

Fact Sheet

Draft Central Coast Local Environmental Plan

Central
Coast
Council

What is a Local Environmental Plan?

A local environmental plan, often referred to as a LEP, is the main statutory planning document prepared by Council under the *Environmental Planning and Assessment Act 1979* (EP&A Act) to guide planning decisions for the local government area (LGA). The plan allows Council to manage the ways in which land may be used or protected through zoning and development controls.

What are the current planning controls?

The main current planning controls are *Wyong Local Environmental Plan 2013* (WLEP 2013) for the former Wyong LGA and for the former Gosford LGA are *Gosford Local Environmental Plan 2014* (GLEP 2014), the *Gosford Planning Scheme Ordinance* (GPSO), and *Interim Development Order No 122 – Gosford* (IDO 122). To alleviate confusion, streamline planning and comply with the *Standard Instrument (Local Environmental Plans) Order 2006*, there is the need to have one plan.

What is the Standard Instrument?

All councils in NSW are required to develop a standardised planning document, based on the *Standard Instrument - Principal Local Environmental Plan* (SI LEP) prepared by the Department of Planning & Environment.

Council must apply the format and content of the SI LEP when preparing LEPs, with part of the SI LEP initiatives including standardising land use zones, definitions and certain clauses across NSW.

As a result, Council has prepared a new planning document for the Central Coast, known as the 'Draft Central Coast Local Environmental Plan' (draft CCLEP). The draft CCLEP will replace WLEP 2013, GLEP 2014, IDO 122 and GPSO.

Where does draft CCLEP apply?

The draft CCLEP applies to the whole of the Central Coast LGA.

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Wyong: 2 Hely St / PO Box 20 Wyong 2259 **P:** 02 4350 5555
Gosford: 40 Mann St / PO Box 21 Gosford 2250 **P:** 02 4325 8222
E: ask@centralcoast.nsw.gov.au **W:** centralcoast.nsw.gov.au