



STRATHFIELD MUNICIPAL COUNCIL

**STRATHFIELD
CONSOLIDATED DEVELOPMENT
CONTROL PLAN 2005**

Adopted by Council: 6 October 2020

In force: 13 October 2020

GENERAL INTRODUCTION TO STRATHFIELD CONSOLIDATED DCP 2005

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1.0 GENERAL INTRODUCTION TO CONSOLIDATED PLAN

1.1 Name of this Plan

This development control plan is called the *Strathfield Consolidated Development Control Plan 2005 (SCDCP 2005)*. It is also referred to in this Plan as the “SCDCP 2005” and “*Consolidated Plan*”.

1.2 Commencement of this Plan

This DCP was adopted by Council on 4 April 2006 and came into effect on 3 May 2006. It has been subsequently amended as listed in the Table of Amendments in Section 1.6 (Amendments to this Plan).

1.3 Land to which this Plan Applies

This Plan applies to all land within the Strathfield local government area except for the sites that are covered by the following site-specific development control plans:

- Parramatta Road Corridor Area
(Refer to Site Specific DCP 20);
- Strathfield Town Centre
(Refer to Site Specific DCP 13);
- 79 Courallie Avenue, Homebush West
(Refer to Site Specific DCP 25); and
- Davidson St Greenacre [Part Lot 1 & 2 DP 711168]
(Refer to Site Specific DCP 14).

1.4 Purpose of this Plan

The purpose of this Plan is to:

- Guide future development within the Strathfield local government area (LGA);
- Support the controls within the *Strathfield Local Environmental Plan 2012*;
- Promote development that protects and enhances the natural and built environment;
- Encourage high quality development that contributes to the existing or desired future character of the area, particularly the enhancement of heritage and landscaped streetscapes;
- Protect and enhance the public domain to improve the liveability of the Strathfield LGA; and
- Ensure that development incorporates the principles of Ecologically Sustainable Development (ESD).

1.5 How to Use this Plan

Persons seeking to redevelop or alter sites within land the subject of this Plan will be expected to carefully consider the context of their proposal and identify the relevant applicable Parts of this Plan which are outlined in **Table 1** below.

Table 1 – Description of SCDCP 2005

DCP Part	Summary of Applicability
General Introduction	Provides background information to the DCP and Development Application requirements that are applicable to all Applications.
Part A - Dwelling Houses and Ancillary Structures	Provides controls for the development of dwelling houses and ancillary structures within the R2 Low Density Residential zone.
Part B - Dual Occupancy Housing	Provides controls for the development of dual occupancies (attached and detached) within the R3 Medium Density Residential zone.
Part C - Multiple- Unit Housing	Provides controls for attached dwellings, multi dwelling housing, residential flat buildings, and shop top housing. <i>(Note: this Part is applicable for development commonly referred to as villas, town houses, row houses and terrace houses).</i>
Part D - Industrial Development	Provides controls for the development of land in the IN1 General Industrial and IN2 Light Industrial zones.
Part E - Child Care Centres	Provides controls for the development of child care centres.
Part F - Bed and Breakfast Establishments	Provides controls for the development of bed and breakfast accommodation.
Part G - Brothels	Provides controls for the development of sex services premises.
Part H - Waste Minimisation and Management	Provides controls for the minimisation and management of waste during the demolition, construction and ongoing use of the land and/or building.
Part I - Provision of Off-Street Parking Facilities	Provides requirements concerning the number, layout and design of off-street parking spaces in association with a proposed development.
Part J - Erection and Display of Advertising Signs and	Provides controls for the erection and display of advertising signs and structures.

DCP Part	Summary of Applicability
Structures	
Part K - Development on Contaminated Land	Provides controls for the development of contaminated land.
Part L - Public Notification of Development Applications	Repealed 12 February 2020.
Part M - Educational Establishments	Provides controls for the development of educational establishments.
Part N - Water Sensitive Urban Design (WSUD)	Provides advice to applicants on how to incorporate Water Sensitive Urban Design (WSUD) within developments.
Part O - Tree Management	Provides controls for managing trees on private land and on Council land that may be affected by development.
Part P - Heritage	Provides controls for the development of heritage items, development in the vicinity of heritage items, and development in heritage conservation areas.
Part Q - Urban Design Controls	Provides urban design controls that encourage development of a high quality. <i>(Note: applies to all development except those in the R2 Low Density Residential zone).</i>
Part R - Subdivision	Provides controls for the subdivision of land.

