where external artificial illumination is proposed: (a) it should be designed and sited to minimise glare; and (b) it must comply with the standards set out in Australian Standard AS 4282 – Control of the Obtrusive Effects of Outdoor Lighting.	Correction of grammar and formatting
3.2.8	P4	<u>(http://www.lec.justice.nsw.gov.au/planning_principles).</u>	<u>(https://www.lec.nsw.gov.au/practice-and-procedure/principles/planning-principals.html).</u>	Hyperlink updated to direct people to the new location.
3.2.10	P4	<i>cl. 87(2) and cl.102(2) of SEPP (Infrastructure) 2007</i>	<i>cls. 2.100(2) and 2.120 (2) of SEPP (Transport and Infrastructure) 2021</i>	Consolidation of the Infrastructure SEPP into the Transport and infrastructure SEPP. Clause numbers updated to reflect location in the consolidated SEPP. Hyperlink updated
		<i>cl. 87(3) and cl.102(3) of SEPP (Infrastructure) 2007</i>	<i>cls. 2.100(3) and 2.120 (3) of SEPP (Transport and Infrastructure) 2021</i>	Consolidation of the Infrastructure SEPP into the Transport and infrastructure SEPP. Clause numbers updated to reflect location in the consolidated SEPP. Hyperlink updated
3.2.11	P1	<i>cl. 87(2) and cl.102(2) of SEPP (Infrastructure) 2007</i>	<i>cls. 2.100(2) and 2.120 (2) of SEPP (Transport and Infrastructure) 2021</i>	Consolidation of the Infrastructure SEPP into the Transport and infrastructure SEPP. Clause numbers updated to reflect location in the consolidated SEPP. Hyperlink updated

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
3.3.6	P3	R2 Low Residential Density	R2 Low Density Residential	To correct the zone name and formatting
		R3 Medium Residential Density	R3 Medium Density Residential	To correct the zone name and formatting
		E4 Environmental Living	C4 Environmental Living	New zone name resulting from the implementation of the Employment Zone Reforms.
		R4 High Residential Density	R4 High Density Residential	To correct the zone name and formatting
3.4.4	P1	R2 Low Density Housing	R2 Low Density Residential	To correct the zone name and formatting
		E4 Environmental Living	C4 Environmental Living	New zone name resulting from the implementation of the Employment Zone Reforms.
		R3 Medium Density Housing	R3 Medium Density Residential	To correct the zone name and formatting
		R4 High Density Housing	R4 High Density Residential	To correct the zone name and formatting
3.4.5	P1	R2 Low Density Housing	R2 Low Density Residential	To correct the zone name and formatting
		R3 Medium Density Housing	R3 Medium Density Residential	To correct the zone name and formatting
		E4 Environmental Living	C4 Environmental Living	New zone name resulting from the implementation of the Employment Zone Reforms.
		R4 High Density Housing	R4 High Density Residential	To correct the zone name and formatting
Section 4 Boarding Houses				
4.1	Paragraph 2	State Environmental Planning Policy (Affordable Rental Housing) 2009	<u>State Environmental Planning Policy (Housing) 2021</u>	Consolidation of the Affordable Rental Housing SEPP into the Housing SEPP. Hyperlink added
		Affordable Rental Housing SEPP	<u>SEPP (Housing) 2021</u>	Consolidation of the Affordable Rental Housing SEPP into the Housing SEPP. Hyperlink added
4.1.4	Paragraph 1	Affordable Rental Housing SEPP	<u>SEPP (Housing) 2021</u>	Consolidation of the Affordable Rental Housing SEPP into the Housing SEPP. Hyperlink added
		... Clauses 29 and 30 to the Affordable Rental Housing SEPP Division 2 and 3 to Part 2 of the <u>SEPP (Housing) 2021</u> ...	Consolidation of the Affordable Rental Housing SEPP into the Housing SEPP. Hyperlink added
4.3.2	P6	If accommodation is provided for an on-site manager, a minimum 8m ² private open space are must be provided directly adjacent to the dwelling	If accommodation is provided for an on-site manager, a minimum 8m ² private open space are <u>area</u> must be provided directly adjacent to the dwelling	Grammar correction.
Section 5 Child Care Centres				
5.1.2	Paragraph 2	<u>SEPP (Educational Establishments and Child Care Facilities) 2017</u>	<u>Chapter 3 – Educational Establishment and Child Care Facilities to SEPP Transport and Infrastructure 2021</u>	Consolidation of the Educational Establishments and Child Care Facilities SEPP into the Transport and Infrastructure SEPP. Hyperlink updated.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
5.1.4	(a)	<u>SEPP (Educational Establishments and Child Care Facilities) 2017</u>	<u>Chapter 3 – Educational Establishment and Child Care Facilities to SEPP Transport and Infrastructure 2021</u>	Consolidation of the Educational Establishments and Child Care Facilities SEPP into the Transport and Infrastructure SEPP. Hyperlink updated.
5.9	P2	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.
		B1 Neighbourhood Centre	E1 Local Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
		IN2 Light Industrial	E3 Productivity Support	New zone name resulting from the implementation of the Employment Zone Reforms.
Section 6 Sex Services and Restricted Premises				
NO CHANGES				
Section 7 Late Night Trading Hours				
7.3.1	P1	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
		B1 Neighbourhood Centre	E1 Local Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
	P2 Heading	B3 Commercial Zone – North Sydney Centre	E2 Commercial Centre zone – North Sydney Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
	P2	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
7.3.3	P1	B1 Neighbourhood Centre	E1 Local Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
7.3.4	P1	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
		B1 Neighbourhood Centre	E1 Local Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
Section 8 Outdoor Dining and Display of Goods on the Footpath				
8.1.4	(a)	North Sydney Outdoor Dining and Display of Goods Policy;	North Sydney Outdoor Dining and Goods Display of Goods on Footpath Policy;	To correct the title of the Policy.
