Comprehensive Development Control Plan 2012

Combined Table of Contents
Part 1 About this Development Control Plan

1.1 Introduction

1.2 Purpose of this DCP

1.3 Statutory Context
   1.3.1 Title
   1.3.2 Status
   1.3.3 Relevant Local Environmental Plan
   1.3.4 Relationship with any Environmental Planning Instrument (EPI)
   1.3.5 Relationship to Other Plans, Policies and the Like
   1.3.6 Commencement
   1.3.7 Previous Development Control Plans
   1.3.8 Where the DCP Applies

1.4 How the DCP Applies To Development
   1.4.1 Development that Needs Consent
   1.4.2 Development That Does Not Need Consent
   1.4.3 Variation to this DCP

1.5 Contents of the DCP
   1.5.1 DCP Structure

1.6 How to use this Development Control Plan

1.7 Information required for a Development Application
   1.7.1 Development Application Form
   1.7.2 Information Required for the Lodgement of a Development Application
   1.7.3 Supplementary Information which may be required with Your Development Application
   1.7.4 Site Analysis Plan
   1.7.5 Erosion and Sediment Control Pan (ESCP)
   1.7.6 Construction Certificate

1.8 Public Notification of a Development Application
   1.8.1 Notification and Advertising of Applications and Notification Period
   1.8.2 Notification on Council's Website
   1.8.3 Notice in Newspaper
   1.8.4 Notifying an Amendment to a Development Application Prior to Determination
   1.8.5 Notification Requirements for Modifications
   1.8.6 Persons to be Notified by Letter
   1.8.7 Notification Area
   1.8.8 Notification to the Owners
   1.8.9 Deadline for Council to Receive Submissions
   1.8.10 Extension of Notification Period
   1.8.11 Late Submissions
   1.8.12 Submissions to be made Public Documents
1.8.13 Consideration of Submissions
1.8.14 Determination Process Where Submissions are Lodged
1.8.15 Notification of Council’s Determination
1.9 Fees and Contributions

Part 2 All Zones

2.1. Introduction
2.1.1 Purpose of This Part
2.1.2 Objectives
2.1.3 Relationship to Other Plans

2.2. Car Parking
2.2.1 Introduction
2.2.2 Objectives for Car Parking
2.2.3 General Principles
2.2.4 Variations and Compliance
2.2.5 Existing Premises
2.2.6 Controls for Car Parking
2.2.7 Basement Parking
2.2.8 Design of Service Vehicle Areas
2.2.9 Accessways Associated with Car Parking Areas
2.2.10 Design of Access Driveways
2.2.11 Traffic Control within Developments
2.2.12 Parking Area Design
2.2.13 Construction of Car Parking Areas
2.2.14 Service Vehicle Areas
2.2.15 Bus and Coach Parking
2.2.16 Pedestrians and Cyclists
2.2.17 Bicycle Parking

2.3 Environmental Management
2.3.1 Introduction
2.3.2 Objectives
2.3.3 Energy Efficiency and Conservation
2.3.4 Water Conservation
2.3.5 Waste and Recycling
2.3.6 Noise and Vibration

2.4 Contaminated Land Management
2.4.1 Introduction
2.4.2 Objectives
2.4.3 Controls

2.5 Flood Management
2.5.1 Introduction
2.5.2 Relationship to Other Plans, Policies and the Like
2.5.3 Objectives
2.5.4 Definitions
2.5.5 Controls for Flooding
2.5.6 Land within Flood Planning Area
2.5.7 Floodways