This Plan is a comprehensive guide for applicants to the minimum development and design standards required by Council for development within the Strathfield local government area. Each design element has two (2) components:

1. A set of objectives specified for each design element. The objectives represent the outcomes that Council wishes to achieve. Council will consider how well each of the relevant objectives has been addressed by a proposal when determining an application.
2. A set of development controls relating to each design element. The controls outline the methods of achieving the objectives. They are generally practical and often measurable development standards that provide clear guidelines for the applicant.

Council expects that applicants will comply with the development standards and planning controls outlined in this Plan and the *SLEP 2012*. Council may refuse consent to a development which does not comply with this Plan, or may modify the development by way of conditions so that it does comply.

However, where it can be demonstrated that a particular control is unnecessary or unreasonable in the circumstances of the case, or that the variation will result in a better design solution for the site and its surrounds and still satisfy the underlying objectives of each provision, Council may consider varying the controls. Applicants will need to provide written justification in their Statement of Environmental Effects to vary the development standard.

Furthermore, compliance with this Plan does not necessarily guarantee the application will be approved. All applications will be assessed and determined on their individual merits, taking into account these guidelines together with other matters including:

- Section 79C of the *Environmental Planning & Assessment Act 1979*,
- Relevant State Planning Policies,
- *Strathfield Local Environmental Plan 2012 (SLEP 2012)*; and
- Other Council Codes and Policies.

1.6 Amendments to this Plan

This Plan may be amended from time to time by Council. Proposed amendments are required to be advertised and exhibited in draft form. Before the proposed amendments are adopted, Council is required to consider any submissions made in response to the exhibition of the proposed amendments. Applicants using this Plan should check with Council as to whether they have the latest copy of the document, including any amendments.

A list of the amendments are outlined in **Table 2** below.

Table 2 – Amendments to the SCDCP 2005.

AMENDMENTS			
Amendment No.	Description	Adopted By Council	Date Effective
1	Complete revision of Part A – ‘Dwelling Houses & Ancillary Structures’. ‘General Introduction’ – various minor amendments including: title page, ‘Use of Objectives and Guidelines’, ‘Definitions’, ‘BASIX Requirements’, ‘Integrated Development’ clause and ‘Heritage and Conservation’ section etc.	6 November 2007	3 December 2007
2	Addition of Part M ‘Educational Establishments’. ‘General Introduction’ - various minor amendments including: ‘Development To Which This Consolidated Plan Applies’, educational establishment definition, and references to Part M.	13 November 2007	3 December 2007

AMENDMENTS			
Amendment No.	Description	Adopted By Council	Date Effective
3	<p>'General Introduction' amendments to:</p> <ul style="list-style-type: none"> • Definitions of 'Gross Floor Area' & 'Landscaped Area' <p>'Part A DCP for Dwelling Houses & Ancillary Structures' - various amendments including:</p> <ul style="list-style-type: none"> • 4.0 Streetscape second storey setback change; • 8.0 Floor Space Ratio - FSR exclusion for basements & small balconies; • 10.0 Landscaped Area - minimum landscaped area table, delete reference to deep soil, simplify private open space controls; • 11.0 Setbacks - change second storey setback requirement, new side setback controls, setback for carports; • 12.0 Vehicle Access & Parking - Garages/carports reference to setbacks; • 13.0 Basements - minor changes to improve wording & clarify controls for basement driveway entries; • 17.0 Water & Soil Management - OSD requirements; • Diagrams - minor amendments to setback references & deep soil references. 	<p>13 May 2008</p>	<p>29 May 2008</p>

AMENDMENTS			
Amendment No.	Description	Adopted By Council	Date Effective
4	<p>'General Introduction' amendments to:</p> <ul style="list-style-type: none"> • Definitions of 'Gross Floor Area', 'Basement', 'Landscaped Area' & 'Building Envelope' <p>'Part A DCP for Dwelling Houses & Ancillary Structures' - various amendments including:</p> <ul style="list-style-type: none"> • (3.0) Redeveloping Existing Dwellings - section deleted; • 3.0 Streetscape - revise objectives and controls; • 4.0 Heritage & Conservation - addition of 'Heritage Impact Statement' clause; • 5.0 Architectural Design and Details - amend 'Building Forms' section; delete Glazing Proportions, Colour of Strathfield's Palette, Bay Windows and Veranda Controls section; • 6.0 Ecological Sustainable Development - amend content to reflect best practice sustainability provisions & to simplify controls; Hot Water Heater Units minor rewording and provisions; • 7.0 Floor Space Ratio - simplify controls and deletion of Diagrams 1 & 2; • 8.0 Building Height - simplify building height table; deletion of envelope controls and diagrams and simplify roof pitches; • (9.0) Building Envelope - section deleted; • 10.0 Setbacks - simplify street setbacks & side & rear setback tables & east/west controls; delete Projections into Setbacks Area Section; • 11.0 Vehicle Access & Parking - simplify objectives & controls; • 12.0 Basements - simplify objectives & controls & delete driveway diagram; • 13.0 Altering Natural Ground Level (Cut & Fill) - minor amendments; • 14.0 Privacy - minor amendments; 	14 December 2010	17 January 2011

