

10.6. Draft Administrative Amendment to the North Sydney Development Control Plan 2013 - Post Exhibition Report

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ENDORSED BY	Marcelo Occhiuzzi, Director Community, Planning and Environment
ATTACHMENTS	<ol style="list-style-type: none"> 1. Draft NSDCP 2013_Admin Amendment_As Exhibited [10.6.1 - 36 pages] 2. Draft NSDCP 2013 Admin Amend_For Adoption Post Exhibition [10.6.2 - 39 pages]
CSP LINK	<ol style="list-style-type: none"> 1. Our Living Environment <ol style="list-style-type: none"> 1.1 Protected, enhanced and biodiverse natural environment 1.2 Environmentally sustainable community 2. Our Built Infrastructure <ol style="list-style-type: none"> 2.1 Infrastructure and assets meet diverse community needs 2.2 Vibrant public domains and villages 2.3 Prioritise sustainable and active transport 2.4 Efficient traffic mobility and parking 3. Our Innovative City <ol style="list-style-type: none"> 3.1 Our commercial centres are prosperous and vibrant 3.2 North Sydney is smart and innovative 3.3 Distinctive sense of place and design excellence 4. Our Social Vitality <ol style="list-style-type: none"> 4.1 North Sydney is connected, inclusive, healthy and safe 4.3 North Sydney's history is preserved and recognised 5. Our Civic Leadership <ol style="list-style-type: none"> 5.1 Lead North Sydney's strategic direction 5.2 Strong civic leadership and customer focussed services

PURPOSE:

The purpose of this report is to present and respond to the issues raised during the public exhibition of the draft administrative amendment to the North Sydney Development Control Plan 2013, and to seek a resolution as to how to proceed with the amendment.

EXECUTIVE SUMMARY:

- At its meeting of 27 November 2023, Council resolved to support the public exhibition of a draft amendment to the North Sydney Development Control Plan (NSDCP) 2013. The purpose of the draft DCP amendment is to correct and rectify a number of minor non-policy related matters to ensure that the DCP remains contemporary and relevant.
- The Draft DCP amendment was exhibited for a period of 29 calendar days, from

1 February 2024 to 29 February 2023 inclusive.

- No public submissions were received during the exhibition period.
- Internal discussions have identified a number of issues with regard to interpretation and application of Section 16 – Tree and Vegetation Management to Part B of the DCP.
- Having regard to the internal issues raised, it is recommended that the Draft DCP amendment be further refined prior to its adoption to incorporate some additional minor amendments to further improve clarity with regard to tree and vegetation management processes.

RECOMMENDATION:

- 1. THAT** Council note that no public submissions were made.
- 2. THAT** in response to internal issues identified, Council adopt the draft amendment to NSDCP 2013 as outlined in Attachment 2 to this report, in accordance with clause 14(1) of the *Environmental Planning and Assessment Regulation 2021*.
- 3. THAT** public notice of the publication of the amendment to NSDCP 2013 be given on Council's website in accordance with clause 14(2) of the *Environmental Planning and Assessment Regulation 2021*.

Background

At its meeting of 27 November 2023, Council resolved to support the placing of a draft amendment to North Sydney Development Control (NSDCP) 2013 on public exhibition. The purpose of the draft DCP amendment is to correct and rectify a number of minor non-policy related matters to ensure that the DCP remains contemporary and relevant.

Report

1. Purpose of Report

This report provides an analysis of the submissions made in response to the draft amendments to NSDCP 2013 and makes a recommendation as to whether the draft amendments should proceed as exhibited, proceed incorporating further amendment, or not be proceeded with.

2. Public exhibition

The draft amendments to NSDCP 2013 (refer to Attachment 1) were placed on public exhibition for 29 days, from Thursday 1 February 2024 to Thursday 29 February 2021.

As the proposed amendments affected the entire Local Government Area (LGA) and did not contain any policy related changes, it was decided to not directly notify residents and property owners by letter. However, a notice was published in the Mosman Daily on 1 February 2024 advising of the public exhibition. In addition:

- Council notified all Precinct Committees;
- formal notices were placed on Council's website in accordance with the Environmental Planning and Assessment Act, 1979 and Council's Community Engagement Strategy;
- electronic copies of the exhibition documentation were made available on Council's website; and
- hard copies made available at Council's Customer Service Centre and Stanton Library for the duration of the exhibition period.

3. Consideration of Submissions

No public submissions were received during the public exhibition period.

During the public exhibition of the draft DCP amendment, further internal discussions have occurred regarding the public's interpretation and application of the provisions contained within Section 16 - *Tree and Vegetation Management* to Part B of the DCP. This has, in some instances, led to the unlawful pruning or removal of trees and vegetation.

In response to these issues, a number of refinements have been made to improve the understanding of the processes involved and expectations when proposing to remove or prune trees and vegetation. In addition, the suggested proposed amendments would seek to remove any ambiguity or misunderstanding of the intent of the current controls and will

provide greater clarity as to what is expected in terms of lodgement of supportive documentation.

The extent of suggested amendments relate to:

- correcting a number of minor grammatical and typographical errors;
- correcting the naming of relevant permits;
- correcting references to various legislative requirements;
- consistently naming relevant Australian Standards;
- better clarifying who a suitably qualified arborist or horticulturalist is, to ensure that an adequate level of assessment is undertaken when justifying tree or vegetation removal or pruning;
- improving the clarity of objective O9 to Section 16.1.1, such that it aligns with planting for “spite” purposes;
- improving clarity throughout Section 16.2 with regard to the two approval processes available for the proposed removal or pruning of trees, including advice with regard to having decisions reviewed;
- improving the clarity of P1(a) to Section 16.2.2 to ensure applicants better understand what comprises non “declared trees and vegetation” and avoid potential loss of trees and vegetation which first require a permit or development consent to remove or prune;
- ensuring written advice is obtained before the removal or pruning of dead or dying trees and vegetation (refer to P2 to Section 16.2.2); and
- recognising that issues pertaining to “blocked” or “damaged” pipes are the same (refer to P5 to Section 16.2.2).

Each of the suggested amendments are administrative in nature only and do not alter Council’s endorsed policy position with respect to tree and vegetation management and therefore are supported. The extent of these additional amendments is identified (rows with a green shading) within the table to Attachment 2 to this report.

Options

Council has the following options in relation to this matter:

1. Resolve to progress with the making of an amendment to NSDCP 2013 as exhibited giving effect to the Planning Proposal.
2. Resolve to progress with the making of an amendment to NSDCP 2013 subject to further refinement in response to the submission made.
3. Resolve not to proceed with the making of an amendment to NSLEP 2013 giving effect to the Planning Proposal.
4. Do nothing.

These options are addressed in Table 1 on the next page.

TABLE 1: Options			
Option	Finance/Resourcing	Risk/Opportunity	Consultation
1.	Progression of the DCP amendments can be accommodated within existing budget lines. Reduced staff time spent explaining the existence of redundant or incorrect terms or poorly worded provisions.	Clarifies the expectations as to what is to be considered with regard to current requirements. Will enable more efficient assessment of development applications. Will still require additional explanation of tree and vegetation management processes.	No additional consultation is required. Submitters to be notified of Council's decision.
2.	Progression of the DCP amendments can be accommodated within existing budget lines. Reduced staff time spent explaining the existence of redundant or incorrect terms or poorly worded provisions.	Clarifies the expectations as to what is to be considered with regard to current requirements. Will enable more efficient assessment of applications for development consent and tree management permits.	No additional consultation is required. Submitters to be notified of Council's decision.
3.	Additional time and resources required to continue explaining the existence of redundant or incorrect terms or poorly worded provisions.	Council not seen as maintaining a contemporary planning document.	No additional consultation is required. Submitters to be notified of Council's decision.
4.	Additional time and resources needed to report the matter back to Council to satisfy legislative requirements.	Council not seen as maintaining a contemporary planning document.	No additional consultation is required. Submitters to be notified of Council's decision.

Option 2, is recommended for the following reasons:

- progression of the DCP amendments, as revised in response to submissions, can occur with minimal impact on Council finances and resources;
- progression of the DCP amendment, as revised in response to submissions, will improve clarity as to the interpretation and application of the DCP;
- progression of the DCP amendment, as revised in response to submissions, will reduce time spent by Council staff and applicants in debating and justifying aspects of the DCP which are redundant, incorrectly referenced, or poorly worded;
- progression of the DCP amendment, as revised in response to submissions, has the ability to improve development assessment timeframes; and
- no further consultation is required other than to advise submitters of Council's resolution on the matter.

Consultation Requirements

Community engagement has occurred in accordance with Council's Community Engagement Strategy. The detail of this report provides the outcomes from the engagement for Council to consider prior to adoption.

Financial/Resource Implications

Implementation of the adopted amendment in the manner proposed represents a minimal investment in Council resources. This can be accommodated within existing budget lines.

Legislation

The proposal's compliance with the relevant provisions of the Environmental Planning and Assessment Act, 1979 and accompanying Regulations (2021) have been addressed throughout this report. In particular, clause 14(1) requires Council, following public exhibition of the draft DCP amendment, to:

- (a) approve the plan in the form in which it was publicly exhibited, or*
- (b) approve the plan with any alterations the council considers appropriate, or*
- (c) decide not to proceed with the plan*

Conclusion

The draft DCP amendment as publicly exhibited sought to correct and rectify a number of minor non-policy related matters to ensure that the DCP remains contemporary and relevant.

