



STRATHFIELD MUNICIPAL COUNCIL

**STRATHFIELD
CONSOLIDATED DEVELOPMENT
CONTROL PLAN 2005**

Adopted by Council: ## #####

In force: ** *****

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Part L - Public Notification of Development Applications	Repealed 12 February 2020.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.

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	<p>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</p>	XXX	

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

General Introduction to Strathfield Consolidated DCP 2005