2.6 Landscaping
   2.6.1 Introduction
   2.6.2 Relationship to Other Plans, Policies and the Like
   2.6.3 Objectives
   2.6.4 When is a Landscaping Plan Required?
   2.6.5 Who Can Prepare a Landscape Plan and Who Can Construct the Works?
   2.6.6 How Can People Become Registered So They Can Prepare Plans and/or Construct Works?
   2.6.7 What are the Eligibility Criteria for Inclusion on Council’s Landscape Consultant/Contractor Register?
   2.6.8 What are the Procedures for Accrediting People for Inclusion on the Landscape Consultant/Contractor Register?
   2.6.9 What are the Responsibilities and Requirements of Landscape Consultants and Landscape Contractors?
   2.6.10 Suspension and Removal from the Register
   2.6.11 General Advice
   2.6.12 Requesting Bonds for Public Land
   2.6.13 Landscape Requirements for Courtyards in Multi Dwelling Housing
   2.6.14 What Should Be Submitted With a Development Application?
   2.6.15 Plans

2.7 Erosion and Sediment Control
   2.7.1 Introduction
   2.7.2 Erosion and Sediment Control Plans
   2.7.3 Soil and Water Management Plans

2.8 Guidelines for Bushfire Prone Areas
   2.8.1 Introduction
   2.8.2 Relationship to Other Plans, Policies and the Like
   2.8.3 Objectives
   2.8.4 Potential Bushfire Threat
   2.8.5 Planning For Bushfire Protection
   2.8.6 Restrictions on Titles

2.9 Safe Design
   2.9.1 Introduction
   2.9.2 Objectives
   2.9.3 Controls

2.10 Subdivision
   2.10.1 Introduction
   2.10.2 Relationship to Other Plans, Policies and the Like
2.10.3 Objectives
2.10.4 General Subdivision Submission Requirements for Rural and Environmental Zones
2.10.5 Controls
2.10.6 General Design
2.10.7 Lot Size and Design
2.10.8 Flora and Fauna
2.10.9 Natural Hazards
2.10.10 Contamination
2.10.11 Stormwater Management and Drainage
2.10.12 Aboriginal & European Heritage
2.10.13 Roads, Traffic (vehicles, cyclists & pedestrians) and Access
2.10.14 Solar Access and Lot Orientation
2.10.15 Service Provision

2.11 Airspace Operations and Airport Noise
   2.11.1 Introduction
   2.11.2 Relationship to Other Plans, Council Policies and the Like
   2.11.3 Airspace Operations
   2.11.4 Airport Noise

2.12 Tree and Vegetation Management
   2.12.1 Introduction
   2.12.2 Relationship to Other Legislation and Controls
   2.12.3 Objectives
   2.12.4 Land to Which this Section Applies
   2.12.5 Exemptions
   2.12.6 Controls

Part 3  Urban Residential Development

Part 3A  Single Dwelling Residential Development

3A.1 Introduction
   3A.1.1 Purpose of this Part
   3A.1.2 Objectives for Single Dwelling Residential Development
   3A.1.3 Relationship to Other Plans and Council Policies

3A.2 Compatibility with Neighbourhood Character
   3A.2.1 External Materials, Patterns, Textures and Decorative Elements
   3A.2.2 Siting and Building Setbacks
   3A.2.3 Fences
   3A.2.4 Special Considerations in Relation to Fences for the Mitigation of Potential Road Impacts in Residential Areas

3A.3 Efficiency in layout
   3A.3.1 Topography
Part 3B  Secondary Dwellings in Residential, Rural and Environmental Zones

3B.1 Introduction – Secondary Dwellings
   3B.1.1 Purpose of this Part
   3B.1.2 Objectives Applicable for Secondary Dwellings
   3B.1.3 Relationship to Other Plans, Council Policies and the Like

3B.2 Approval for secondary dwelling
   3B.2.1 General Requirements of the Affordable Housing SEPP for secondary dwellings
   3B.2.2 Options for Approval of Secondary Dwellings
   3B.2.3 How Can I Obtain a Complying Development Approval?
   3B.2.4 When is a Development Application Required?

