

2.2 Multi Dwelling Housing – Summary & Comparison

Control	Gosford DCP 2013	Wyong DCP 2013	Proposed	Notes
Building Height	Mapped in LEP (generally 8.5m & 2 Storey or 11m & 3 Storey)	7m maximum upper level ceiling height or as mapped in the LEP in Major Centres	Mapped in LEP or 10m and generally 2 storeys	Align with dwelling house provisions
Front Setback	6m - 3rd storey an additional 1.5m	4.5m	4.5m or as per adjacent dwellings	Align with dwelling house provisions
Side Setback	Average 4m, minimum 3.5m encroachments permitted	0.9m	For any part of the building with a height of up to 4.5m—0.9m, and for any part of the building with a height of more than 4.5m—0.9m plus one-quarter of the height of the building above 4.5m	Align with dwelling house provisions
Rear Setback	6m 3rd storey an additional 2m encroachments permitted	4.5m	4.5m	
FSR	Mapped in the LEP	0.6:1 or as mapped in the LEP	0.6:1 or as mapped in the LEP	
Private Open Space	50m ²	45m ²	45m ²	
Parking Spaces	1.5 spaces/dwelling	1 bed unit - 1 space 2 bed unit 1.2 spaces 3 bed or greater 1.5 spaces	1.5 spaces/dwelling	A higher rate recommend in what is a car dependant area.
Visitor Parking	0.2 spaces per dwelling, rounded up to the next whole number	1 space per 5 units for visitor parking with a minimum of 1 visitor space per development	0.2 spaces per dwelling, rounded up to the next whole number	
Minimum Lot Size	LEP 750m ²	N/A	Not a proposed control – (other controls such as density, setbacks, parking, open space will regulate)	
Common Open Space	50m ² and have minimum dimensions of 5m	Incorporate communal open space in up to two locations at a minimum rate of 10 square metres per dwelling and with a minimum width of 5 m.	A maximum of two locations at a minimum rate of 10m ² / dwelling and with a minimum width of 5 m (10 or more dwellings only)	