

HOLROYD DEVELOPMENT CONTROL PLAN 2007 INFORMATION SHEET



Introduction

On 24 April 2008, Holroyd Development Control Plan (DCP) 2007 came into effect. The new DCP is Stage 1 of a process to consolidate and update all of Council's development controls.

Holroyd DCP 2007 applies to all land within the Holroyd local government area and consolidates all previous DCPs and precinct plans into a single DCP. It provides detailed controls that will support the Holroyd Local Environmental Plan 1991 (HLEP).



- References to documents and/or legislation that are no longer relevant /or repealed have been updated or deleted;
- Where another "environmental planning instrument" (EPI), in particular a State Environmental Planning Policy (SEPP), overrides the DCP, the provisions of, or reference to, the appropriate EPI have been included;
- DA submission requirements have been amended to refer to Council's new 'DA Checklists for Development Consent

Why is there a new DCP?

Under the revised provisions of the Environmental Planning and Assessment Act, 1979 Council must prepare a single development control plan (DCP) to apply to each parcel of land in its area.

In accordance with these provisions, Council has consolidated all of its previously existing DCPs and precinct plans into a single, city-wide DCP.

What does the Holroyd DCP 2007 do?

The Holroyd DCP 2007 amalgamates all of Council's DCPs and precinct plans into a single DCP, ensuring a 'one-stop-shop' for detailed controls.

This is 'Stage 1' of the consolidated DCP process. It is mainly viewed as an administrative exercise.

'Stage 2' of the process will review, analyse and update the DCP controls.

Are there any changes?

The amalgamation has been undertaken within the context of no policy changes.

However, in certain instances some editorial changes have been made broadly as follows:

- and Combined Construction Certificates';
- Amendments have been made to ensure consistency in dealing with flood liable land (i.e. referencing the 1:100 Annual Recurrence Interval flood);
- Reference to the Nationwide House Energy Rating Scheme (NatHERS) has been replaced with the State Government's Building Sustainability Index (BASIX) requirements;
- Consistent definitions for various terms have been used throughout; and
- Duplication or wholesale repetition of LEP clauses has been eliminated.

In addition, Holroyd DCP 2007 includes some policies adopted but not previously included formally in published DCPs.

These relate to:

- solar access and overshadowing;
- quantum and timing of various bonds and bank guarantees;



- landscaping standards, such as number of trees and planting widths;
- garage setbacks; and
- adaptable housing A or B, instead of C as stated in AS 4299-1995 Adaptable Housing.

Why does Holroyd DCP 2007 look different?

The DCP has a new look because it amalgamates all of Council's previous DCPs and precinct plans. These were prepared at different times and use different formats. The new single layout therefore changes the appearance of the document.

Is there any way of comparing the old DCPs/precinct plans with the new Holroyd DCP 2007?

The table provided at Appendix 1 to this information sheet provides a comparison of the old DCPs/precinct plans with the relevant parts or sections of the new Holroyd DCP 2007.

The Holroyd DCP 2007 is very large. How will I use it?

The Holroyd DCP 2007 is large because it amalgamates all of Council's current DCPs and precinct plans into one DCP.

As a starting point, Part A should be referred to as it applies to all development. Applicants will then be able to determine which other relevant Parts of the DCP they should use for the purposes of a development proposal. Part K includes all necessary definitions.

The various parts are:

- Part A - Introduction and General Guidelines
- Part B - Residential Controls
- Part C - Business Development
- Part D – Industrial Development
- Part E – Public Participation
- Part F - Advertising and Signs
- Part G - Site Specific Controls
- Part H - Heritage and Conservation
- Part I – Exempt and Complying Development
- Part J – Childcare Centres
- Part K – Definitions

Part G includes site specific controls, and it should be noted that some of the sections in this Part provide 'stand alone' controls for the areas specified. These controls are contained in separate sections which are not included in the

main volume of the DCP and relate to the following sections of Part G:

- 8.0 Merrylands Neil Street Precinct
- 9.0 Merrylands Town Centre
- 10.0 Holroyd Gardens
- 11.0 Greystanes Estate Residential Lands Precinct Plan
- 12.0 Greystanes Employment Lands Precinct Plan
- 13.0 Former CSIRO Site, Pemulwuy Residential Lands Precinct Plan - Eastern Precinct
- 14.0 Former CSIRO Site, Pemulwuy Residential Lands Precinct Plan - Western Precinct
- 15.0 Former CSIRO Site, Pemulwuy Employment Lands Precinct Plan

N.B. The eight (8) sections of Part G listed above are effectively the former DCP 30 - Holroyd Gardens, DCP 44 - Merrylands Neil Street Precinct, DCP 45 - Merrylands Town Centre Precinct and SEPP 59 Precinct Plans with a cover sheet saying they are now a part of Holroyd DCP 2007. These are not included in the main volume of Holroyd DCP 2007.

How do I get a copy of Holroyd DCP 2007?