No public submissions were received by Council. In response to the consideration of the issues raised by Council's Parks and Reserves Department, it is recommended that draft DCP amendment be further revised to:

- correct further minor grammatical and typographical errors;
- correct additional document names and legislative references;
- better clarify what a suitably qualified arborist or horticulturalist comprises;
- better clarify the objectives relating to "spite" planting;
- better clarify the two approval processes for the proposed removal or pruning of trees;
- better clarify what non "declared trees and vegetation" comprise; and
- recognise that issues pertaining to "blocked" or "damaged" pipes are the same (P5 to s.16.2.2).

Having completed the public exhibition of the draft DCP amendment, it is recommended that Council adopt the draft DCP amendment as amended (forming Attachment 2 to this report) and notify its endorsement in accordance with the Environmental Planning and Assessment Regulations, 2021.

NSDCP 2013 – PROPOSED ADMINISTRATIVE 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 Urbanfront</td> <td>UA – Medium Urbanfront</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 Urbanfront	UA – Medium Urbanfront	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																										
B4 – Mixed Use	MU1 – Mixed Use	26 Apr 2023																										
IN2 – Light Industrial	E3 – Productivity Support	26 Apr 2023																										
MA – Medium Urbanfront	UA – Medium Urbanfront	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 various sections of the DCP as a result of the following amendments.																								
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.																								

NSDCP 2013 – PROPOSED ADMINISTRATIVE 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 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.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
		<ul style="list-style-type: none"> The three largest overseas born groups from NESC 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 NESC 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 NESC. 	<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 NESC. 	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 (<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 (<u>158</u> 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 (NESC). 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 (NESC). 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.
2.3	Paragraph 1	These statistics are derived from information reported in the Australian Bureau of Statistics 2016 Australian Census.	These statistics are derived from information reported in the Australian Bureau of Statistics 2016 <u>2021</u> Australian Census.	To reflect the release of the 2021 ABS census data.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
		<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> In 2018, there There were 72,24580,652 local jobs in the North Sydney LGA, making a contribution of \$18.53\$20.75 billion, to the Gross Regional Product (GRP) of NSW. 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> The North Sydney CBD is the focus of economic activity in the LGA, containing 49,057 jobs as of 2017. 	<ul style="list-style-type: none"> The North Sydney CBD is the focus of economic activity in the LGA, containing 49,05760,400 jobs as of 20172021. 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> The LGA has a younger working population, with 39.838.8% 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%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. 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 5148.3% of the working population was born in Australia. 34.437.4% of local workers speak a language other than English at home, and 12.111.7% of local workers arrived in Australia between 2011 and 2016 and 2021. 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> 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%). 	<ul style="list-style-type: none"> The main cultural groups of workers born in a NESAC are from India (5.9%), China (4.47%), India (2.55%), Philippines (2.11%) and Hong Kong (1.5177%) and Japan (1.57%). There are also significant groups of workers from the UK (7.76.73%), New Zealand (3.02.92%) and South Africa (1.82.05%). 	To reflect the release of the 2021 ABS census data.
2.4		In 2013 there were over 17,000 ⁵ 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 institution ⁶ .	In 2013 there were over 17,000 ⁵ 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. 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% of the residential population were attending primary school, 3.1 3.8 % were attending secondary school, 6.1 6.2 % were enrolled in university and 1.3 2.1 % were enrolled in TAFE. The majority of the residential population (74.5 68.8 %) are not attending an educational institution ⁶ .	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.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
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 21.320.3% and 1310.9% of North Sydney's population adhering to these religions in 20162021. The other most common religious affiliations are Buddhism (2.72.6%) and Hinduism (2.32.6%). 37.846.1% 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	<i>Greater Sydney Commission, whenever occurring</i>	<i>Greater Cities Commission, whenever occurring</i>	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 8687% 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 53.569.8% of residents and 58.366.0% 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, 18.916.1% of residents and 18.518.1% of local workers.</i>	To reflect the release of the 2021 ABS census data.
	Paragraph 6	<i>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.</i>	<i>The largest employers <u>in North Sydney</u> are "Professional, Technical and Scientific services" (27.535.2%), then <u>"Information Media and Telecommunications" (12.3%), "Finance and Insurance" (10.9</u>10.8%) and then <u>"Construction" (6.8%), Information Media and Telecommunications" (6.7%).</u> The proportion of localresident 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></i>	To reflect the release of the 2021 ABS census data.
2.7		<i>Greater Sydney Commission, whenever occurring</i>	<i>Greater Cities Commission, whenever occurring</i>	New agency name
		<i>Residential Development Strategy 2009, whenever occurring</i>	<i>Local Strategy Planning Statement (2020) and Local Housing Strategy (2019) whenever occurring.</i>	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.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
2.8	Paragraph 1		<p>Insertion of the following after paragraph 1:</p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>[IMAGE – illustrating the Change in public transport patronage between Jan 2019 and Jun 2023 (Source: TfNSW 2023)]</i></p>	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.
2.8.1	Paragraph 2	<i>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.</i>	<i>In 20162021, 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 0.981.03 cars per household to 1.031.09 cars per household in 2016. This increase in car ownership is placing additional demands on on-street parking and traffic efficiency.</i>	To reflect the release of the 2021 ABS census data.
	Paragraph 2		<p>Inserted after Paragraph 2:</p> <p><i>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.</i></p>	To reflect the release of the 2021 ABS census data. To include additional data related to workers traveling to the LGA.
	Paragraph 4	<i>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.</i>	<i>Council has been proactive in reducing traffic and parking congestion through the promotion of the use of public transport, reducing the level of off-site parking in areas of high accessibility, car-share schemes, and other alternative means of transport.</i>	To reflect recent changes made to the DCP in relation to parking consistent with Council’s Transport Strategy.
2.8.2	Paragraph 1	<i>The LGA has a high level of accessibility to public transport including train, bus and ferry services.</i>	<i>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></i>	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.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	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 ^{has} 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% ^{47.1%} 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.
	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 2016 .	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.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
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_Developmenthttps).	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_Developmenthttps://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 <u>21</u> 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 <u>30</u> 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.
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

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	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 Part 3 – Development Applications of the EP&A Regulation 2021 . 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: All Development Applications must be lodged on the NSW Planning Portal.	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 of the DCP).	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 of the DCP , 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)	SEPP (Building Sustainability Index: BASIX) 2004	SEPP (Sustainable Buildings) 2022	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 within Part B: Section 10 – Car Parking and Transport of this DCP .	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, SEPP (Exempt and Complying Development Codes) 2008 or any other relevant SEPP .	To clarify that complying development may also be permitted under other SEPPs.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
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 Part 6 – Complying Development 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 Checklist and a 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 cl.137 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) STRATEGY	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 (25.13) and high density (64.76) 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	(a)	<u>SEPP 65 – Design Quality of Residential Apartment Development</u>	<u>SEPP (Housing) 2021</u>	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated
	(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

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	(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
	(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> <u>Chapter 6 – Water Catchments to 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	... RMS...	... Transport for NSW ...	Agency name change

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
		<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
		<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	... RMS...	... Transport for NSW ...	Agency name change
		<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
1.3.10	P2	<i>Residential flat buildings are to provide adequate separation between habitable rooms, balconies and non-habitable rooms, consistent with SEPP 65. The relevant building separation distances are reproduced in Table B-1.4. Increased setbacks may be required to ensure that adequate solar access to be provided to neighbouring dwellings.</i>	<i>Residential flat buildings are to provide adequate separation between habitable rooms, balconies and non-habitable rooms, consistent with SEPP 65<u>SEPP (Housing) 2021</u>. The relevant building separation distances are reproduced in Table B-1.4. Increased setbacks may be required to ensure that adequate solar access to be <u>is</u> provided to neighbouring dwellings.</i>	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated To correct grammar.
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<u>1</u>-storey building generally provides the most appropriate scale). A two<u>2</u>-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	E4 – Environmental Living	C4 Environmental Living	New zone name resulting from the implementation of the Employment Zone Reforms.
	Table B-1.5	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
		R4 – High Residential Density	R4 High Density Residential	To correct the zone name and formatting
		B1 – Neighbourhood Centre	E1 Local Centre	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.
	P3	http://www.lev.justice.nsw.gov.au/planning_principles	https://www.lev.nsw.gov.au/practice-and-procedure/principles.html	Hyperlink updated

