

2.4 Subdivision – Summary and Comparison

Control	Gosford DCP	Wyong DCP	Proposed																																																			
Minimum lot size - residential	As per LEP	Generally 450m ² or as per LEP	As per LEP or “generally 450m ² “in residential zones where minimum lot size is not specified																																																			
battle –axe lot minimum lot size (excludes access handle)	As per LEP (generally 550 m ²)	700 m ² and increases based on slope	As per LEP (generally 450 m ²)																																																			
Corner lots	Additional 50 m ² above MLS (at 550 m ² MLS)	700m ² .	150 m ² > minimum lot size																																																			
Slope Consideration - increase lot size	R2 - 0-15% - 550 m ² – 15m wide R2 - 15-20% - 650 m ² – 18m wide R2- 20%+ - 800m ² – 20m wide R1 - 0-8% - 600m ² – 18m wide R1 - >8% - 750 m ² – 25m wide	0-10% - 450 m ² – 15m wide 11-15% - 600 m ² – 18m wide 16-20% - 1000m ² – 20m 21-25% - 1200m ² – 25m	0-10% - 450 m ² – 15m wide 11-15% - 600 m ² – 18m wide 16-20% - 1000m ² – 20m 21-25% - 1200m ² – 25m																																																			
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Small lot housing		7.5m frontage to a public road 200 m ² lot size >15% slope	7.5m frontage to a public road 200 m ² lot size >15% slope Note: not permitted in R2 Zone.
Industrial lot size	Class A 4000m ² with min width 36m Class B 2500m ² with min width 24m Maximum 15% slope	Warnervale Business Park and Berkeley Vale West Industrial Estate is 5,000m ² Corner lots minimum width of 45 metres. Maximum 15% slope	Warnervale Business Park and Berkeley Vale West Industrial Estate is 5,000m ² Otherwise - 4,000m ² with a minimum width of 36 metres, (corner lots minimum width of 45 metres) and maximum 15% slope (unless the lot size is specified under the LEP).
Boundary Retaining Walls		Not exceed 900mm in height for residential zones and not extend for more than 2 lots	Not exceed 900mm in height for residential zones and not extend for more than 2 lots
Street Trees		one (1) semi-advanced tree per 15 metres of frontage	one (1) semi-advanced tree per 15 metres of frontage
Walking Distances	No more than 5% of lots more than 400m from bus route	400m from public open space 500m from playground	400m from public open space 500m from playground
Open Space	2.83 Ha/1000 persons (or 333 dwellings) 2000 m ² min. for active open space	Under s94(7.11) Plans and/or site specific Chapters	Under s.94(7.11) Plans and/or site specific Chapters
UIA Requirements Watercourse and Drains	Setback from top bank of a creek or watercourse 6 metres	Retained naturally vegetated buffer: 5-10 metres WSUD infrastructure: 5-20 metres width Access reserve: 5-20 metres width	Retained naturally vegetated buffer: 5-10 metres WSUD infrastructure: 5-20 metres width Access reserve: 5-20 metres width