	<p>15.0 Access, Safety & Security - minor amendments; simplify controls & new provisions to reduce household energy consumption;</p>		
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AMENDMENTS			
Amendment No.	Description	Adopted By Council	Date Effective
	<ul style="list-style-type: none"> • 16.0 Water & Soil Management - minor amendments; • 17.0 Services & Utilities - deletion of objectives, illustrations & controls; • 19.0 Contamination - revised objectives & controls; • 20.0 Ancillary Structures - minor amendments <ul style="list-style-type: none"> - Appendix 1 - revise Development Controls Summary Table - Delete Hypothetical development diagram & Site Calculations Data Table. 		
5	<p>Addition of Part N 'Water Sensitive Urban Design'.</p> <p>'General Introduction' - minor amendments including: 'Development To Which This Consolidated Plan Applies'</p>	14 June 2011	7 July 2011
6	<p>Addition of Part O 'Tree Management'.</p> <p>'General Introduction' – minor amendments relating to insertion of Part O 'Tree Management'.</p>	17 February 2015	10 March 2015
7	<p>Comprehensive revision of Part H – 'Waste Management'. Renamed Part H – 'Waste Minimisation and Management Plan'</p> <p>'General Introduction' – minor amendments relating to insertion of Part H 'Waste Minimisation and Management Plan'</p>	21 July 2015	28 July 2015
8	<p>Comprehensive revision of Part L – 'Public Notification Requirements for Development and Complying Applications'. Renamed Part L – 'Public Notification of Development Applications'.</p> <p>Addition of Part P 'Heritage'.</p> <p>Addition of Part Q 'Urban Design Controls'.</p>	6 June 2017	20 June 2017

9	<p>'General Introduction' amendments, including:</p> <ul style="list-style-type: none"> • Updated references to reflect current legislation; • Deleted irrelevant and/or unnecessary definitions; and • Updated table of amendments to include, Part L 'Public Notification of Development Applications', Part P 'Heritage', Part Q 'Urban Design Controls' and Part R 'Subdivision'. <p>Part A 'Dwelling Houses and Ancillary Structures' amendments, including:</p> <ul style="list-style-type: none"> • Simplified and refined objectives and controls; • Restructured and consolidated Sections; • Inserted diagrams and photos; and • Inserted new controls to establish measures to achieve high quality urban design outcomes. <p>Addition of Part R 'Subdivision'.</p>		
10 and 11	Repeal of Part L and Update site specific DCPs 13, 14, 20 and 25 to reflect the repeal of Part L and General Housekeeping amendments	6 October 2020	13 October 2020

1.7 Relationship to other Environmental Planning Instruments, Development Control Plans, Codes, Policies etc

This Plan should be read in conjunction with the following Strathfield Council policies:

- *Strathfield Local Environmental Plan (2012);*
- *Stormwater Management Code (1994);*
- *Interim Flood Prone Land Policy (1999);*
- *Significant Tree Register (2013)*
- *Recommended Tree List (2007);*
- *Development Application Lodgement Guidelines (2017); and*
- *Policy for the Management of Development on Contaminated Land (2006);*

Note: A reference in this DCP to any Australian Standard or legislation includes a reference to any amendment or replacement as made.

1.7.1 Development Contributions

Some developments generate the need for development contributions where they result in any increase in the demand for community services and infrastructure. Development contributions fund community infrastructure to meet the demands of an increased population generated by new development whilst ensuring that the existing community is not burdened by these costs.

Applicants are to refer to the *Strathfield Direct Development Contributions Plan 2010-2030 (2016)* and *Strathfield Indirect Development Contributions Plan (2010)* available on Council's website to determine the applicable contribution rates.

1.7.2 Planning Agreements

Applicants may wish to enter into a planning agreement with Council in accordance with the requirements of the *Environmental Planning and Assessment Act 1979*. Planning agreements are designed to provide a 'public benefit' to the community and can include infrastructure works, public amenities and services, community facilities, affordable housing and open space.

Applicants wishing to enter into a planning agreement should refer to the *Strathfield Planning Agreement Policy (2016)*.