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
1.5.4	P11	(e) on-street parking is constrained by commuter parking and/or RMS clearways	(e) on-street parking is constrained by commuter parking and/or RMS clearways	Removal of authority name as clearways may only be applied by the relevant state authority, whose name may change from time to time.
1.6.1	P1	<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
	P1 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 <u>through the NSW Planning Portal:</u> 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.
1.6.7	P1	<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
	P1 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 <u>through the NSW Planning Portal:</u> 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. Hyperlink updated
Section 2 Commercial and Mixed-Use Development				
2.1	Paragraph 3	B1 Neighbourhood Business	E1 Local 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.
2.1.1	O2	Residential Development Strategy	Local Housing Strategy	To reflect the name of council's most recent housing strategy.
2.1.2		B1 Neighbourhood Centre wherever occurring	E1 Local Centre wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
		B3 Commercial Core wherever occurring	E2 Commercial Centre wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use wherever occurring	MU1 Mixed Use wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
		IN2 Light Industrial wherever occurring	E3 Productivity Support wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
		E4 Environmental Living wherever occurring	C4 Environmental Living wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
2.1.4	(f)	<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.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	(i)	<u>SREP (Sydney Harbour Catchment) 2005</u>	<u>Chapter 6 - Water Catchments to SEPP (Biodiversity and Conservation) 2021</u>	Consolidation of chapters within the Biodiversity and Conservation SEPP. Hyperlink updated.
2.2.1	P6	B1 Neighbourhood Centre	E1 Local 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.
2.3.5	P3	B3 Commercial Core	E2 Commercial Centre	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.
		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.
2.3.6	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.
		B1 Neighbourhood Centre	E1 Local Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
2.3.7	P1	cl.6.4	Cl.6.3	To correct the clause reference within NSLEP 2013.
2.3.8	P5	http://www.lev.justice.nsw.gov.au/planning_principles	https://www.lev.nsw.gov.au/practice-and-procedure/principles.html	Hyperlink updated
2.3.9	P12	... RMS...	... Transport for NSW ...	Agency name change
		cl. 87(2) and cl.102(2) of <u>SEPP (Infrastructure) 2007</u>	cls. 2.100(2) and 2.120 (2) of <u>SEPP (Transport and Infrastructure) 2021</u>	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	... RMS...	... Transport for NSW ...	Agency name change
		cl. 87(2) and cl.102(2) of <u>SEPP (Infrastructure) 2007</u>	cls. 2.100(2) and 2.120 (2) of <u>SEPP (Transport and Infrastructure) 2021</u>	Consolidation of the Infrastructure SEPP into the Transport and infrastructure SEPP. Clause numbers updated to reflect location in the consolidated SEPP. Hyperlink updated

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
2.3.11	P5	<u>SEPP 65</u>	Chapter 4 – Design of residential apartment development to <u>SEPP (Housing) 2021</u>	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated
2.4.3	P9	B1 Neighbourhood Centre	E1 Local 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.
2.4.5	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.
		IN2 Light Industrial	E3 Productivity Support	New zone name resulting from the implementation of the Employment Zone Reforms.
	P13	B1 Neighbourhood Centre	E1 Local Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		a traditional two storey shopfront	a traditional two 2-storey shopfront	To be consistent with the formatting and language used throughout the DCP.
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.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
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	<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.
Section 3 Non-residential Development in Residential Zones				
3.1.2		<i>E4 Environmental Living wherever occurring</i>	<i>C4 Environmental Living wherever occurring</i>	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.
	(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	<i>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.</i>	<i>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.</i>	Correction of grammar and formatting

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
3.2.8	P4	(http://www.leg.justice.nsw.gov.au/planning_principles).	(https://www.leg.nsw.gov.au/practice-and-procedure/principles/planning-principals.html).	Hyperlink updated to direct people to the new location.
3.2.10	P4	... RMS...	... Transport for NSW ...	Agency name change
		<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
3.2.11	P1	... RMS...	... Transport for NSW ...	Agency name change
		<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
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
3.4.3	P9	(e) on-street parking is constrained by commuter parking and/or RMS clearways; (f) ...; (h) landscaped area complies with the minimum requirements under s.1.5.5 to this Part of the DCP, or if it is already less than the minimum requirement, the it is not further reduced;	(e) on-street parking is constrained by commuter parking and/or RMS clearways; (f) ...; (h) landscaped area complies with the minimum requirements under s.1.5.5 to this Part of the DCP, or if it is already less than the minimum requirement, the it is not further reduced;	Removal of authority name as clearways may only be applied by the relevant state authority, whose name may change from time to time. Correction of grammatical error
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

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
		<i>E4 Environmental Living</i>	<i>C4 Environmental Living</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>R4 High Density Housing</i>	<i>R4 High Density Residential</i>	To correct the zone name and formatting
Section 4 Boarding Houses				
4.1	Paragraph 2	<i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i>	<u><i>State Environmental Planning Policy (Housing) 2021</i></u>	Consolidation of the Affordable Rental Housing SEPP into the Housing SEPP. Hyperlink added
		<i>Affordable Rental Housing SEPP</i>	<u><i>SEPP (Housing) 2021</i></u>	Consolidation of the Affordable Rental Housing SEPP into the Housing SEPP. Hyperlink added
4.1.4	Paragraph 1	<i>Affordable Rental Housing SEPP</i>	<u><i>SEPP (Housing) 2021</i></u>	Consolidation of the Affordable Rental Housing SEPP into the Housing SEPP. Hyperlink added
		<i>... Clauses 29 and 30 to the Affordable Rental Housing SEPP ...</i>	<i>... Division 2 and 3 to Part 2 of the SEPP (Housing) 2021 ...</i>	Consolidation of the Affordable Rental Housing SEPP into the Housing SEPP. Hyperlink added
4.3.2	P6	<i>If accommodation is provided for an on-site manager, a minimum 8m² private open space are must be provided directly adjacent to the dwelling</i>	<i>If accommodation is provided for an on-site manager, a minimum 8m² private open space are <u>area</u> must be provided directly adjacent to the dwelling</i>	Grammar correction.
Section 5 Child Care Centres				
5.1.2	Paragraph 2	<u><i>SEPP (Educational Establishments and Child Care Facilities) 2017</i></u>	<u><i>Chapter 3 – Educational Establishment and Child Care Facilities to SEPP Transport and Infrastructure 2021</i></u>	Consolidation of the Educational Establishments and Child Care Facilities SEPP into the Transport and Infrastructure SEPP. Hyperlink updated.
5.1.4	(a)	<u><i>SEPP (Educational Establishments and Child Care Facilities) 2017</i></u>	<u><i>Chapter 3 – Educational Establishment and Child Care Facilities to SEPP Transport and Infrastructure 2021</i></u>	Consolidation of the Educational Establishments and Child Care Facilities SEPP into the Transport and Infrastructure SEPP. Hyperlink updated.
5.9	P2	<i>E2 Environmental Conservation</i>	<i>C2 Environmental Conservation</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>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.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
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.
		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.
		business zones	employment zones	To reflect the new group zone names resulting from the implementation of the Employment Zone Reforms.
	Figure B-8.1	RMS	TfNSW	To reflect the change in name of this NSW Department.
			<u>Note: TfNSW – Department of Transport for NSW</u>	To clarify the use of the acronym TfNSW.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
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 <u>Part 2</u> 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 <u>3.1, 3.2 and Divisions 1 and 2 to Part 3.3</u> 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 <u>Division 3 to Part 3.3 and Part 3.4</u> 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
	(b)	SEPP 64	<u>SEPP (Industry and Employment) 2021</u>	Consolidation of SEPP 64 into the Industry and Employment SEPP. Hyperlink added
	(d)	(d) 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.	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.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	(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 Environmental Living 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 Transport Corridor Outdoor Advertising and Signage Guidelines 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.
	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.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
		<i>B4 Mixed Use</i>	<i>MU1 Mixed Use</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>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</i>	<i>SP2 – Infrastructure (and labelled “Classified Road” on the Land Zoning Map), but only where it is located adjacent to a zone listed in subclause (a) or (b) above</i>	To be consistent with the name used under NSLEP 2013.
Section 10 Car Parking and Transport				
10.2.1	P1	<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.
	P7	<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.
		<i>IN4 Working Waterfront</i>	<i>W4 Working Waterfront</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
Section 11 Construction Management				
11.1.4	(b)	<u><i>Environmental Planning and Assessment Regulation 2000</i></u>	<u><i>Environmental Planning and Assessment Regulation 2021</i></u>	To reflect 2021 Regulation replacing the 2000 Regulation. Hyperlink updated.
11.2.2	P1	<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.
	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.
Section 12 Access				
12.5	P1	<i>B4 Mixed Use</i>	<i>MU1 Mixed Use</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
Section 13 Heritage and Conservation				
13.1.4	(i)	<i>Part B: Section 10 – Car Parking; and</i>	<i>Part B: Section 10 – Car Parking and Transport; and</i>	Re-ordered to be sequential and the title of the section number corrected.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
13.1.6	Table B13.2 Category 3	SEPP (Infrastructure) 2007	SEPP (Transport and Infrastructure) 2021	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 <i>SEPP (Miscellaneous Consent Provisions) 2007</i> 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	SEPP (Infrastructure) 2007	SEPP (Transport and Infrastructure) 2021	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/se-arch-heritage-databases/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 <i>Heritage Impact Statement</i> , wherever occurring	A <i>Statement of Heritage Impact Statement</i> , 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.
	<i>Heritage Impact Statements Item (d)</i>	<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.lec.justice.nsw.gov.au/Pages/practice_procedure/principles/planning_principles.aspx	https://www.lec.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		A <i>Heritage Impact Statement</i>	A <i>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.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
13.8	P4	<p>Despite P3 above, Council may consider the demolition of a contributory item, but only where an applicant can satisfactorily demonstrate:</p> <p>(a) that the building's contribution to the streetscape or character of the conservation area does not warrant its retention.</p> <p>(b) that alternatives to demolition have been considered with reasons provided as to why the alternatives are not acceptable.</p> <p>(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).</p>	<p>Despite P3 above, Council may consider the demolition of a contributory item, but only where an applicant can satisfactorily demonstrate:</p> <p>(a) that the building's contribution to the streetscape or character of the conservation area does not warrant its retention;;</p> <p>(b) that alternatives to demolition have been considered with reasons provided as to why the alternatives are not acceptable; and</p> <p>(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).</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>
	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; and</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"; and</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>