8.2	Paragraph 2	business zones	employment zones	To reflect the new group zone names resulting from the implementation of the Employment Zone Reforms.
		Figure B-8.1	business zones	employment zones
		RMS	TfNSW	To reflect the change in name of this NSW Department.
			Note: TfNSW – Department of Transport for NSW	To clarify the use of the acronym TfNSW.
8.3.1	P1	B1 Neighbourhood Centre	E1 Local Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
Section 9 Advertising and Signage				
9.1.2	Paragraph 1	(refer to cl.3.1 – Exempt Development and Schedule 2 - Exempt Development to NSLEP 2013 and cl.2.72A and cl.2.72B of SEPP (Exempt and Complying Development Codes) 2008).	(refer to cl.3.1 – Exempt Development and Schedule 2 – Exempt Development to NSLEP 2013 and cl.2.72A and cl.2.72B Part 2 of SEPP (Exempt and Complying Development Codes) 2008).	To recognise that advertising and signage can no longer be undertaken as exempt development under NSLEP 2013. To clarify the location of the relevant exempt development provisions under EPP (Exempt and Complying Development Codes) Hyperlink updated
9.1.4	(a)	SEPP No.64 – Advertising and Signage (SEPP 64) The SEPP contains specific provisions relating to all forms of signage. Applications for all forms of signage, must give consideration to Parts 1 and 2 and Schedule 1 of the SEPP. Applications for signage, other than building or business identification signs or signage which is exempt development, are also required consider the provisions of Parts 3 and 4 of the SEPP.	SEPP No.64 – Advertising and Signage (SEPP 64) Chapter 3 – Advertising and Signage to SEPP (Industry and Employment) 2021 The SEPP contains specific provisions relating to all forms of signage. Applications for all forms of signage, must give consideration to Parts 1 and 2, 3.1, 3.2 and Divisions 1 and 2 to Part 3.3 and Schedule 1-5 of the SEPP. Applications for signage, other than building or business identification signs or signage which is exempt development, are also required consider the provisions of Parts 3 and 4 Division 3 to Part 3.3 and Part 3.4 of the SEPP.	Consolidation of SEPP 64 into the Industry and Employment SEPP. Clause and schedule numbers updated to reflect location in the consolidated SEPP. Hyperlink updated

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	(b)	SEPP 64	SEPP (Industry and Employment) 2021	Consolidation of SEPP 64 into the Industry and Employment SEPP. Hyperlink added
	(d)	(d) <i>NSW Roads and Traffic Authority policy for advertising on RTA infrastructure (1999). Applicants proposing signage on or visible from arterial roads should consider the safety of motorists in accordance with this Policy.</i>	Deleted in its entirety	To reflect that this document has been superseded by the <i>Transport Corridor Outdoor Advertising and Signage Guidelines</i> identified in item (b) to section 9.1.4.
9.2.1	Heading	B1 Neighbourhood Centre	E1 Local Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
9.2.2	Heading	B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
9.2.3	Heading	IN2 Light Industrial	E3 Productivity Support	New zone name resulting from the implementation of the Employment Zone Reforms.
	(a)	Light Industrial	Productivity Support	New zone name resulting from the implementation of the Employment Zone Reforms.
9.6	P1 (a)	Residential zones (R2, R3 and R4),	Residential zones (R2, R3; and R4 and C4 zones),	To reflect that the C4 <i>Environmental Living</i> zone is primarily a “residential zone”.
	P1 (b)	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.
	P2	The following forms of advertising are not considered appropriate.	The following forms of advertising structures are not considered appropriate	To be consistent with land use terms under NSLEP 2013. This provision relates to structures rather than content.
9.7	P3	Changes in content or message of any Council approved sign does not require development consent, provided the proposal meets the exempt development provisions of NSLEP 2013 (refer to Clause 3.1 and Schedule 2) Part 2 of SEPP (Exempt and Complying Development Codes) 2008 and relevant provisions of SEPP (Infrastructure) 2007.	Changes in content or message of any Council approved sign does not require development consent, provided the proposal meets the exempt development provisions of NSLEP 2013 (refer to Clause 3.1 and Schedule 2), Part 2 of SEPP (Exempt and Complying Development Codes) 2008 and relevant provisions of SEPP (Infrastructure) 2007 Chapter 2 – Infrastructure to SEPP (Transport and Infrastructure) 2021 .	Consolidation of the Infrastructure SEPP into the Transport and infrastructure SEPP. To reflect that there are no longer any signage types that may be erected as exempt development under NSLEP 2013. Hyperlink added
9.8	P1	Signage should be designed in accordance with the provisions contained within the NSW Roads and Traffic Authority Policy for Advertising on RTA infrastructure (1999).	Signage should be designed in accordance with the provisions contained within the NSW Roads and Traffic Authority Policy for Advertising on RTA infrastructure (1999) ; Transport Corridor Outdoor Advertising and Signage Guidelines (2017) .	To reflect that this document has been superseded by the <i>Transport Corridor Outdoor Advertising and Signage Guidelines</i> identified in item (b) to section 9.1.4.
9.11	P2	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	P28	B1 Neighbourhood Centre	E1 Local Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
		IN2 Light Industrial	E3 Productivity Support	New zone name resulting from the implementation of the Employment Zone Reforms.
	P37	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
9.14	P1	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
		SP2 – Infrastructure (and labelled “Classified Road” on the Zoning Map), but only where it is located adjacent to a zone listed in subclause (a) or (b) above	SP2 – Infrastructure (and labelled “Classified Road” on the <u>Land Zoning Map</u>), but only where it is located adjacent to a zone listed in subclause (a) or (b) above	To be consistent with the name used under NSLEP 2013.