3B.3 Controls – Secondary Dwellings when a Development Application is required
   3B.3.1 Setbacks in Zones R2, R3, R4 and R5
   3B.3.2 Building Appearance
   3B.3.3 External Design
   3B.3.4 Materials
   3B.3.5 Internal Design
   3B.3.6 Private Open Space
   3B.3.7 Visual Privacy
   3B.3.8 Solar Energy/Climate Control
   3B.3.9 Car Parking
   3B.3.10 Adaptation of Existing Buildings
   3B.3.11 Contribution Charges

Part 3C  Dual Occupancy, Multi Dwelling Housing and Residential Flat Buildings

3C.1 Introduction
   3C.1.1 Purpose of this Part
   3C.1.2 Objectives Applicable to Dual Occupancies, Multi-dwelling Housing and Residential Flat Buildings
   3C.1.3 Relationship to Other Plans, Council Policies and the Like

3C.2 How Does This Part Work?

3C.3 Definitions

3C.4 What Are Neighbourhood Character Areas
   3C.4.1 Neighbourhood Character Statement - Precinct 1
   3C.4.2 Neighbourhood Character Statement - Precinct 2
Neighbourhood Character Statement - Precinct 3
Neighbourhood Character Statement - Precinct 4
Neighbourhood Character Statement - Precinct 5
Neighbourhood Character Statement - Precinct 6
Neighbourhood Character Statement - Precinct 7
Neighbourhood Character Statement - Precinct 8

Controls
Design
Site Size and Density
Setbacks
Height
Solar Access
Fencing
Primary Private Open Space
Visual and Acoustic Privacy
Safety and Security
Access and Mobility
Car Parking, Driveways and Manoeuvring Areas
Stormwater Management
Site Facilities
Landscaping
Dual Occupancy Housing

State Environmental Planning Policy 65, Design Quality of Residential Apartments
Specific Requirements for Dual Occupancy, Multi Dwelling Housing and Residential Flat Building Applications
Site Analysis Plan
What to Include in a Site Analysis Plan and Statement of Environmental Effects?
Model and Photo Montage

Energy Performance and Sustainability

Part 3D Shop Top Housing
Introduction Shop Top Housing
Purpose of this part
General Objectives
Relationship to Other Plans and Council Policies

Shop Top Housing
Design
Parking
Services
Private Open Space
Residential Balconies Associated with Shop Top Housing
Part 4 Heritage and Conservation

4.1 Introduction
   4.1.1 What is Heritage and Why is it important
   4.1.2 Purpose of this Part

4.2 How to use this Part

4.3 Types of Heritage
   4.3.1 State Heritage Items
   4.3.2 Local Heritage Items
   4.3.3 Heritage Conservation Area
   4.3.4 Vicinity of a Heritage Item
   4.3.5 Potential Heritage Significance
   4.3.6 Definitions

4.4 The Controls
   4.4.1 Ancillary Development
   4.4.2 Garages
   4.4.3 Carports
   4.4.4 Driveways
   4.4.5 Sheds and Outbuildings
   4.4.6 Decks and Patios
   4.4.7 Pergolas, Trellises and Gazebos
   4.4.8 Fences
   4.4.9 Vegetation Screens
   4.4.10 External Fixtures
   4.4.11 Skylights, Solar Panels and other Technology on Roofs
   4.4.12 Automatic Teller Machines, Utility Installations and the Like
   4.4.13 Signage Panels

4.5 Alterations and Additions to Heritage Items and to All Places in the Heritage Conservation Area and the Vicinity
   4.5.1 Character
   4.5.2 Siting and Orientation
   4.5.3 Form
   4.5.4 Scale, Height and Bulk
   4.5.5 Setbacks
   4.5.6 Site Coverage
   4.5.7 Building Materials
   4.5.8 Roofs
   4.5.9 Windows and Doors
   4.5.10 Paint and Colours
   4.5.11 Controls on Commercial Heritage Buildings

4.6 New Buildings (Dwellings and Commercial)
4.6.1 New Buildings in Heritage Conservation Area
4.6.2 New Buildings in the Vicinity of a Heritage Item and/or the Vicinity of a Conservation Area
4.6.3 Scale, Proportion and Bulk of New Buildings
4.6.4 Setbacks of New Buildings
4.6.5 New Secondary Dwellings and New Dual Occupancies