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
Section 14 Contamination and Hazardous Building Materials				
14.1		<i>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.</i>	<i>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> <u>Chapter 4 - Remediation of Land to SEPP (Resilience and Hazards) 2021</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.</i>	Consolidation of SEPP 55 into the Resilience and Hazards SEPP. Hyperlink updated.
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.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	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 Clause 7 of SEPP 55 cl.4.6 to SEPP (Resilience and Hazards) 2021 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 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, and the DoP's Managing Land Contamination: Planning Guidelines</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	<i>Chapter 4 – Remediation of Land to SEPP (Resilience and Hazards) 2021</i>	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP. Hyperlink added.
14.2.3	Paragraph 2	<i>Remediation work is regulated by SEPP 55 (refer to clauses 8-18 of the SEPP) and the DoP's Managing Land Contamination: Planning Guidelines.</i>	<i>Remediation work is regulated by SEPP 55 Chapter 4 – Remediation of Land to SEPP (Resilience and Hazards) 2021 (refer to clauses 8-18 4.7-4.15 of the SEPP) and the DoP's Managing Land Contamination: Planning Guidelines.</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.
	Paragraph 3	<i>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.</i>	<i>The full definition of Category 1 remediation work is contained with clauses 9 and 14 of SEPP 55 4.8 and 4.10 to SEPP (Resilience and Hazards) 2021.</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.
	P1	SEPP 55	<i>SEPP (Resilience and Hazards) 2021.</i>	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP. Hyperlink added.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
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 SEPP 55, clause 16 Chapter 4 – Remediation of Land to SEPP (Resilience and Hazards) 2021, clause 4.13.</p> <p>Note: Clause 16 to SEPP 55 Clause 4.13 to SEPP (Resilience and Hazards) 2021 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 4.12 (1) of SEPP 55 SEPP (Resilience and Hazards) 2021, 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>To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP.</p> <p>Clause numbers updated to reflect location in the consolidated SEPP.</p> <p>Hyperlink added.</p>
	P13	clause 16 of SEPP 55	cl.4.13 to SEPP (Resilience and Hazards) 2021	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP.
	P16	SEPP 55	Chapter 4 – Remediation of Land to SEPP (Resilience and Hazards) 2021 .	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP.
	P22	clauses 17 and 18 of SEPP 55	clauses 4.14 and 4.15 to SEPP (Resilience and Hazards) 2021	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP.
14.2.6	Planning Certificates Paragraph 2	EP&A Regulation 2000	EP&A Regulation 2021	To reflect 2021 Regulation replacing the 2000 Regulation.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
Section 15 Bushland				
15.1	Paragraph 9	<u>State Environmental Planning Policy No. 19 - Bushland in Urban Areas (SEPP 19)</u>	<u>Chapter 2- Vegetation in non-rural areas to SEPP (Biodiversity and Conservation) 2021</u>	To reflect the consolidation of SEPP 19 into the Biodiversity and Conservation SEPP. Hyperlink updated.
15.1.2	Paragraph 1	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.
15.1.4	(c)	<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.
	(k)	<u>State Environmental Planning Policy No. 19 - Bushland in Urban Areas</u>	<u>Chapter 2 – Vegetation in non – rural areas to SEPP (Biodiversity and Conservation) 2021</u>	To reflect the consolidation of SEPP 19 into the Biodiversity and Conservation SEPP. Hyperlink updated.
15.2.1	P1	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.
	P9	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.
15.2.2	P1 - Note	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.
15.3.2	P1	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.
Section 16 Tree and Vegetation Management				
16.1.1	O1	<u>Part 3 of SEPP (Vegetation in Non -Rural Areas) 2017</u>	<u>Part 2.3 of 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.
16.1.4	(a)	SEPP (Vegetation in Non-Rural Areas) 2017 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. https://www.legislation.nsw.gov.au/view/html/inforce/currrent/epi-2017-0454	SEPP (Vegetation in Non-Rural Areas) 2017 (Biodiversity and Conservation) 2021 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. 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	To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP. Part numbers updated to reflect location in the consolidated SEPP. Hyperlink updated.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
16.2	Paragraph 1	<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>	<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>	To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP. Clause numbers updated to reflect location in the consolidated SEPP. Hyperlink updated.
	Paragraph 2	<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>	<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>	To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP. Hyperlink updated.
16.2.1	O2	<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.
	O3	<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.
16.2.2	P1	<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 SEPP (Vegetation in Non -Rural Areas) 2017, Development Consent or a Tree Management Permit is not required for removal or pruning any of the following:</i>	<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 SEPP (Biodiversity and Conservation) 2021, Development Consent or a Tree Management Permit is not required for removal or pruning any of the following:</i>	To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP. Hyperlink updated.
	P2	<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.
	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	<i>E2 Environmental Conservation</i>	<i>C2 Environmental Conservation</i>	New zone name resulting from the implementation of the Employment Zone Reforms.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
16.5.2	P10	(b) <i>The approval of the RMS if it involves a state or arterial road.</i>	(b) <i>The approval of RMS TfNSW if it involves a state or arterial road.</i>	Agency name change.
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 <i>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</i>	State Environmental Planning Policy (Transport and Infrastructure) 2007-2021 <i>The Transport and 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</i>	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 <i>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</i>	Road and Maritime Service'sTransport for NSW's Technical Direction GTD 2012/2020/001 <i>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 ServicesTransport for NSW's 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</i>	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	P3	... RMS ...	... TfNSW ...	To reflect the Agency's replacement.
	P8	<i>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</i>	<i>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'sTransport for NSW's Technical Direction GTD 2012/2020/001</i>	To reflect the Agency's replacement and new location of the revised document.
Section 21 Telecommunications				
21.1.2	Paragraph 1	<u>Telecommunications Act 1997.</u>	<u>Commonwealth Telecommunications Act 1997.</u>	To reflect that this is legislation was made by the Commonwealth and not the State of NSW.
	(a)	<u>Telecommunications Act 1997.</u>	<u>Commonwealth Telecommunications Act 1997.</u>	To reflect that this is legislation was made by the Commonwealth and not the State of NSW.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	(b)	<u>Telecommunications (Low- Impact Facilities) Determination 2018</u>	<u>Commonwealth Telecommunications (Low- Impact Facilities) Determination 2018</u>	To reflect that this is legislation was made by the Commonwealth and not the State of NSW.
	(c)	<u>Telecommunications Code of Practice 2018;</u>	<u>Commonwealth Telecommunications Code of Practice 2018;</u>	To reflect that this is legislation was made by the Commonwealth and not the State of NSW.
	(d)	<u>State Environmental Planning Policy (Infrastructure) 2007</u>	<u>State Environmental Planning Policy (Transport and Infrastructure) 2021</u>	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	Street wall height (podium)	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.
	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.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	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 / 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.
P7	<u>SEPP 65</u>	Chapter 4 – Design of residential apartment development to <u>SEPP (Housing) 2021</u>	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated	
3.1.3.5	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.
	P5	<u>SEPP 65</u>	Chapter 4 – Design of residential apartment development to <u>SEPP (Housing) 2021</u>	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated
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.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
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 / <u>mixed use</u> 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.
P7	<u>SEPP 65</u>	Chapter 4 – Design of residential apartment development to <u>SEPP (Housing) 2021</u>	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated	
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.
	P7	<u>SEPP 65</u>	Chapter 4 – Design of residential apartment development to <u>SEPP (Housing) 2021</u>	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated
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.
	P5	<u>SEPP 65</u>	Chapter 4 – Design of residential apartment development to <u>SEPP (Housing) 2021</u>	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated
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 <u>business employment / mixed use zones</u> 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 <u>Cammerayval Place</u>	To reflect the change in name of this public space.
4.3.1	P6	Crows Nest TAFE	Crows Nest TAFE <u>Cammerayval High School</u>	To reflect the change in name of this public asset.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	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.
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 Lavender 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 North Sydney Local Housing 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 productivity support 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.
9.1.4.2	P5	<u>SEPP 65</u>	Chapter 4 – Design of residential apartment development to <u>SEPP (Housing) 2021</u>	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated
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 over footpaths.	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.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
DICTIONARY				
	Abbreviations	Environmental Planning and Assessment Regulations 2000	Environmental Planning and Assessment Regulation 2021	To reflect the 2021 Regulation replacing the 2000 Regulation.
	Bushland	<i>E2 Environmental Conservation</i>	<i>C2 Environmental Conservation</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
	Residential zones	<i>E4 Environmental Conservation</i>	<i>C4 Environmental Conservation</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
APPENDICES				
Appendix 1 Heritage – Contributory, Neutral and Uncharacteristic Elements				
1.2		<i>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.</i>	<i>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.</i>	Correct spelling mistakes.
1.4	A3	<i>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</i>	<i>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</i>	Correct spelling mistake
	Table App-1.1	<i>1A-1B Telopea Street Wollstonecraft Wollstonecraft</i>	<i>1A-1B 1 Telopea Street Wollstonecraft Wollstonecraft</i>	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	<i>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</i>	<i>37 Huntington Street Crows Nest Holtermann Estate B 41 Huntington Street Crows Nest Holtermann Estate B</i>	To provide increased clarification as to the property addresses to which the Uncharacteristic Items relate, and reflect the underlying subdivision of the original site.
		<i>100 Holtermann Street (That part comprising the two storey detached dwelling fronting Huntington Street – No.53A Huntington Street) Crows Nest Holtermann Estate B</i>	<i>53A Huntington Street (forming the rear portion to 100 Holtermann Street) Crows Nest Holtermann Estate B</i>	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	<i>E2 Environmental Conservation</i>	<i>C2 Environmental Conservation</i>	New zone name resulting from the implementation of the Employment Zone Reforms.