Section 10 Car Parking and Transport				
10.2.1	P1	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
	P7	B1 Neighbourhood Centre	E1 Local Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
		IN2 Light Industrial	E3 Productivity Support	New zone name resulting from the implementation of the Employment Zone Reforms.
		IN4 Working Waterfront	W4 Working Waterfront	New zone name resulting from the implementation of the Employment Zone Reforms.
Section 11 Construction Management				
11.1.4	(b)	<u>Environmental Planning and Assessment Regulation 2000</u>	<u>Environmental Planning and Assessment Regulation 2021</u>	To reflect 2021 Regulation replacing the 2000 Regulation. Hyperlink updated.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
11.2.2	P1	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
	P2	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
Section 12 Access				
12.5	P1	B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
Section 13 Heritage and Conservation				
13.1.4	(i)	Part B: Section 10 – Car Parking; and	Part B: Section 10 – Car Parking and Transport ; and	Re-ordered to be sequential and the title of the section number corrected.
13.1.6	Table B13.2 Category 3	<u>SEPP (Infrastructure) 2007</u>	<u>SEPP (Transport and Infrastructure) 2021</u>	Consolidation of the Infrastructure SEPP into the Transport and Infrastructure SEPP. Hyperlink updated
		SEPP (Temporary Structure) 2007	Deleted in its entirety	To reflect that this SEPP was renamed SEPP (Miscellaneous Consent Provisions) 2007 in 2014 and in 2018 was repealed and incorporated into the Standard Instrument LEP, which automatically amended NSLEP 2013 at that time. NSLEP 2013 is already mentioned within the provision.
	Table B13.2 Category 4	<u>SEPP (Infrastructure) 2007</u>	<u>SEPP (Transport and Infrastructure) 2021</u>	Consolidation of the Infrastructure SEPP into the Transport and infrastructure SEPP. Hyperlink updated
13.1.7	Heritage Inventory data-sheets	https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage	https://www.environment.nsw.gov.au/topics/heritage/state-heritage-inventory	Hyperlink updated to reflect current location of data-sheets.
	North Sydney Heritage Centre	https://www.northsydney.nsw.gov.au/Library_Databases/Heritage_Centre/About_the_Heritage_Centre	https://www.northsydney.nsw.gov.au/heritage	Hyperlink updated to reflect current location of the North Sydney Heritage Centre information on Council's website.
13.1.8		A Heritage Impact Statement, wherever occurring	A Statement of Heritage Impact Statement , wherever occurring	To reflect the terminology used by NSW Heritage.
		https://www.heritage.nsw.gov.au , wherever occurring	https://www.environment.nsw.gov.au/topics/heritage , wherever occurring	Hyperlink updated to reflect the location of the relevant information.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	Heritage Impact Statements Item (d)	<i>Heritage significance (use Heritage NSW's Assessing Heritage Significance and heritage inventory data sheets)</i>	<i>Heritage significance (use Heritage NSW's Assessing Heritage Significance guidelines and heritage inventory data sheets)</i>	To provide added clarity as to what the document relates. Hyperlink updated to reflect the document's current location.
	Demolition and site redevelopment	http://www.leg.justice.nsw.gov.au/Pages/practice_procedure/principles/planning_principles.aspx	https://www.leg.nsw.gov.au/practice-and-procedure/principles/planning-principals.html	Hyperlink updated to reflect the document's current location.
13.2	Paragraph 2 2nd dot point	<i>along the harbour foreshores and creeklines and streams;</i>	<i>along the harbour foreshores and creeklines and streams; and</i>	To clarify that both points are to be considered, not one or the other.
13.4		<i>A Heritage Impact Statement</i>	<i>A Statement of Heritage Impact Statement</i>	To reflect the terminology used by NSW Heritage.
13.6.4	P2	<i>that the design respects the heritage characteristics of the area.</i>	<i>that the design respects the heritage characteristics of the area; and</i>	To reflect that there is a (c) which also needs to be considered.
13.6.6	P2	https://www.heritage.nsw.gov.au/assets/Uploads/a-z-publications/d-f/Design_In_Context.pdf	https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Heritage/design-in-context-guidelines-for-infill-development-historic-environment.pdf	Hyperlink updated to reflect the document's current location.
