

STRATHFIELD DEVELOPMENT CONTROL PLAN NO 13

Strathfield Town Centre

Adopted by Council on #####
In force from *****



SMC122127

AMENDMENTS			
Amendment No.	Description	Adopted by Council	Date Effective
1	Deletion of Part L. Part L has been repealed by a separate document, the Strathfield Community Participation Plan (CPP). All references to Part L deleted and General Housekeeping amendments.	XXX	XXX

consent under Part 4 of the Act (unless excluded by the provisions of SEPP No.4).

- 1.5.2 Council may refuse consent to a development that does not comply with the provisions of the DCP or may modify a development using its powers under the Act so that it does comply. On the other hand, further compliance with the DCP provisions will not necessarily guarantee development consent as the development is also required to be assessed against the planning heads of consideration found in Section 90 of the Act. Accordingly, it is advisable also to speak with Council's Planning Building & Environmental Services officers prior to lodgement of a development application as well as considering the requirements of this DCP and relevant LEP.

1.6 Relationship to Other DCPs and Policies

- 1.6.1 The following Strathfield local environmental plans or deemed instruments, with any amendments, apply to the land to which this DCP applies:

- ♦ The Strathfield Planning Scheme Ordinance
- ♦ Strathfield Local Environmental Plans Nos.70, 30 and 48.

- 1.6.2 This DCP should also be read in conjunction with:

- I. Strathfield Stormwater Management Code;
- II. Strathfield Fencing Guidelines For Existing Domestic Swimming Pools
- III. Strathfield Fencing Guidelines For New Domestic Swimming Pools;
- IV. Strathfield Tree Preservation Order & Tree Management Strategy;
- V. Council's Significant Tree Register & Recommended Tree List;
- VI. Strathfield Landscaping Code;
- VII. Council's Street Tree Plan of Management;
- VIII. Building Code of Australia (BCA);
- IX. Exempt and Complying Development within the Strathfield Municipality (refer to SPSO);
- X. Council's Guidelines for Completing Applications;
- XI. Section 94 Contributions Plan
- XII. Strathfield Controls and Guidelines for Outdoor Eating Areas with Strathfield Municipal Council.

1.6.3 Additional Provisions

- A. This DCP adopts the following provisions of the Strathfield Consolidated Development Control Plan 2005:
- a) Part C - Multiple-Unit Housing
 - b) Part E - Child Care Centres
 - c) Part F - Bed and Breakfast Establishments
 - d) Part H - Waste Management
 - e) Part I - Provision of Off Street Parking Facilities
 - f) Part J - Erection and Display of Advertising Signs and Structures
 - g) Part K - Development on Contaminated Land
 - h) Part M – Educational Establishments
 - i) Part N – Water Sensitive Urban Design
 - j) Part P – Heritage
 - k) Part Q – Urban Design Controls
 - l) Part R – Subdivision Minimum Frontage
 - m) ~~Part L – Public Notification Requirements for Development and Complying Development Applications.~~
 - n) Strathfield Community Participation Plan