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NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS – FOR ADOPTION POST EXHIBITION																												
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>MIA – Medium Intensity Residential</td> <td>MIA – Medium Intensity Residential</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	MIA – Medium Intensity Residential	MIA – Medium Intensity Residential	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																										
B4 – Mixed Use	MU1 – Mixed Use	26 Apr 2023																										
IN2 – Light Industrial	E3 – Productivity Support	26 Apr 2023																										
MIA – Medium Intensity Residential	MIA – Medium Intensity Residential	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 various sections of the DCP as a result of the following amendments.																									
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.																								

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NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS – FOR ADOPTION POST EXHIBITION				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	Paragraph 3 Dot points 3 & 6	<u>EP&A Regulation 2000</u> , whenever occurring	<u>EP&A Regulation 2021</u> , whenever occurring	To reflect the 2021 Regulation replacing the 2000 Regulation. Hyperlink updated.
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 <u>website</u>	The Planning Principles can be viewed on the Land and Environment Court's <u>website</u> (https://www.lev.nsw.gov.au/practice-and-procedure/principles.html)	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 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.

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NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS – FOR ADOPTION POST EXHIBITION				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
		<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, (6.66.3), New Zealand (3.0%), and China (3.72.9%, 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.
		<ul style="list-style-type: none"> The three largest overseas born groups from NESAC 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 NESAC are from China, India and Japan. The dominant non-English speaking country of birth in the LGA was China, where 2.93.7% 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 NESAC. 	<ul style="list-style-type: none"> Between the 1996 and 20162021 there has been a consistent reduction in the number of residents born overseas from ESC and consistent increases in the number of residents from NESAC. 	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 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. 	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, 24.723.9% of households spoke a language other than English at home. The main languages spoken in North Sydney other than English are Mandarin (3.43%), Cantonese (2.52.7%), Spanish (1.6%), Japanese (1.81.5%), Spanish (1.4%) and French (1.10.9%). Approximately 7072% 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 (2.22.1)⁴. The largest numbers of residents with low proficiency in spoken English spoke Mandarin (372474 persons), Japanese (223 persons) and Cantonese (182192 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 20162021 the number of Mandarin speakers increased from 1,495 to 2,2762,968 residents, overtaking Cantonese as the most common language other than English. 	To reflect the release of the 2021 ABS census data.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
		<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 (NESC). 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 (NESC). Overall, 3840% of the population was born overseas, and 17.520.7% were from a non-English speaking background, compared with 36.838.6% and 24.4% respectively for the Greater Sydney Area. 	To reflect the release of the 2021 ABS census data.
2.3	Paragraph 1	These statistics are derived from information reported in the Australian Bureau of Statistics 2016 Australian Census.	These statistics are derived from information reported in the Australian Bureau of Statistics 2016 2021 Australian Census.	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> In 2018, there There were 72,24580,652 local jobs in the North Sydney LGA, making a contribution of \$18.53\$20.75 billion, to the Gross Regional Product (GRP) of NSW. 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> The North Sydney CBD is the focus of economic activity in the LGA, containing 49,057 jobs as of 2017. 	<ul style="list-style-type: none"> The North Sydney CBD is the focus of economic activity in the LGA, containing 49,05760,400 jobs as of 20172021. 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> The LGA has a younger working population, with 39.838.8% 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 at 18.5%. There were significant increases to the worker population in the 35-54 age groups between 2016 and 2021. 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 5148.3% of the working population was born in Australia. 34.437.4% of local workers speak a language other than English at home, and 12.111.7% of local workers arrived in Australia between 2011 and 2016 and 2021. 	To reflect the release of the 2021 ABS census data.
		<ul style="list-style-type: none"> The main cultural groups of workers born in a NESC 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%). 	<ul style="list-style-type: none"> The main cultural groups of workers born in a NESC are from India (5.9%), China (4.44.7%), India (2.55%), Philippines (2.1%) and Hong Kong (1.51.77%). and Japan (1.57%). There are also significant groups of workers from the UK (7.76.73%), New Zealand (3.02.92%) and South Africa (1.82.05%). 	To reflect the release of the 2021 ABS census data.

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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% of the residential population were attending primary school, 3.13.8% were attending secondary school, 6.16.2% were enrolled in university and 1.32.1% were enrolled in TAFE. The majority of the residential population (74.568.8%) are not attending an educational institution⁶.</u></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 21.320.3% and 1310.9% of North Sydney's population adhering to these religions in 20162021. The other most common religious affiliations are Buddhism (2.72.6%) and Hinduism (2.32.6%). 37.846.1% 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 8687% 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 53.569.8% of residents and 58.366.0% 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, 18.916.1% of residents and 18.518.1% of local workers.</i>	To reflect the release of the 2021 ABS census data.

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	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 <u>in North Sydney</u> 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%)</u> , Information Media and Telecommunications” (6.7%) . 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</u> , wholesale and retail trade, <u>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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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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	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 2016 .	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, relevant SEPPs 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 requirements 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).	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 <u>cl.50 and Part 1 to Schedule 1 of the EP&A Regulation 2000 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 <u>Development Application Checklist and Declaration</u> 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 within 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, <u>SEPP (Exempt and Complying Development Codes) 2008 or any other relevant SEPP.</u>	To clarify that complying development may also be permitted under other SEPPs.

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	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 Checklist and a <u>Application form</u> , 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 (25.13%) and high density (64.76%) 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	(a)	<u>SEPP 65 – Design Quality of Residential Apartment Development</u>	<u>SEPP (Housing) 2021</u>	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated
	(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

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	(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
	(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> <u>Chapter 6 – Water Catchments to 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.lec.justice.nsw.gov.au/planning_principles</u>	<u>https://www.lec.nsw.gov.au/practice-and-procedure/principles.html</u>	Hyperlink updated
1.3.8	P12	... RMS...	... Transport for NSW ...	Agency name change

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		<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
		<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	... RMS...	... Transport for NSW ...	Agency name change
		<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
1.3.10	P2	<i>Residential flat buildings are to provide adequate separation between habitable rooms, balconies and non-habitable rooms, consistent with SEPP 65. The relevant building separation distances are reproduced in Table B-1.4. Increased setbacks may be required to ensure that adequate solar access to be provided to neighbouring dwellings.</i>	<i>Residential flat buildings are to provide adequate separation between habitable rooms, balconies and non-habitable rooms, consistent with SEPP 65<u>SEPP (Housing) 2021</u>. The relevant building separation distances are reproduced in Table B-1.4. Increased setbacks may be required to ensure that adequate solar access to be <u>is</u> provided to neighbouring dwellings.</i>	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated To correct grammar.
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<u>1</u>-storey building generally provides the most appropriate scale). A two<u>2</u>-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	E4 – Environmental Living	C4 Environmental Living	New zone name resulting from the implementation of the Employment Zone Reforms.
	Table B-1.5	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
		R4 – High Residential Density	R4 High Density Residential	To correct the zone name and formatting
		B1 – Neighbourhood Centre	E1 Local Centre	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.
	P3	http://www.lev.justice.nsw.gov.au/planning_principles	https://www.lev.nsw.gov.au/practice-and-procedure/principles.html	Hyperlink updated

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1.5.4	P11	(e) on-street parking is constrained by commuter parking and/or RMS clearways	(e) on-street parking is constrained by commuter parking and/or RMS clearways	Removal of authority name as clearways may only be applied by the relevant state authority, whose name may change from time to time.
1.6.1	P1	<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
	P1 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 <u>through the NSW Planning Portal:</u> 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.
1.6.7	P1	<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
	P1 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 <u>through the NSW Planning Portal:</u> 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. Hyperlink updated
Section 2 Commercial and Mixed-Use Development				
2.1	Paragraph 3	B1 Neighbourhood Business	E1 Local 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.
2.1.1	O2	Residential Development Strategy	Local Housing Strategy	To reflect the name of council's most recent housing strategy.
2.1.2		B1 Neighbourhood Centre wherever occurring	E1 Local Centre wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
		B3 Commercial Core wherever occurring	E2 Commercial Centre wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
		B4 Mixed Use wherever occurring	MU1 Mixed Use wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
		IN2 Light Industrial wherever occurring	E3 Productivity Support wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
		E4 Environmental Living wherever occurring	C4 Environmental Living wherever occurring	New zone name resulting from the implementation of the Employment Zone Reforms.
2.1.4	(f)	<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.