13.8	P4	<i>Despite P3 above, Council may consider the demolition of a contributory item, but only where an applicant can satisfactorily demonstrate:</i> <i>(a) that the building's contribution to the streetscape or character of the conservation area does not warrant its retention.</i> <i>(b) that alternatives to demolition have been considered with reasons provided as to why the alternatives are not acceptable.</i> <i>(c) That any replacement building is compatible with the characteristic built elements of the heritage conservation area as identified in the relevant Area Character Statement (refer to Part C of the DCP).</i>	<i>Despite P3 above, Council may consider the demolition of a contributory item, but only where an applicant can satisfactorily demonstrate:</i> <i>(a) that the building's contribution to the streetscape or character of the conservation area does not warrant its retention; and</i> <i>(b) that alternatives to demolition have been considered with reasons provided as to why the alternatives are not acceptable; and</i> <i>(c) Tthat any replacement building is compatible with the characteristic built elements of the heritage conservation area as identified in the relevant Area Character Statement (refer to Part C of the DCP).</i>	To clarify that all points are to be considered, not just one or the other. To correct a formatting issue.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	P6	<p>Despite P5 above, Council may consider the demolition of a neutral item, but only where the applicant can demonstrate:</p> <p>(a) the existing building is not capable of adaptation or modification in a way that will reasonably meet contemporary amenity and living standards while also improving the appearance and contribution of the building to the area’s character.</p> <p>(b) that any replacement building improves the contribution of the site to the area’s character in terms of form, setbacks, bulk, scale, materials and style.</p> <p>(c) that sustainability outcomes of the proposed replacement development reasonably justify the change.</p> <p>(d) that all reasonable alternatives to demolition have been considered.</p>	<p>Despite P5 above, Council may consider the demolition of a neutral item, but only where the applicant can demonstrate:</p> <p>(a) the existing building is not capable of adaptation or modification in a way that will reasonably meet contemporary amenity and living standards while also improving the appearance and contribution of the building to the area’s character;;</p> <p>(b) that any replacement building improves the contribution of the site to the area’s character in terms of form, setbacks, bulk, scale, materials and style;;</p> <p>(c) that sustainability outcomes of the proposed replacement development reasonably justify the change; <u>and</u>.</p> <p>(d) that all reasonable alternatives to demolition have been considered.</p>	<p>To clarify that all points are to be considered, not just one or the other.</p> <p>To correct a formatting issue.</p>
	P7	<p>Council will only consider the demolition of uncharacteristic items if the applicant can satisfactorily demonstrate:</p> <p>(a) that the replacement building will allow the site to be reclassified from at least “uncharacteristic” to “neutral”.</p> <p>(b) that sustainability outcomes of the proposed replacement development reasonably justify the change.</p>	<p>Council will only consider the demolition of uncharacteristic items if the applicant can satisfactorily demonstrate:</p> <p>(a) that the replacement building will allow the site to be reclassified from at least “uncharacteristic” to “neutral”; <u>and</u></p> <p>(b) that sustainability outcomes of the proposed replacement development reasonably justify the change.</p>	<p>To clarify that all points are to be considered, not just one or the other.</p> <p>To correct a formatting issue.</p>
Section 14 Contamination and Hazardous Building Materials				
14.1		<p>This Section forms the basis for the management of land contamination and hazardous building materials within the LGA. In addition, it comprises Council’s policy for dealing with land contamination under the Department of Planning’s (DoP) <u>Managing Land Contamination: Planning Guidelines and State Environmental Planning Policy No.55 - Remediation of Land (SEPP 55)</u>. SEPP 55 and the Guidelines are proposed to be replaced with SEPP (Remediation of Land) and Contaminated Land Planning Guidelines, however were yet to be finalised at the time of finalising this version of the DCP, once adopted, the new SEPP and Guidelines will need to be referred to.</p>	<p>This Section forms the basis for the management of land contamination and hazardous building materials within the LGA. In addition, it comprises Council’s policy for dealing with land contamination under the Department of Planning’s (DoP) <u>Managing Land Contamination: Planning Guidelines and State Environmental Planning Policy No.55 – Remediation of Land (SEPP 55)</u>. Chapter 4 – Remediation of Land to SEPP (Resilience and Hazards) 2021. SEPP 55 and the Guidelines are proposed to be replaced with SEPP (Remediation of Land) and Contaminated Land Planning Guidelines, however were yet to be finalised at the time of finalising this version of the DCP, once adopted, the new SEPP and Guidelines will need to be referred to.</p>	<p>Consolidation of SEPP 55 into the Resilience and Hazards SEPP.</p> <p>Hyperlink updated.</p>

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
14.1.4	(b)	<u>Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)</u>	<u>Environmental Planning and Assessment Regulation 2021 (EP&A Regulation 2021)</u>	To reflect 2021 Regulation replacing the 2000 Regulation. Hyperlink updated.
	(d)	<u>Contaminated Land Management Regulation 2013</u>	<u>Contaminated Land Management Regulation 2022</u>	To reflect 2022 Regulation replacing the 2013 Regulation. Hyperlink updated.
	(e)	<u>State Environmental Planning Policy No.55 - Remediation of Land (SEPP 55)</u>	<u>Chapter 4 – Remediation of Land to SEPP (Resilience and Hazards) 2021</u>	Consolidation of SEPP 55 into the Resilience and Hazards SEPP. Hyperlink updated.
	(f)	<i>Draft State Environmental Planning Policy (Remediation of Land);</i>	Deleted in its entirety.	Consolidation of SEPP 55 into the Resilience and Hazards SEPP.
	(g)	SEPP 55	<u>Chapter 4 – Remediation of Land to SEPP (Resilience and Hazards) 2021</u>	Consolidation of SEPP 55 into the Resilience and Hazards SEPP. Hyperlink added.
14.2.1	Paragraph 2	<i>Council is required to assess and determine all Planning Proposals and development applications in accordance with the relevant provisions contained within SEPP 55.</i>	<i>Council is required to assess and determine all Planning Proposals <u>in accordance with Ministerial Direction 4.4 – Remediation of land under s.9.1 of the EP&A Act</u> and development applications in accordance with the relevant provisions contained within <u>SEPP 55 SEPP (Resilience and Hazards) 2021</u>.</i>	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP and the relocation of planning proposal matters into the Ministerial Directions. Hyperlink added.
	Procedures for Planning Proposals Paragraph 1	<i>Council must consider contamination issues in accordance with Clause 6 of SEPP 55 when determining a Planning Proposal.</i>	<i>Council must consider contamination issues in accordance with <u>Clause 6 of SEPP 55 Ministerial Direction 4.4 – Remediation of land under s.9.1 of the EP&A Act</u> when determining a Planning Proposal</i>	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP and the relocation of planning proposal matters into the Ministerial Directions.
	Procedures for Development applications Paragraph 1	<i>Council must consider contamination issues in accordance with Clause 7 of SEPP 55 when determining a development application</i>	<i>Council must consider contamination issues in accordance with <u>Clause 7 of SEPP 55 cl.4.6 to SEPP (Resilience and Hazards) 2021</u> when determining a development application.</i>	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP. Hyperlink added.