1.8 Effect of any inconsistency with an Environmental Planning Instrument

- a. A provision of this Plan will have no effect to the extent that:
 - i it is the same or substantially the same as a provision in an environmental planning instrument (**EPI**) applying to the same land; or
 - ii it is inconsistent with a provision of an EPI applying to the same land, or its application prevents compliance with a provision of an EPI applying to the same land.

In these circumstances, the provision in the EPI will apply.

- b. Where this DCP uses terms that are defined in the *SLEP*, the definitions in the *SLEP* are adopted.

Note: An EPI includes the SLEP 2012 and any State Environmental Planning Policy.

1.9 Definitions

In addition to the definitions in the *SLEP*, this DCP adopts the following:

“Landscaped Area” means the portion of a site which is designed, developed and capable of being maintained and used as naturally planted gardens, and/or unenclosed pedestrian terraces or walkways; excluding garbage collection and handling spaces, vehicular driveways, parking, manoeuvring, loading, unloading, and

ramp spaces and other appurtenant works; provided that if the Council deems such a space to be readily accessible and/or suitable in location, treatment and appearance for acceptance as landscaped open space, then areas on top of constructed decks, flat roofs, and/or terraces, swimming pools, stairs, gazebos, and areas under covered ways, **may be included** within this definition (*refers to Part B – Dual Occupancy Housing only*).

“Multiple-Unit Housing” means housing comprising more than one dwelling, such as villas, townhouses, other buildings containing 2 or more dwellings or other similar forms of housing (*refers to Part C – Multiple-Unit Housing only*).

“Townhouse” means a dwelling within a 2 storey building containing 2 or more dwellings, where each dwelling has, within its curtilage, pedestrian access and open space at ground level for the exclusive use of the occupants of the dwelling (*refers to Part C - Multiple-Unit Housing only*).

“Villa home” means a dwelling within a 1 storey building containing 2 or more dwellings, where each dwelling has, within the curtilage, pedestrian access and open space at ground level for the exclusive use of the occupants of the dwelling (*refers to Part C – Multiple-Unit Housing only*).

1.10 Development Applications

Council’s submission requirements for Development Applications, including details to be submitted, and the number and type of plans required are detailed in the Development Application Lodgment Guidelines and on the Development Application form. Council may request additional information in support of an application before it makes a decision. It is in both the applicants’ and Council’s interests that complete applications are submitted. In addition to considering the guidelines in this Plan, applicants are strongly advised to consult with Council’s Planning Department prior to preparing a Development Application to discuss site specific issues and for guidance on the type of supporting information and documents required.

For applicable fees, refer to Council’s ‘Annual Fees & Charges’. The above guidelines and forms are available at Council’s Customer Service Centre and website.

1.10.1 BASIX

The Building Sustainability Index (BASIX) is a web based planning tool established by the NSW Government to ensure new developments achieve water consumption and greenhouse gas emission targets. Applicants (for BASIX affected developments which include all residential dwelling types) are required to complete a BASIX assessment in relation to their proposal and lodge it with their Development Application with Council. The BASIX Certificate should confirm that the proposed development will meet the State Government's water consumption and greenhouse gas emission targets if it is carried out in accordance with commitments stated in the certificate that will become requirements of the development approval.

Further information on BASIX is available at www.basix.nsw.gov.au.

APPENDIX 1: WEB LINKS

Consultant Directories

Planning Consultants

Planning Institute of Australia

www.planning.org.au/consultantdirectory

Heritage Consultants

Office of Environment and Heritage

www.environment.nsw.gov.au/heritageapp/HeritageConsultantsDirectory.aspx

Arborists

Arboriculture Australia

www.arboriculture.org.au/listings.aspx

Institute of Australian Consulting Arboriculturists

www.iaca.org.au/home/index.php/find-a-arborist

Ecologically Sustainable Development

Australian Energy Rating

www.energyrating.gov.au/

Smart Approved Watermark

www.smartwatermark.org

Your Home (Australia's Guide to Environmentally Sustainable Homes)

www.yourhome.gov.au

Cities for Climate Protection (CCP) Australia

www.environment.gov.au/archive/settlements/local/ccp/

Water and Soil Management

Managing Urban Stormwater - Soils and Construction: Volume 1, 4th Edition, March 2004 published by Landcom

www.environment.nsw.gov.au/resources/water/BlueBookVol1.pdf

Trees

Strathfield Recommended Tree List and Strathfield Significant Tree Register

www.strathfield.nsw.gov.au

Dividing Fences

NSW Dividing Fences Act (1991)

www.austlii.edu.au/au/legis/nsw/consol_act/dfa1991137/