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	(i)	<u>SREP (Sydney Harbour Catchment) 2005</u>	<u>Chapter 6 - Water Catchments to SEPP (Biodiversity and Conservation) 2021</u>	Consolidation of chapters within the Biodiversity and Conservation SEPP. Hyperlink updated.
2.2.1	P6	B1 Neighbourhood Centre	E1 Local 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.
2.3.5	P3	B3 Commercial Core	E2 Commercial Centre	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.
		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.
2.3.6	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.
		B1 Neighbourhood Centre	E1 Local Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
2.3.7	P1	cl.6.4	Cl.6.3	To correct the clause reference within NSLEP 2013.
2.3.8	P5	http://www.lev.justice.nsw.gov.au/planning_principles	https://www.lev.nsw.gov.au/practice-and-procedure/principles.html	Hyperlink updated
2.3.9	P12	... RMS...	... Transport for NSW ...	Agency name change
		cl. 87(2) and cl.102(2) of <u>SEPP (Infrastructure) 2007</u>	cls. 2.100(2) and 2.120 (2) of <u>SEPP (Transport and Infrastructure) 2021</u>	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	... RMS...	... Transport for NSW ...	Agency name change
		cl. 87(2) and cl.102(2) of <u>SEPP (Infrastructure) 2007</u>	cls. 2.100(2) and 2.120 (2) of <u>SEPP (Transport and Infrastructure) 2021</u>	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
2.3.11	P5	<u>SEPP 65</u>	Chapter 4 – Design of residential apartment development to <u>SEPP (Housing) 2021</u>	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated
2.4.3	P9	B1 Neighbourhood Centre	E1 Local 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.
2.4.5	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.
		IN2 Light Industrial	E3 Productivity Support	New zone name resulting from the implementation of the Employment Zone Reforms.
	P13	B1 Neighbourhood Centre	E1 Local Centre	New zone name resulting from the implementation of the Employment Zone Reforms.
		a traditional two storey shopfront	a traditional two 2-storey shopfront	To be consistent with the formatting and language used throughout the DCP.
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.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
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.
	(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	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.
	P2	E2 Environmental Conservation	C2 Environmental Conservation	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	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.
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

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
3.2.8	P4	(http://www.leg.justice.nsw.gov.au/planning_principles).	(https://www.leg.nsw.gov.au/practice-and-procedure/principles/planning-principals.html).	Hyperlink updated to direct people to the new location.
3.2.10	P4	... RMS...	... Transport for NSW ...	Agency name change
		<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	... RMS...	... Transport for NSW ...	Agency name change
		<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
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
3.4.3	P9	(e) on-street parking is constrained by commuter parking and/or RMS clearways; (f) ...; (h) landscaped area complies with the minimum requirements under s.1.5.5 to this Part of the DCP, or if it is already less than the minimum requirement, the it is not further reduced;	(e) on-street parking is constrained by commuter parking and/or RMS clearways; (f) ...; (h) landscaped area complies with the minimum requirements under s.1.5.5 to this Part of the DCP, or if it is already less than the minimum requirement, the it is not further reduced;	Removal of authority name as clearways may only be applied by the relevant state authority, whose name may change from time to time. Correction of grammatical error
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

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
		<i>E4 Environmental Living</i>	<i>C4 Environmental Living</i>	New zone name resulting from the implementation of the Employment Zone Reforms.
		<i>R4 High Density Housing</i>	<i>R4 High Density Residential</i>	To correct the zone name and formatting
Section 4 Boarding Houses				
4.1	Paragraph 2	<i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i>	<u><i>State Environmental Planning Policy (Housing) 2021</i></u>	Consolidation of the Affordable Rental Housing SEPP into the Housing SEPP. Hyperlink added
		<i>Affordable Rental Housing SEPP</i>	<u><i>SEPP (Housing) 2021</i></u>	Consolidation of the Affordable Rental Housing SEPP into the Housing SEPP. Hyperlink added
4.1.4	Paragraph 1	<i>Affordable Rental Housing SEPP</i>	<u><i>SEPP (Housing) 2021</i></u>	Consolidation of the Affordable Rental Housing SEPP into the Housing SEPP. Hyperlink added
		<i>... Clauses 29 and 30 to the Affordable Rental Housing SEPP ...</i>	<i>... Division 2 and 3 to Part 2 of the <u>SEPP (Housing) 2021</u> ...</i>	Consolidation of the Affordable Rental Housing SEPP into the Housing SEPP. Hyperlink added
4.3.2	P6	<i>If accommodation is provided for an on-site manager, a minimum 8m² private open space are must be provided directly adjacent to the dwelling</i>	<i>If accommodation is provided for an on-site manager, a minimum 8m² private open space are <u>area</u> must be provided directly adjacent to the dwelling</i>	Grammar correction.
Section 5 Child Care Centres				
5.1.2	Paragraph 2	<u><i>SEPP (Educational Establishments and Child Care Facilities) 2017</i></u>	<u><i>Chapter 3 – Educational Establishment and Child Care Facilities to SEPP Transport and Infrastructure 2021</i></u>	Consolidation of the Educational Establishments and Child Care Facilities SEPP into the Transport and Infrastructure SEPP. Hyperlink updated.
5.1.4	(a)	<u><i>SEPP (Educational Establishments and Child Care Facilities) 2017</i></u>	<u><i>Chapter 3 – Educational Establishment and Child Care Facilities to SEPP Transport and Infrastructure 2021</i></u>	Consolidation of the Educational Establishments and Child Care Facilities SEPP into the Transport and Infrastructure SEPP. Hyperlink updated.
5.9	P2	<i>E2 Environmental Conservation</i>	<i>C2 Environmental Conservation</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>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.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
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.
		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	To reflect the new group zone names resulting from the implementation of the Employment Zone Reforms.
		RMS	TfNSW	To reflect the change in name of this NSW Department.
			<u>Note: TfNSW – Department of Transport for NSW</u>	To clarify the use of the acronym TfNSW.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
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 Parts 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
	(b)	SEPP 64	SEPP (Industry and Employment) 2021	Consolidation of SEPP 64 into the Industry and Employment SEPP. Hyperlink added
	(d)	(d) 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.	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.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	(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 Environmental Living 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 Transport Corridor Outdoor Advertising and Signage Guidelines 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.
	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.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
		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 Land Zoning Map), 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.
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.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
13.1.6	Table B13.2 Category 3	SEPP (Infrastructure) 2007	SEPP (Transport and Infrastructure) 2021	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 <i>SEPP (Miscellaneous Consent Provisions) 2007</i> 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	SEPP (Infrastructure) 2007	SEPP (Transport and Infrastructure) 2021	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/se-arch-heritage-databases/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 <i>Heritage Impact Statement</i> , wherever occurring	A <i>Statement of Heritage Impact Statement</i> , 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.
	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.lec.justice.nsw.gov.au/Pages/practice_procedure/principles/planning_principles.aspx	https://www.lec.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;</i> and	To clarify that both points are to be considered, not one or the other.
13.4		A <i>Heritage Impact Statement</i>	A <i>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.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
13.8	P4	<p>Despite P3 above, Council may consider the demolition of a contributory item, but only where an applicant can satisfactorily demonstrate:</p> <p>(a) that the building's contribution to the streetscape or character of the conservation area does not warrant its retention.</p> <p>(b) that alternatives to demolition have been considered with reasons provided as to why the alternatives are not acceptable.</p> <p>(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).</p>	<p>Despite P3 above, Council may consider the demolition of a contributory item, but only where an applicant can satisfactorily demonstrate:</p> <p>(a) that the building's contribution to the streetscape or character of the conservation area does not warrant its retention;;</p> <p>(b) that alternatives to demolition have been considered with reasons provided as to why the alternatives are not acceptable; and;</p> <p>(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).</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>
	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; and;</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"; and;</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>

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS – FOR ADOPTION POST EXHIBITION				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
Section 14 Contamination and Hazardous Building Materials				
14.1		<i>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.</i>	<i>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> <u>Chapter 4 - Remediation of Land to SEPP (Resilience and Hazards) 2021</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.</i>	Consolidation of SEPP 55 into the Resilience and Hazards SEPP. Hyperlink updated.
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.