14.2.2	Stage 1 – Preliminary Investigation: P1	<i>A Preliminary Investigation is required to be submitted to Council in accordance with Clause 6 or 7 of SEPP 55 and the DoP's Managing Land Contamination: Planning Guidelines</i>	<i>A Preliminary Investigation is required to be submitted to Council in accordance with <u>Clause 6 or 7 of SEPP 55 Ministerial Direction 4.4 – Remediation of land under s.9.1 of the EP&A Act, cl.4.6 to SEPP (Resilience and Hazards) 2021</u>, and the DoP's <u>Managing Land Contamination: Planning Guidelines</u></i>	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP and the relocation of planning proposal matters into the Ministerial Directions. Clause numbers updated to reflect location in the consolidated SEPP. Hyperlink added.
	Stage 3 – Remedial Action Plan Paragraph 1	SEPP 55	<u>Chapter 4 – Remediation of Land to SEPP (Resilience and Hazards) 2021</u>	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP. Hyperlink added.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
14.2.3	Paragraph 2	Remediation work is regulated by SEPP 55 (refer to clauses 8-18 of the SEPP) and the DoP's <u>Managing Land Contamination: Planning Guidelines</u> .	Remediation work is regulated by <u>SEPP 55 Chapter 4 – Remediation of Land to SEPP (Resilience and Hazards) 2021</u> (refer to clauses 8-18 <u>4.7-4.15</u> of the SEPP) and the DoP's <u>Managing Land Contamination: Planning Guidelines</u> .	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP. Clause numbers updated to reflect location in the consolidated SEPP. Hyperlink added.
	Paragraph 3	The full definition of Category 1 remediation work is contained with clauses 9 4.8 and 144.10 of to SEPP (Resilience and Hazards) 2021SEPP 55.	The full definition of Category 1 remediation work is contained with clauses 9 and 14 <u>of SEPP 55 4.8 and 4.10 to SEPP (Resilience and Hazards) 2021</u> .	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP. Clause numbers updated to reflect location in the consolidated SEPP. Hyperlink added.
	P1	SEPP 55	<u>SEPP (Resilience and Hazards) 2021</u> .	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP. Hyperlink added.
14.2.4	P2	<p>Notice of proposed work must be given to the Council in accordance with SEPP 55, clause 16.</p> <p>Note: Clause 16 to SEPP 55 requires that the notice to Council must:</p> <ul style="list-style-type: none"> (a) be in writing, and (b) provide the name, address and telephone number of the person who has the duty of ensuring that the notice is given, and (c) briefly describe the remediation work, and (d) show why the person considers that the work is category 2 remediation work by reference to clauses 9, 14 and (if it applies) 15 of SEPP 55, and (e) specify, by reference to its property description and street address (if any), the land on which the work is to be carried out, and (f) provide a map of the location of the land, and (g) provide estimates of the dates for the commencement and completion of the work. <p>At least 30 days notice is also required, except in the case of work required to be carried out immediately under the terms of a remediation order (in which case, at least 1 day's notice is required).</p>	<p>Notice of proposed work must be given to the Council in accordance with <u>SEPP 55, clause 16 Chapter 4 – Remediation of Land to SEPP (Resilience and Hazards) 2021, clause 4.13</u>.</p> <p>Note: Clause 16 to SEPP 55 <u>Clause 4.13 to SEPP (Resilience and Hazards) 2021</u> requires that the notice to Council must:</p> <ul style="list-style-type: none"> (a) be in writing, and (b) provide the name, address and telephone number of the person who has the duty of ensuring that the notice is given, and (c) briefly describe the remediation work, and (d) show why the person considers that the work is category 2 remediation work by reference to clauses 9, 14, 8, 4.11 and (if it applies) 15 <u>4.12 (1)</u> of SEPP 55 <u>SEPP (Resilience and Hazards) 2021</u>, and (e) specify, by reference to its property description and street address (if any), the land on which the work is to be carried out, and (f) provide a map of the location of the land, and (g) provide estimates of the dates for the commencement and completion of the work. <p>At least 30 days notice is also required, except in the case of work required to be carried out immediately under the terms of a remediation order (in which case, at least 1 day's notice is required).</p>	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP. Clause numbers updated to reflect location in the consolidated SEPP. Hyperlink added.
	P13	clause 16 of <u>SEPP 55</u>	<u>cl.4.13 to SEPP (Resilience and Hazards) 2021</u>	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP. Clause numbers updated to reflect location in the consolidated SEPP. Hyperlink added.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	P16	SEPP 55	<i>Chapter 4 – Remediation of Land to <u>SEPP (Resilience and Hazards) 2021</u>.</i>	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP. Hyperlink added.
	P22	<i>clauses 17 and 18 of SEPP 55</i>	<i>clauses 4.14 and 4.15 to <u>SEPP (Resilience and Hazards) 2021</u></i>	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP. Clause numbers updated to reflect location in the consolidated SEPP. Hyperlink added.
14.2.6	Planning Certificates Paragraph 2	<i><u>EP&A Regulation 2000</u></i>	<i><u>EP&A Regulation 2021</u></i>	To reflect 2021 Regulation replacing the 2000 Regulation. Hyperlink updated.
Section 15 Bushland				
15.1	Paragraph 9	<i><u>State Environmental Planning Policy No. 19 - Bushland in Urban Areas (SEPP 19)</u></i>	<i>Chapter 2- Vegetation in non-rural areas to <u>SEPP (Biodiversity and Conservation) 2021</u></i>	To reflect the consolidation of SEPP 19 into the Biodiversity and Conservation SEPP. Hyperlink updated.
15.1.2	Paragraph 1	<i>E2 Environmental Conservation</i>	<i>C2 Environmental Conservation</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
15.1.4	(c)	<i><u>Environmental Planning and Assessment Regulation 2000 (EP&A Regulation 2000)</u></i>	<i><u>Environmental Planning and Assessment Regulation 2021 (EP&A Regulation 2021)</u></i>	To reflect 2021 Regulation replacing the 2000 Regulation. Hyperlink updated.
