

1. Name of plan

This plan is called the Great Lakes Development Control Plan.

Date of Adoption

The Great Lakes Development Control Plan was adopted by Great Lakes Council at the Strategic Committee Meeting on 12 November 2013.

Effective Date

The Great Lakes Development Control Plan was made effective on the date of publication of Great Lakes Local Environmental Plan 2014 in the New South Wales Legislation website 4 April 2014.

Amendments

- 29 April 2015 - General amendments
- 15 May 2015- Addition of site specific controls for Briton Court Road, Stroud
- 23 October 2015- Flood Planning Area amendments
- 16 March 2016- Coastal Planning amendments
- 27 July 2016- Tree and Vegetation Preservation amendments
- 17 August 2016 - Dual Occupancy within Rural Zones amendments
- 11 August 2017 - Reserves setback amendments in Forster and Tuncurry
- 11 September 2017 -Water Sensitive Design amendments
- 17 January 2019 - Addition of site specific controls for Hawks Nest Village
- 4 September 2020 - Manufactured Home Estates and Caravan Parks

1.1. Land to which this plan applies

This Development Control Plan applies to all land to which the Great Lakes Local Environmental Plan 2014 (or as amended) applies.

1.2. Relationship of this DCP to other Planning Documents

The Act incorporates provisions relating to State and local planning instruments. State Environmental Planning Policies (SEPPs) may also apply to land within the local government area. Where this is the case, the statutory provisions of the SEPP will prevail over this Development Control Plan.

Local Environmental Plans (LEPs) are local level statutory plans that establish land use zones, objectives and development standards for development and environmental conservation within the local government area.

The provisions of the Development Control Plan are in addition and complementary to the provisions of the Great Lakes Local Environmental Plan 2014 (or as amended). If there is an inconsistency between the two documents, the Great Lakes Local Environmental Plan 2014 (or as amended) shall prevail.

Sourced from original documents

The content of this Plan was sourced from:

- Great Lakes Local Environmental Plan 1996
- DCP 5 - Relocatable Housing Estates
- DCP 6 - Outdoor Advertising
- DCP 11 - Coomba Road Pacific Palms and Darawank
- DCP 13 - Moira Parade, Hawks Nest
- DCP 14- Glen Ora Old Aerodrome and Minimbah Rds Nabiac
- DCP 15- Minimbah Creek, Minimbah

- DCP 16 - Markwell Back Road via Bulahdelah
- DCP 17 - Little Street Foreshore, Forster
- DCP 20- Tipton's Land Failford
- DCP 22- Myall Quays Estate, Tea Gardens
- DCP 25 - Markwell Back Road, Bulahdelah
- DCP 27- Minimbah Road, Nahiack
- DCP 28 - Exempt and Complying Development
- DCP 29- Tea Gardens Foreshore
- DCP 30 - Residential Urban Areas
- DCP 31 -Subdivision
- DCP 32 - Wharf Street, Forster
- DCP 35 - Memorial Services Club, Forster
- DCP 36- PT6177 DP 1099599 South Forster
- DCP 37 - Bellevue Hotel Manning Street, Tuncurry
- DCP 39- Pacific Palms (Elizabeth Beach, Blueys Beach & Boomerang Beach)
- DCP 40 - Seven Mile Beach, The Lakes Way Forster
- DCP 41 - Macwood Road, Smiths Lake
- DCP 45- Seal Rocks Coastal Hamlet
- DCP 46 - Single Dwelling House and Dual Occupancy
- DCP 47 -Tea Gardens (Low Density Residential)
- DCP 48 - Hawks Nest (Low Density Residential)
- DCP 51 -Forster Tuncurry Town Centres
- DCP 52 - Tea Gardens Hawks Nest Town Centres
- DCP 53 -Failford and Simmsville Rd Stroud.pdf
- DCP 54 - Water Sensitive Design
- DCP 55- North Tuncurry
- DCP 56 - Stroud District and Heritage
- DCP 59 - Lot 15 DP 713933 Carmona Drive, South Forster
- DCP 59- Figure 1 & Figure 2 (Concept Development Plan)
- DCP 63 - Failford West and Aquatic Road, South Forster
- DCP 66 - North Shearwater Release Area
- DCP 67- Waste Not
- Industrial Code
- Car Parking Policy

This Plan rescinds in their entirety, all development control plans and codes identified above.

1.3. Development not needing Council consent (Exempt Development)

Exempt development can be undertaken under State Environmental Planning Policy (Exempt and Complying Development) 2008 without development consent.

To see if your development can be considered as exempt, go to the Electronic Housing Code website www.onegov.nsw.gov.au/new/agencies/ehc.

By providing your property address and identifying the development you want to undertake, the website will provide you with an Exempt Development Report. The Report will outline the rules that you must satisfy for the development to be exempt. If you cannot comply with these rules, a development application must be lodged with Council.

Exempt development may include minor works around the home such as:

Access ramps; Aerials, antennae and communication dishes; Air-conditioning units; Animal shelters; Aviaries; Awnings, blinds and canopies; Balconies, decks, patios, terraces; Barbeques and other outdoor cooking structures; Cabanas, cubby houses, garden sheds, greenhouses; Carports; Clothes hoists and clothes lines; Driveways and hard stand spaced; Fences; Flagpoles; Fowl and poultry houses; Garbage bin storage enclosure; Home businesses; Home-based child care; Hot water systems; Landscaping structures; Letterboxes; Minor building alterations (external- non-structural; internal- no change of room configuration); Pathways and paving; Playground equipment; Privacy screens; Rainwater tanks (above ground); Roller shutter doors adjoining lanes; Screen enclosures (of balconies, decks); Sculptures; Skylights, roof windows and ventilators; Swimming pools (portable and spas and child-resistant barriers; and Water features and ponds.