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NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS – FOR ADOPTION POST EXHIBITION				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	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 Clause 7 of SEPP 55 cl.4.6 to SEPP (Resilience and Hazards) 2021 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 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, and the DoP's <i>Managing Land Contamination: Planning Guidelines</i></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	<i>Chapter 4 – Remediation of Land to SEPP (Resilience and Hazards) 2021</i>	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP. Hyperlink added.
14.2.3	Paragraph 2	<i>Remediation work is regulated by SEPP 55 (refer to clauses 8-18 of the SEPP) and the DoP's <i>Managing Land Contamination: Planning Guidelines</i>.</i>	<i>Remediation work is regulated by SEPP 55 Chapter 4 – Remediation of Land to SEPP (Resilience and Hazards) 2021 (refer to clauses 8-18 4.7-4.15 of the SEPP) and the DoP's <i>Managing Land Contamination: Planning Guidelines</i>.</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.
	Paragraph 3	<i>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.</i>	<i>The full definition of Category 1 remediation work is contained with clauses 9 and 14 of SEPP 55 4.8 and 4.10 to SEPP (Resilience and Hazards) 2021.</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.
	P1	SEPP 55	<i>SEPP (Resilience and Hazards) 2021.</i>	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
14.2.4	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 SEPP 55, clause 16 Chapter 4 – Remediation of Land to SEPP (Resilience and Hazards) 2021, clause 4.13.</p> <p>Note: Clause 16 to SEPP 55 Clause 4.13 to SEPP (Resilience and Hazards) 2021 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 4.12 (1) of SEPP 55 SEPP (Resilience and Hazards) 2021, 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>To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP.</p> <p>Clause numbers updated to reflect location in the consolidated SEPP.</p> <p>Hyperlink added.</p>
	P13	clause 16 of SEPP 55	cl.4.13 to SEPP (Resilience and Hazards) 2021	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP.
	P16	SEPP 55	Chapter 4 – Remediation of Land to SEPP (Resilience and Hazards) 2021 .	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP.
	P22	clauses 17 and 18 of SEPP 55	clauses 4.14 and 4.15 to SEPP (Resilience and Hazards) 2021	To reflect the consolidation of SEPP 55 into the Resilience and Hazards SEPP.
14.2.6	Planning Certificates Paragraph 2	EP&A Regulation 2000	EP&A Regulation 2021	To reflect 2021 Regulation replacing the 2000 Regulation.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
Section 15 Bushland				
15.1	Paragraph 9	<u>State Environmental Planning Policy No. 19 - Bushland in Urban Areas (SEPP 19)</u>	<u>Chapter 2- Vegetation in non-rural areas to SEPP (Biodiversity and Conservation) 2021</u>	To reflect the consolidation of SEPP 19 into the Biodiversity and Conservation SEPP. Hyperlink updated.
15.1.2	Paragraph 1	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.
15.1.4	(c)	<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.
	(k)	<u>State Environmental Planning Policy No. 19 - Bushland in Urban Areas</u>	<u>Chapter 2 – Vegetation in non – rural areas to SEPP (Biodiversity and Conservation) 2021</u>	To reflect the consolidation of SEPP 19 into the Biodiversity and Conservation SEPP. Hyperlink updated.
15.2.1	P1	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.
	P9	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.
15.2.2	P1 - Note	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.
15.3.2	P1	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.
Section 16 Tree and Vegetation Management				
16.1.1	O1	<u>Part 3 of SEPP (Vegetation in Non -Rural Areas) 2017</u>	<u>Part 2.3 of 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.
	O2	Maintain the visual, social and environmental amenity of the area through the preservation of trees and other vegetation	Maintain the visual, social and environmental amenity of the area through the preservation management of trees and other vegetation	To recognise that it is not always possible to preserve existing vegetation, reflective in the controls.
	O8	To recognise the financial value of trees and vegetation	To Recognise the financial value of trees and vegetation	To improve grammar consistency.
	O9	Ensure that vegetation does not result in the unreasonable reduction in amenity of adjoining properties in terms of access to sunlight and views	Ensure that vegetation does not result in the unreasonable reduction in is not used to unreasonably reduce the amenity of adjoining properties in terms of access to sunlight and views.	To reflect the importance of including trees and vegetation, but discourage it where it is specifically used to reduce amenity to adjoining properties through spite.
16.1.3	Paragraph 1	This section of the DCP needs to be read in conjunction the following Sections of the DCP:	This section of the DCP needs to be read in conjunction with the following Sections of the DCP:	Correction of grammatical error.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS – FOR ADOPTION POST EXHIBITION				
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 <u>Clearing</u> 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 <u>clear</u> <u>Clearing</u> 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 <u>SEPP (Biodiversity and Conservation) 2021</u> 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>The policy requires a property owner to first obtain Development Consent or a Tree Management Permit prior to the removal or pruning of declared trees or vegetation. However, the requirement to obtain Development Consent will normally only be required where the proposed works are not limited to only the removal or pruning of declared trees or vegetation (e.g. construction works). 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>The policy requires a property owner to first obtain Development Consent or a Tree Management Permit prior to the removal or pruning of declared trees or vegetation. However, the The requirement to obtain Development Consent will normally only be required <u>to remove or prune declared trees or vegetation where undertaken in conjunction with other works that also require development consent (e.g. erection of a dwelling house)</u>. the proposed works are not limited to only the removal or pruning of declared trees or vegetation (e.g. construction works). Some t 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 <u>SEPP (Biodiversity and Conservation) 2021</u> 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>

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NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS – FOR ADOPTION POST EXHIBITION				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	Paragraph 4	Where a Tree Management Permit is required, once Council has received a completed application form, an appointment will be made for an on-site tree inspection of the relevant tree(s) or vegetation by one of Council's Tree Preservation Officers. If the application is approved a Tree Management Permit will be sent to the applicant.	Where a Tree Management Permit is required, an application is to be made to Council using the appropriate form. Once Council has received a completed application form, an appointment will be made for an on-site tree inspection of the relevant tree(s) or vegetation by one of Council's Tree Preservation <u>Management</u> Officers will be undertaken. If the application is approved, a Tree Management Permit will be sent to the applicant and may include specific conditions that must be complied with. <u>If the application is refused, Council will advise the applicant in writing and may include information as to how the matter may be reviewed, including the potential to submit an Appeal to the Land and Environment Court under section 2.21 of SEPP (Biodiversity and Conservation) 2021.</u>	To simplify and clarify the application process and to provide more information as to what occurs after Council has made its decision.
16.2.1	O2	<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.
	O3	<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.
16.2.2	P1	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:	Pursuant to Part 2, 2 – Authority to clear <u>Clearing</u> 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 <u>SEPP (Biodiversity and Conservation) 2021</u> , Development Consent or a Tree Management Permit is not required for removal or pruning any of the following:	To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP. Hyperlink updated.
	(b)	(a) non-declared trees or vegetation;	(a) non-declared trees or vegetation <u>(i.e. comprising all trees and vegetation that do not meet the criteria under provision P2 below);</u>	To ensure that applicants are made aware that they need to read provision P2 to determine what trees and vegetation are “declared”.
			<u>Written justification is required prior to the removal or pruning of the tree(s) or vegetation, copies of which much be kept on hand by the property owner and the person undertaking the removal or pruning.</u>	New footnote added to clarify that the justification is required before any tree or vegetation is pruned or removed and that a copy of that justification must be made available during any running or removal.
	(d)(iii)	AS 4373	AS 4372- 2007	Increase clarification as to the relevant standard
	(e)(ii)	AS 4373	AS 4372- 2007	Increase clarification as to the relevant standard

