

STRATHFIELD DEVELOPMENT CONTROL PLAN NO 20

Parramatta Rd Corridor Area

Adopted by Council on #####

In force from #####



| 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| 1 | Deletion of Part L. Part L has been repealed by a separate document, the Strathfield Community Participation Plan (CPP).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 |
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“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.

1.6 Relationship to Other DCPs and Policies

DCP 20 has been designed to supplement the requirements of Strathfield LEP No.79. In the event of any inconsistency between this DCP and any other Development Control Plan, this DCP will prevail to the extent of the inconsistency.

This DCP may be amended from time to time by Council. Proposed amendments are required to be advertised and exhibited in draft form and any submissions considered by Council before being adopted. Applicants using this DCP should check with council as to whether they have the latest copy, including any amendments. Where the Built Form Masterplan provides for townhouses and villa houses, the provisions of “Part C – Multiple Unit Housing Developments of the Strathfield Consolidated Development Control Plan 2005” will be applied.

This DCP should be read in conjunction with:

- i) Strathfield Planning Scheme Ordinance 1969;
- ii) Strathfield Stormwater Management Code;
- iii) Strathfield Fencing Guidelines for Existing Domestic Swimming Pools;
- iv) Strathfield Fencing Guidelines for New Domestic Swimming Pools;
- v) Strathfield Tree Preservation Order & Tree Management Strategy;
- vi) Council’s Significant Tree Register & Recommended Tree List;
- vii) Strathfield Landscaping Code;
- viii) Street Tree Plan of Management;
- ix) Building Code of Australia (BCA);
- x) Exempt and Complying Development within the Strathfield Municipality (refer to SPSO);
- xi) Council’s Guidelines for Completing Applications;
- xii) Section 94 Contributions Plan
- xiii) Strathfield Controls and Guidelines for Outdoor Eating Areas with Strathfield Municipal Council.

1.6.1 Additional Provisions

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