



New South Wales

Gosford Local Environmental Plan 2014 (Amendment No 1)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Infrastructure, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

DAVID ROWLAND

As delegate for the Minister for Planning and Infrastructure

Gosford Local Environmental Plan 2014 (Amendment No 1)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Gosford Local Environmental Plan 2014 (Amendment No 1)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

- (1) To the extent that this Plan amends *Gosford Local Environmental Plan 2014*, it applies to all land to which that Plan applies.
- (2) To the extent that this Plan amends *Interim Development Order No 122—Gosford*, it applies to all land to which that Order applies.

Schedule 1 Amendment of Gosford Local Environmental Plan 2014

[1] Schedule 2 Exempt development

Omit all of the matter relating to “**Advertisements**” and “**Change of use**”.

[2] Schedule 2

Omit the matter relating to “**Short-term rental accommodation**”. Insert instead:

Short-term rental accommodation

- (1) The subject dwelling must be located in a zone where dwellings are permitted with consent.
- (2) The dwelling must not contain more than 4 bedrooms.
- (3) The dwelling must be serviced by a general waste garbage bin of at least 240L capacity.
- (4) If the dwelling is located in a bush fire prone area, a bush fire evacuation plan must be attached to the dwelling in a prominent location.
- (5) There must not have been more than 2 written complaints to the Council concerning the activities taking place on the property from the occupiers of separate dwellings located within 40m of the subject dwelling within the preceding 12 months.

Schedule 2 Amendment of Interim Development Order No 122—Gosford

[1] Clause 3

Insert in alphabetical order in clause 3 (1):

Short-term rental accommodation means a dwelling that is commercially available for rent as short-term accommodation on a temporary basis, but does not include bed and breakfast accommodation.

[2] Clause 30B

Insert after clause 30A:

30B Short-term rental accommodation

- (1) The objective of this clause is to require development consent for the temporary use of dwellings containing 5 or 6 bedrooms as short-term rental accommodation.
- (2) Despite any other provision of this Order, development consent may be granted for the use of a dwelling containing 5 or 6 bedrooms as short-term rental accommodation.

[3] Schedule 3 Exempt development

Insert after item 8:

Type of Development	Limit
9 Short-term rental accommodation	(1) The subject dwelling must be located in a zone where dwellings are permitted with consent.
	(2) The dwelling must not contain more than 4 bedrooms.
	(3) The dwelling must be serviced by a general waste garbage bin of at least 240L capacity.
	(4) If the dwelling is located in a bush fire prone area—a bush fire evacuation plan must be attached to the dwelling in a prominent location.
	(5) There must not have been more than 2 written complaints to the Council concerning the activities taking place on the property from the occupiers of separate dwellings located within 40m of the subject dwelling within the preceding 12 months.