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	P2	SEPP (Vegetation in Non -Rural Areas) 2017	SEPP (Biodiversity and Conservation) 2021	To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP. Hyperlink updated.
		(c) any tree that is identified as a biosecurity risk under the Biosecurity Act, 2015 and is greater than 10m in height	(c) any tree that is identified as a biosecurity risk under the Biosecurity Act, 2015 and is greater than 10m in height	Correction of grammatical error.
	P3	SEPP (Vegetation in Non -Rural Areas) 2017	SEPP (Biodiversity and Conservation) 2021	To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP. Hyperlink updated.
		(a) the health or condition of the tree or trees, whether the tree is dead or dangerous, proximity to existing or proposed structures, interference with utility services, interference the amenity of any person or property;	(a) the health or condition of the tree or trees, whether the tree is dead or dangerous, its proximity to existing or proposed structures, interference with utility services, interference with the amenity of any person or property;	Correction of grammatical error.
	P4	In determining its approval under P2 and P3 Council may request the applicant to submit additional supporting documentation (e.g. an arborist or engineering report) to justify the removal of the tree or vegetation.	In determining its approval under P2 and P3 Council may request the applicant to submit additional supporting documentation (e.g. an arborist report prepared by a qualified arborist with a minimum AQF Level 5 or engineering report) to justify the removal of the tree or vegetation.	To provide increased clarification as to the expectations of the quality of the arborist's report required.
	P5	(a) blocked water, sewer or stormwater drainage pipes;	(a) blocked or damaged water, sewer or stormwater drainage pipes; or	To clarify that damaged pipes are of equal relevance to blocked pipes. Correction of grammatical error
	P6	Council must not determine an application to which this clause applies, unless it has considered additional supporting documentation (e.g. an arborist or engineering report) supplied by the applicant to justify the removal of the tree or vegetation.	Council must not determine an application to which this clause applies, unless it has considered additional supporting documentation (e.g. an arborist report prepared by a qualified arborist with a minimum AQF Level 5 or engineering report) supplied by the applicant to justify the removal of the tree or vegetation.	To provide increased clarification as to the expectations of the quality of the arborist's report required.
	P8	Where Council approves a development application or a Tree Management Permit in accordance with this Section and SEPP (Vegetation in Non-Rural Areas) 2017 , Council may impose a condition which requires:	Where Council approves the issuing of a Development Consent application or a Tree Management Permit in accordance with this Section and SEPP (Biodiversity and Conservation) 2021 SEPP (Vegetation in Non-Rural Areas) 2017 , Council may impose a condition which requires:	To reflect the consolidation of Vegetation in Non-Rural Areas SEPP into the Biodiversity and Conservation SEPP. Hyperlink updated. Correct grammatical and technical errors.
		(a) the replanting of replacement trees or vegetation on the land the subject of the application; or	(a) the replanting of replacement trees or vegetation on the land the subject to of the application; or	Correction of grammatical error.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	P9	All work must be carried out in accordance with Australian Standard AS4373-2007: Pruning of Amenity Trees and Council may condition that the work be carried out by a qualified arborist (minimum AQF Level 3).	All work must be carried out in accordance with Australian Standard AS4373-2007: Pruning of Amenity Trees and Council may condition that the work be carried out by a qualified arborist (minimum AQF Level 3) <u>or a qualified horticulturalist (minimum AQF Certificate 3).</u>	To provide some increase flexibility as to who may be appropriately qualified to undertake the work.
	P10	Any development consent or approval issued by Council will be valid for the described work only, provided it is carried out within a 12 month period from the date of issue and may be subject to such conditions as required by Council.	Any development consent or <u>Tree Management Permit approval</u> issued by Council will be valid for the described work only, provided it is carried out within a 12 month period from the date of issue and may be subject to such conditions as required by Council. <u>Tree or vegetation removal or pruning permitted under a Development Consent may have a longer timeframe imposed in accordance with the EP&A Act.</u>	Correction and clarification of the approval timeframes under both a Development Consent and a Tree Management Permit.
	P11	Where a development application is lodged after a Tree Maintenance Permit has been issued but prior to approved tree work taking place, that Permit becomes null and void and will be reassessed application for pruning/removal of the tree(s) or vegetation must be made through the development assessment process	Where a development application is lodged after a Tree Maintenance-Management Permit has been issued but prior to approved tree work taking place, that Permit becomes null and void and <u>will be reassessed application for pruning/removal of the tree(s) or vegetation must be made</u> through the development assessment process	Correct the name of the Permit. Provide additional clarification about the process once a development application is lodged.
	P12	(c) will not have an adverse impact on the general safety of the public; (d) is carried out in accordance with AS 4373-2007 and carried out by a qualified arborist (minimum AQF level 3);	(c) will not have an adverse impact on <u>the</u> general safety of the public; (d) is carried out in accordance with <u>Australian Standard AS 4373-2007 – Pruning of Amenity Trees</u> and carried out by a qualified arborist (minimum AQF Level 3);	Correct a grammatical error. Increase clarification as to the relevant standard.
	P13	E2 Environmental Conservation	C2 Environmental Conservation	New zone name resulting from the implementation of the Employment Zone Reforms.
16.3	Paragraph 3	Provisions under the Tree (Disputes Between Neighbours) Act 2006 provide adjoining land owners in certain circumstances the ability to commence proceedings at the Land and Environment Court to have the subject trees or vegetations removed or lopped, amongst other remedies.	Provisions under the Tree (Disputes Between Neighbours) Act 2006 provide adjoining land owners in certain circumstances the ability to commence proceedings at <u>in</u> the Land and Environment Court to have the subject trees or vegetations removed or lopped, amongst other remedies.	Correct grammatical errors.
16.3.2	Paragraph 1	Part 2B of the Tree (Disputes Between Neighbours) Act 2006 generally enables proceedings to commence, but only where:	Part 2B <u>A</u> of the Tree (Disputes Between Neighbours) Act 2006 generally enables proceedings to commence, but only where:	To correctly identify the location of the legislative provision.
	Paragraph 3	These potential solutions should be kept in mind when making "a reasonable effort" to reach agreement with a neighbour, because in some instances it may not be "reasonable" to insist on full removal of trees/hedges if other solutions are available which are more appropriate and equally effective.	These potential solutions should be kept in mind when making "a reasonable effort" to reach agreement with a neighbour, because in some instances it may not be "reasonable" to insist on full removal of trees/hedges if other <u>more appropriate and equally effective</u> solutions are available which are more appropriate and equally effective.	Improve grammatical construction of the paragraph.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS – FOR ADOPTION POST EXHIBITION				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
16.4.2	P3	An arborists report is required to be submitted with any development application where works are proposed within the Tree Protection Zone of a tree or where Council deems the vegetation on site is significant enough to warrant such a report.	An arborists report (<u>prepared by a qualified arborist with minimum AQF Level 5</u>) is required to be submitted with any development application where works are proposed within the Tree Protection Zone of a tree or where Council deems the vegetation on site is significant enough to warrant such a report.	To provide increased clarification as to the expectations of the quality of the arborist's report required.
	P4	Where an existing tree(s) are approved for removal as part of a development, adequate space in the landscaped area is to be provided for an equivalent replacement canopy tree(s) appropriate to the site and scale of development. Aerial photos shall be used to calculate the existing canopy cover on a site prior to development. The number and mature size of replacement trees must equal the total pre-development canopy cover. Where this cannot be achieved on site, P5 to this Section shall be applied.	Where an existing tree(s) are is approved for removal as part of a development, adequate space in the landscaped area is to be provided for an equivalent replacement canopy tree(s) appropriate to the site and scale of development. Aerial photos shall be used to calculate the existing canopy cover on across a site prior to development. The number and mature size of replacement trees must equal the total pre-development canopy cover. Where this cannot be achieved on site, P5 to this Section shall be applied.	Correct grammatic errors.
	P9	Bonds will be refunded upon receipt of a tree condition report from a suitably qualified arborist confirming that the tree is in good health, prior to issuing an Occupation Certificate	Bonds will be refunded upon receipt of a tree condition report from a suitably qualified arborist (<u>minimum AQF Level 5</u>) confirming that the tree is in good health, prior to issuing an Occupation Certificate	To provide increased clarification as to the expectations of the quality of the arborist's report required.
16.5.2	P10	(b) The approval of the RMS if it involves a state or arterial road.	(b) The approval of <u>RMS TfNSW</u> if it involves a state or arterial road.	Agency name change.
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.

NSDCP 2013 – PROPOSED ADMINISTRATIVE AMENDMENTS – FOR ADOPTION POST EXHIBITION				
SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	(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	Road and Maritime Service's Transport for NSW's Technical Direction GTD 20122020/001 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 Transport for NSW's 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	P3	... RMS ...	... TfNSW ...	To reflect the Agency's replacement.
	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 Roads and Maritime Service's Transport for NSW's Technical Direction GTD 20122020/001	To reflect the Agency's replacement and new location of the revised document.
Section 21 Telecommunications				
21.1.2	Paragraph 1	<u>Telecommunications Act 1997.</u>	<u>Commonwealth Telecommunications Act 1997.</u>	To reflect that this is legislation was made by the Commonwealth and not the State of NSW.
	(a)	<u>Telecommunications Act 1997.</u>	<u>Commonwealth Telecommunications Act 1997.</u>	To reflect that this is legislation was made by the Commonwealth and not the State of NSW.
	(b)	<u>Telecommunications (Low- Impact Facilities) Determination 2018</u>	<u>Commonwealth Telecommunications (Low- Impact Facilities) Determination 2018</u>	To reflect that this is legislation was made by the Commonwealth and not the State of NSW.
	(c)	<u>Telecommunications Code of Practice 2018;</u>	<u>Commonwealth Telecommunications Code of Practice 2018;</u>	To reflect that this is legislation was made by the Commonwealth and not the State of NSW.
	(d)	<u>State Environmental Planning Policy (Infrastructure) 2007</u>	<u>State Environmental Planning Policy (Transport and Infrastructure) 2021</u>	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

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
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	Street wall height (podium)	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.
	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 / mixed use zones and residential zones	To reflect the new group zone names resulting from the implementation of the Employment Zone Reforms.

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
	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.
	P7	<u>SEPP 65</u>	Chapter 4 – Design of residential apartment development to <u>SEPP (Housing) 2021</u>	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated
	3.1.3.5	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.
P5		<u>SEPP 65</u>	Chapter 4 – Design of residential apartment development to <u>SEPP (Housing) 2021</u>	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated
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.
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 / <u>mixed use</u> 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.
P7	<u>SEPP 65</u>	Chapter 4 – Design of residential apartment development to <u>SEPP (Housing) 2021</u>	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated	

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
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.
	P7	SEPP 65	Chapter 4 – Design of residential apartment development to SEPP (Housing) 2021	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated
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.
	P5	SEPP 65	Chapter 4 – Design of residential apartment development to SEPP (Housing) 2021	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated
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 business employment / mixed use zones 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.
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				

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SECTION	PROVISION	CURRENT ITEM	NEW ITEM	REASON
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 North Sydney Local Housing 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 productivity support 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.
9.1.4.2	P5	SEPP 65	Chapter 4 – Design of residential apartment development to SEPP (Housing) 2021	Consolidation of SEPP 65 into the Housing SEPP. Hyperlink updated
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 over footpaths .	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 and s 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.
	Residential zones	E4 Environmental Conservation	C4 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
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.