4.7 Demolition
4.8 Change of Use
4.9 Subdivision of Land

Part 5 Rural and Environmental and R5 Large Lot Residential Zones

5.1 Introduction
  5.1.1 Purpose of Part
  5.1.2 Aims of this Part
  5.1.3 Objectives applicable to the Rural and Environmental and R5 Large Lot Residential Zones
  5.1.4 Relationship with Other Plans, Council Policies and the Like

5.2 Subdivision
  5.2.1 Roads
  5.2.2 On-site Effluent Disposal
  5.2.3 Management of Flora and Fauna
  5.2.4 Aboriginal Heritage
  5.2.5 Bush Fire Management
  5.2.6 Areas Visible from Arterial Roads

5.3 Design Principles for Subdivision
5.4 Building Setback and Fencing
5.5 Height
5.6 Material and Appearance
5.7 Erosion and Sediment Control on Building Sites
5.8 Water Supply
5.9 Waste Management
5.10 Internal Driveways
5.11 Land Management - Dogs
5.12 Sheds
  5.12.1 Size of Sheds
  5.12.2 Use Of Sheds
  5.12.3 Shipping Containers
  5.12.4 Secondary Dwellings
Part 6 Central Business District and other Business Zones

6.1 Introduction
   6.1.1 Purpose of this Part
   6.1.2 Objectives applicable to the Central Business District
   6.1.3 Relationship to Other Plans, Council Policies and the Like

6.2 Building Form within the CBD
   6.2.1 Site Design and Sense of Place
   6.2.2 Building Height Limits and Setbacks Design for buildings
   6.2.3 Architectural Character
   6.2.4 Floor Space
   6.2.5 Robust Building Design
   6.2.6 Corner Sites
   6.2.7 Awnings and Verandahs
   6.2.8 Active Street Frontages
   6.2.9 Colour and Materials
   6.2.10 Private Open Space
   6.2.11 Open Space and Civic Spaces
   6.2.12 Streetscape and Frontage Works
   6.2.13 Advertisements and Signage
   6.2.14 Heritage Sites
   6.2.15 Connectivity
   6.2.16 Safety and Security
   6.2.17 Buildings Near Public Places
   6.2.18 Hazards
   6.2.19 Solar Access and Overshadowing
   6.2.20 Acoustic and Visual Amenity
   6.2.21 Landscaping Acoustic and Visual Amenity
   6.2.22 Amalgamation and Staging of Development

6.3 Car Parking, Access and Servicing
   6.3.1 Required on Site Car Parking
   6.3.2 Vehicular Access and Loading/Unloading
   6.3.3 Change of Use
   6.3.4 Pedestrian Access and Mobility
   6.3.5 Site Facilities and Services

6.4 Residential Development Controls

6.5 Other Business Zones (excepting those in South Jerrabomberra and Googong)
   6.5.1 Objectives and Planning Controls Applicable to Development within the Karabar Community and Commercial Precinct
   6.5.2 Objectives Applicable to Development in Other Business Zones
   6.5.3 Planning Controls for Development in Other Business Zones (excepting Karabar)
Part 7  Industrial Zones and Industrial Development

7.1 Introduction
   7.1.1 Purpose of this Part
   7.1.2 Overall Objectives for Development in Industrial Zones

7.2 General Controls for Industrial Zones
   7.2.1 Setbacks
   7.2.2 Building Design
   7.2.3 Site Works
   7.2.4 Materials Storage
   7.2.5 Fencing
   7.2.6 Pollution Control

7.3 Special Land Use Controls
   7.3.1 Waste or Resource Management Facility
   7.3.2 Vehicle Sales and Hire Premises
   7.3.3 Landscaping Materials Supplies
   7.3.4 Sex Services Premises
   7.3.5 Railway Lands – Oaks Estate