	(k)	<i><u>State Environmental Planning Policy No. 19 - Bushland in Urban Areas</u></i>	<i>Chapter 2 – Vegetation in non – rural areas to <u>SEPP (Biodiversity and Conservation) 2021</u></i>	To reflect the consolidation of SEPP 19 into the Biodiversity and Conservation SEPP. Hyperlink updated.
15.2.1	P1	<i>E2 Environmental Conservation</i>	<i>C2 Environmental Conservation</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
	P9	<i>E2 Environmental Conservation</i>	<i>C2 Environmental Conservation</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
15.2.2	P1 - Note	<i>E2 Environmental Conservation</i>	<i>C2 Environmental Conservation</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
15.3.2	P1	<i>E2 Environmental Conservation</i>	<i>C2 Environmental Conservation</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
Section 16 Tree and Vegetation Management				
16.1.1	O1	<i>Part 3 of <u>SEPP (Vegetation in Non -Rural Areas) 2017</u></i>	<i>Part 2.3 of <u>SEPP (Biodiversity and Conservation) 2021</u></i>	To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP. Hyperlink updated.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
16.1.4	(a)	<p>SEPP (Vegetation in Non-Rural Areas) 2017</p> <p><i>In particular, consideration should be given to Part 2 – Authority to clear vegetation in non-rural areas and Part 3 – Council permits for clearing of vegetation in non-rural areas.</i></p> <p>https://www.legislation.nsw.gov.au/view/html/inforce/currrent/epi-2017-0454</p>	<p>SEPP (Vegetation in Non-Rural Areas) 2017 (Biodiversity and Conservation) 2021</p> <p><i>In particular, consideration should be given to Part 2.2 – Authority to clear Clearing vegetation in non-rural areas and Part 2.3- Council permits for clearing of vegetation in non-rural areas.</i></p> <p>https://www.legislation.nsw.gov.au/view/html/inforce/currrent/epi-2017-0454 https://legislation.nsw.gov.au/view/html/inforce/currrent/epi-2021-0722</p>	<p>To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP.</p> <p>Part numbers updated to reflect location in the consolidated SEPP.</p> <p>Hyperlink updated.</p>
16.2	Paragraph 1	<p><i>This policy is enforced though Part 2 – Authority to clear vegetation in non-rural areas and Part 3 - Council permits for clearing of vegetation in non-rural areas of SEPP (Vegetation in Non-Rural Areas) 2017 and this section of the DCP.</i></p>	<p><i>This policy is enforced though Part 2.2 – Authority to clear Clearing vegetation in non-rural areas and Part 2.3 - Council permits for clearing of vegetation in non-rural areas of SEPP (Vegetation in Non-Rural Areas) 2017 SEPP (Biodiversity and Conservation) 2021 and this section of the DCP.</i></p>	<p>To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP.</p> <p>Clause numbers updated to reflect location in the consolidated SEPP.</p> <p>Hyperlink updated.</p>
	Paragraph 2	<p><i>Some trees and vegetation may be removed or pruned without the need for Development Consent or a Tree Management Permit (i.e. those works permitted by SEPP (Vegetation in Non-Rural Areas) 2017 and this DCP).</i></p>	<p><i>Some trees and vegetation may be removed or pruned without the need for Development Consent or a Tree Management Permit (i.e. those works permitted by SEPP (Vegetation in Non-Rural Areas) 2017 SEPP (Biodiversity and Conservation) 2021 and this DCP).</i></p>	<p>To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP.</p> <p>Hyperlink updated.</p>
16.2.1	O2	<p><u>SEPP (Vegetation in Non -Rural Areas) 2017</u></p>	<p><u>SEPP (Biodiversity and Conservation) 2021</u></p>	<p>To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP.</p> <p>Hyperlink updated.</p>
	O3	<p><u>SEPP (Vegetation in Non -Rural Areas) 2017</u></p>	<p><u>SEPP (Biodiversity and Conservation) 2021</u></p>	<p>To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP.</p> <p>Hyperlink updated.</p>
16.2.2	P1	<p><i>Pursuant to Part 2 – Authority to clear vegetation in non-rural areas and Part 3 – Council permits for clearing of vegetation in non-rural areas under <u>SEPP (Vegetation in Non -Rural Areas) 2017</u>, Development Consent or a Tree Management Permit is not required for removal or pruning any of the following:</i></p>	<p><i>Pursuant to Part 2.2 – Authority to clear Clearing vegetation in non-rural areas and Part 2.3- Council permits for clearing of vegetation in non-rural areas under SEPP (Vegetation in Non-Rural Areas) 2017 (Biodiversity and Conservation) 2021, Development Consent or a Tree Management Permit is not required for removal or pruning any of the following:</i></p>	<p>To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP.</p> <p>Hyperlink updated.</p>
	P2	<p><u>SEPP (Vegetation in Non -Rural Areas) 2017</u></p>	<p><u>SEPP (Biodiversity and Conservation) 2021</u></p>	<p>To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP.</p> <p>Hyperlink updated.</p>

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	P3	<u>SEPP (Vegetation in Non -Rural Areas) 2017</u>	<u>SEPP (Biodiversity and Conservation) 2021</u>	To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP. Hyperlink updated.
	P8	<u>SEPP (Vegetation in Non -Rural Areas) 2017</u>	<u>SEPP (Biodiversity and Conservation) 2021</u>	To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP. Hyperlink updated.
	P13	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.
Section 17 Erosion and Sediment Control				
NO CHANGES				
Section 18 Stormwater Drainage				
NO CHANGES				
Section 19 Waste Minimisation and Management				
NO CHANGES				
Section 20 Public Infrastructure				
20.2.1	(a)	State Environmental Planning Policy (Infrastructure) 2007 The Infrastructure SEPP provides the basic planning objectives and development controls for works in and adjacent to road reserves and states whether development consent is required for particular kinds of development	State Environmental Planning Policy (<u>Transport and Infrastructure</u>) 2007 2021 The <u>Transport and Infrastructure</u> SEPP provides the basic planning objectives and development controls for works in and adjacent to road reserves and states whether development consent is required for particular kinds of development	To reflect the consolidation of the Infrastructure SEPP into the Transport and Infrastructure SEPP.
