

STRATHFIELD DEVELOPMENT CONTROL PLAN NO 25

79 Courallie Avenue, Homebush West

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1	Deletion of Part L. Part L has been repealed by a separate document, the Strathfield Community Participation Plan (CPP).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

- 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

- B. For the purposes of clause 1.5.2 above, any reference in those Parts to the Consolidated Plan is taken to be a reference to this DCP.
- C. A provision of this DCP will have no effect to the extent that:
 - a) It is the same or substantially the same as a provision in the SPSO or another environmental planning instrument (EPI) applying to the same land; or
 - b) It is inconsistent with a provision of the SPSO or another EPI applying to the same land; or its application prevents compliance with a provision of the SPSO or another EPI applying to the same land, and the provision in the SPSO or another EPI will apply.

1.6 Definitions

These definitions should be read in conjunction with Council's principle planning instrument, the Strathfield PSO and the Environmental Planning & Assessment Act, 1979.

In this DCP:

“Balcony” means a part of a building external to the outer walls directly accessible from within the building for the exclusive usage of the occupant, at a level one storey or more above the ground, unenclosed on the longest outer side except for an approved balustrade.

“Bedroom” means any room within a dwelling identified as a bedroom or capable of being used as a bedroom such as a study, library, rumpus room, enclosed balcony, and the like.

“Building” means any fixed structure which is either wholly or partly enclosed by walls and which is roofed and includes any part of a building.

“Development Control Plan” has the meaning ascribed to it in Section 72 of the EP&A Act 1979.

“Deep soil landscaping” means landscaping of natural ground, which is not over any built structure.

“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.

“Multiple-Unit Housing” means housing comprising more than one dwelling, such as townhouses, other buildings containing 2 or more dwellings or other similar forms of housing.