	(e)	Road and Maritime Service's Technical Direction GTD 2012/001 Contains detailed directions to consider where excavation is undertaken on land adjacent to a public road. A copy of the Technical Direction is available on the Roads and Maritime Services website via www.rta.nsw.gov.au/cgi-bin/doingbusinesswithus/engineeringpolicies/index.cgi?gtd_2012-01.pdf	<u>Road and Maritime Service's Transport for NSW's Technical Direction GTD 20122020/001</u> Contains detailed directions to consider where excavation is undertaken on land adjacent to a public road. A copy of the Technical Direction is available on the <u>Roads and Maritime Services Transport for NSW's</u> website via www.rta.nsw.gov.au/cgi-bin/doingbusinesswithus/engineeringpolicies/index.cgi?gtd_2012-01.pdf https://standards.transport.nsw.gov.au/entity/annotation/87baec59-b535-ed11-9db1-000d3ae011f9	To reflect the Agency's replacement and new location of the revised document. Hyper link updated to reflect the revised document's location.
20.3.2	P8	Where excavation is proposed on land with a frontage to an active road reserve, consideration must be given to the Directions contained within the Roads and Maritime Service's Technical Direction GTD 2012/001	Where excavation is proposed on land with a frontage to an active road reserve, consideration must be given to the Directions contained within the <u>Roads and Maritime Service's Transport for NSW's</u> Technical Direction GTD 2012 2020/001	To reflect the Agency's replacement and new location of the revised document.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
Section 21 Telecommunications				
21.1.2	Paragraph 1	Telecommunications Act 1997.	Commonwealth Telecommunications Act 1997.	To reflect that this is legislation was made by the Commonwealth and not the State of NSW.
	(a)	Telecommunications Act 1997.	Commonwealth Telecommunications Act 1997.	To reflect that this is legislation was made by the Commonwealth and not the State of NSW.
	(b)	Telecommunications (Low- Impact Facilities) Determination 2018	Commonwealth Telecommunications (Low- Impact Facilities) Determination 2018	To reflect that this is legislation was made by the Commonwealth and not the State of NSW.
	(c)	Telecommunications Code of Practice 2018;	Commonwealth Telecommunications Code of Practice 2018;	To reflect that this is legislation was made by the Commonwealth and not the State of NSW.
	(d)	State Environmental Planning Policy (Infrastructure) 2007	State Environmental Planning Policy (Transport and Infrastructure) 2021	To reflect the consolidation of Infrastructure SEPP into the Transport and Infrastructure SEPP. Hyperlink updated.
21.2	P4	B1 Neighbourhood Centre	E1 Local Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
		IN2 Light Industrial	E3 Productivity Support	New zone name resulting from the implementation of the Employment Zone Reforms.
		IN4 Working Waterfront zones	W8 Working Waterfront	New zone name
PART C_CHARACTER STATEMENTS				
Section 1 Area Character Statements				
NO CHANGE				
Section 2 North Sydney Planning Area				
2.1.2	P4	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
	P16	B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
2.1.3	P23	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
	P27	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
2.4.4	Subheading	<i>Street wall height (podium)</i>	Street wall height (podium) Podium Height	To be consistent with terminology used throughout the DCP.
	P6	2 storey street wall height for Walker Street	2 storeys to street wall height for Walker Street.	To be consistent with the wording of other provisions throughout the DCP in relation to podium height.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	P7	2-3 storey street wall height for Hampden Street	2-3 storeys to street wall height for Hampden Street.	To be consistent with the wording of other provisions throughout the DCP in relation to podium height.
	Subheading	Upper level Setbacks	Upper level Above Podium Setbacks	To be consistent with terminology used throughout the DCP.
	P9	3m upper level podium	3m above the upper level podium level setback .	To be consistent with the wording of other provisions throughout the DCP in relation to podium height.
2.6.7	P2	Modern shopfront to 5-7 McLaren St	Modern shopfront to 5-7 McLaren Street	To be consistent with terminology used throughout the DCP.
Section 3 St Leonards / Crows Nest Planning Area				
3.1.2	P2	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
	P10	Mitchell Street and the Pacific Highway	Mitchell Street and the Pacific Highway	To correct a grammatical error.
3.1.3.2	P7	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
3.1.3.3	O5	Ensure adequate transition in scale between employment and residential zones	Ensure adequate transition in scale between employment and residential zones / mixed use zones and residential zones	To reflect the new group zone names resulting from the implementation of the Employment Zone Reforms.
	P2	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
	P3	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
	3.1.3.5	P4	B3 Commercial Core	E2 Commercial Centre
B4 Mixed Use			MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
3.1.3.7	P1	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
3.2.3.2	P8	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
3.2.3.3	O5	Ensure adequate transition in scale between employment and residential zones	Ensure adequate transition in scale between employment / <i>mixed use</i> zones and residential zones	To reflect the new group zone names resulting from the implementation of the Employment Zone Reforms.
		P2	B3 Commercial Core	E2 Commercial Centre
	P3	B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
		B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
	P4	B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
		B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
3.2.3.5	P4	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
3.2.3.8	P1	B3 Commercial Core	E2 Commercial Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use	MU1 Mixed Use	New zone name resulting from the implementation of the Employment Zone Reforms.
3.2.5.3	O1	To ensure that development is balanced and in keeping with the optimum capacity of the site acknowledging its unique size and location within the Crows Nest Town Centre at the interface between business and residential zones that accommodates a mix of building typologies	To ensure that development is balanced and in keeping with the optimum capacity of the site acknowledging its unique size and location within the Crows Nest Town Centre at the interface between <i>business employment / mixed use zones</i> and residential zones that accommodates a mix of building typologies	To reflect the new group zone names resulting from the implementation of the Employment Zone Reforms.
Section 4 Cammeray Planning Area				
4.1.1	P5	Raleigh Street Mall	Raleigh Street Mall Cammeraygal Place	To reflect the change in name of this public space.
4.3.1	P6	Crows Nest TAFE	Crows Nest TAFE Cammeraygal High School	To reflect the change in name of this public asset.
	P8	ANZAC Memorial Club	ANZAC Memorial Club ANZAC Park Public School	To reflect the change in name of this public asset.
Section 5 North Cremorne Planning Area				
5.0	Paragraph 3 Dot point 1	Residential Development Strategy	Local Housing Strategy	To reflect the name of council's most recent housing strategy.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
Section 6 South Cremorne Planning Area				
NO CHANGES				
Section 7 Neutral Bay Planning Area				
7.0	Paragraph 3 Dot point 1	Residential Development Strategy	Local Housing Strategy	To reflect the name of council's most recent housing strategy.
Section 8 Kirribilli Planning Area				
NO CHANGES				
Section 9 Lavander Bay Planning Area				
9.0	Paragraph 6 Dot point 1	any residential growth being in accordance with the Residential Development Strategy, with high density residential accommodation mainly being accommodated within the mixed use zone at Milsons Point, with no substantial change in the other residential and light industrial areas	any residential growth being in accordance with the Residential Development Strategy <u>North Sydney Local Housing Strategy</u> , with high density residential accommodation mainly being accommodated within the mixed use zone at Milsons Point, with no substantial change in the other residential and light industrial <u>productivity support</u> areas	To reflect the name of council's most recent housing strategy. To reflect the new group zone names resulting from the implementation of the Employment Zone Reforms.
9.4.3	P16	WW 11	WWII	Correction of typographical error
9.5.3	P2	B1 Neighbourhood Centre	E1 Local Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
9.7.7	P7	Awnings to street frontage elevations s over	Awnings to street frontage elevations s <u>over footpaths</u> .	Correction of typographical error and to provide increased clarity as to what the provision relates.
9.8.8	P6	Front: 1m (minimum).	Front: (to Henry Lawson Avenue): 1m (minimum).	To be consistent with the phrasing of provisions in P7 and P8 to this section.
Section 10 Waverton / Wollstonecraft Planning Area				
10.0	Paragraph 5 Dot point 1	Residential Development Strategy	North Sydney Local Housing Strategy	To reflect the name of council's most recent housing strategy.
10.7	Note	Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.	Division 5 – Strategic Foreshore Sites to Chapter 5 -Water Catchments to SEPP (Biodiversity and Conservation) 2021.	Consolidation of the Sydney Harbour Catchment SREP into the Biodiversity and Conservation SEPP. Hyperlink updated.
10.10.4	P3	Changes in level, split road and path formations. Sandstone ands brick street fences reinforce road layout. Post and rail fencing	Changes in level, split road and path formations. Sandstone ands brick street fences reinforce road layout. Post and rail fencing	Correct a typographic error.
DICTIONARY				
	Abbreviations	Environmental Planning and Assessment Regulations 2000	Environmental Planning and Assessment Regulation 2021	To reflect the 2021 Regulation replacing the 2000 Regulation.
	Bushland	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	Residential zones	E4 Environmental Conservation	C4 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.
APPENDICES				
Appendix 1 Heritage – Contributory, Neutral and Uncharacteristic Elements				
1.2		The general objectives of this Appendix to the DCP is to identify those properties within an heritage conservation area which comprise a “contributory”, “neutral” or “uncharacteristic” item.	The general general objectives of this Appendix to the DCP is to identify those properties within an heritage conservation area which comprise a “contributory”, “neutral” or “ uncharacteristic uncharacteristic” item.	Correct spelling mistakes.
1.4	A3	Those properties not listed in Tables App-1.1 or App-1.2 or identified as a heritage item under NSLEP 2013 are deemed to be neutral items	Those properties not listed in Tables App-1.1 or App-1.2 or identified identified as a heritage item under NSLEP 2013 are deemed to be neutral items	Correct spelling mistake
	Table App-1.1	1A-1B Telopea Street Wollstonecraft Wollstonecraft	1A-1B 1 Telopea Street Wollstonecraft Wollstonecraft	To correctly identify the property as a contributory item as per the recommendations of the 2007 North Sydney Heritage Review. The property at 1A-1B Telopea Street contains a modern duplex (circa 2002) which would be considered a neutral item in the Conservation Area. 1A-1B Telopea Street is subdivided from 1 Telopea Street.
	Table App-1.2	86 Holtermann Street (That part comprising the 2 x two storey townhouses fronting Huntington Street – No.s 39 and 41 Huntington Street) Crows Nest Holtermann Estate B 100 Holtermann Street (That part comprising the two storey detached dwelling fronting Huntington Street – No.53A Huntington Street) Crows Nest Holtermann Estate B	37 Huntington Street Crows Nest Holtermann Estate B 41 Huntington Street Crows Nest Holtermann Estate B 53A Huntington Street (forming the rear portion to 100 Holtermann Street) Crows Nest Holtermann Estate B	To provide increased clarification as to the property addresses to which the Uncharacteristic Items relate, and reflect the underlying subdivision of the original site. To provide increased clarification as to the property addresses to which the Uncharacteristic Items relate, and reflect the underlying subdivision of the original site.
Appendix 2 Potentially Contaminating Activities				
NO CHANGES				
Appendix 3 Waste Handling Facility Guide– NO CHANGES				
NO CHANGES				
Appendix 4 Bushland Buffer Map				
	Map	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.