The Holroyd DCP 2007 can be downloaded in its various parts for free from Council's website at www.holroyd.nsw.gov.au. It is also available to view free of charge at Council's Chambers, between the hours of 8:00am and 4:30pm, Monday to Friday.

Copies of the DCP may also be purchased as a CD-ROM, or hard copy (main volume – Parts A-K – only), at the Council Chambers. Printed copies of the separate sections in Part G identified above will be available for appropriate fees to cover printing costs.

From what date does Holroyd DCP 2007 apply?

Holroyd DCP 2007 will apply to all development applications lodged on or after 24 April 2008.

How do I get further information?

Any enquiries about the Holroyd DCP 2007 should be directed to the Strategic Planning Section on 9840 9840.

Appendix 1 – Table comparing the old DCPs/precinct plans with the relevant parts or sections of the new Holroyd DCP 2007.

'Old' DCP/Precinct Plan Reference	Location in Holroyd DCP 2007
Development Control Plan No. 1 Guidelines for Parking	<u>Part A</u> – Introduction and General Guidelines
Development Control Plan No. 2 Commercial Code	<u>Part C</u> – Commercial Development
Development Control Plan No. 3 Industrial Code	<u>Part D</u> – Industrial Development
Development Control Plan No. 4 Guidelines for Villa/Townhouse and Integrated Housing Development	<u>Part B</u> – Residential Controls
Development Control Plan No. 4A Guidelines for Detached Dwellings including Alterations and Additions	<u>Part B</u> – Residential Controls
Development Control Plan No. 4B Guidelines for Dual Occupancy Development	<u>Part B</u> – Residential Controls
Development Control Plan No. 4E Guidelines for Family Support Accommodation	<u>Part B</u> – Residential Controls
Development Control Plan No. 5 Guidelines for Residential Flat Development	<u>Part B</u> – Residential Controls
Development Control Plan No. 6 Guidelines for Subdivision	<u>Part A</u> - Introduction and General Guidelines and <u>Part B</u> – Residential Controls
Development Control Plan No. 8 Guidelines for the Establishment of Professional Consulting Rooms	<u>Part C</u> – Commercial Development
Development Control Plan No. 10 Proposed Development and Subdivision - Eddy and Gary Street	<u>Section 4 of Part G</u>
Development Control Plan No. 19 Proposed road widening in Pitt Street	<u>Section 6 of Part G</u>
Development Control Plan No. 21 Advertising Structures	<u>Part F</u> – Advertising and Signs
Development Control Plan No. 23 Forest Gum Estate	<u>Section 7 of Part G</u>
Development Control Plan No. 25 Planning Controls for Brothels	<u>Part D</u> – Industrial Development
Development Control Plan No. 26 Service Lane for Commercially zoned land. Merrylands Road southern side between Burford Street and Addlestone Road, Merrylands.	<u>Section 9 (Merrylands Town Centre Precinct) of Part G</u> – PROVIDED SEPARATE TO THE MAIN VOLUME
Development Control Plan No. 27 Guidelines for the Development of Child Care Centres	<u>Part J</u> – Childcare Centres
Development Control Plan No. 28 Yennora Distribution Park	<u>Part D</u> – Industrial Development
Development Control Plan No. 29 Greystanes Creek	<u>Section 3 of Part G</u>
Development Control Plan No. 30 Guidelines for the Development of Holroyd Gardens	<u>Section 10 (Holroyd Gardens) of Part G</u> – PROVIDED SEPARATE TO THE MAIN VOLUME
Development Control Plan No. 31 Guidelines for Public Participation	<u>Part A</u> - Introduction and General Guidelines
Development Control Plan No. 32 Guidelines for Exempt and Complying Development	<u>Part I</u> – Exempt and Complying Development

'Old' DCP/Precinct Plan Reference	Location in Holroyd DCP 2007
Development Control Plan No. 33 Guidelines for the Subdivision and Development of Sherwood Scrubs and Adjoining Lands.	<u>Section 2</u> (Sherwood Scrubs) of <u>Part G</u>
Development Control Plan No. 34 Guidelines for Road Widening, Road Closures and Splay Corners in and adjacent to Residential 2(c) zones	<u>Section 13</u> (Guidelines for Road Widening, Road Closures and Splay Corners in and Adjacent to Residential 2(c) Zones) of <u>Part A</u>
Development Control Plan No. 35 Guidelines for Planning for Less Waste	<u>Part A</u> - Introduction and General Guidelines
Development Control Plan No. 37 Guidelines for dealing with land-locked sites	<u>Part B</u> – Residential Controls
Development Control Plan No. 38 Guidelines for Erosion and Sediment Control	<u>Part A</u> - Introduction and General Guidelines
Development Control Plan 39 Heritage	<u>Part H</u> – Heritage and Conservation
Development Control Plan No. 41 Guidelines for Height Limits for Buildings Containing Dwellings	<u>Part B</u> – Residential Controls
Development Control Plan 44 Merrylands Neil Street Precinct	<u>Section 8</u> (Merrylands Neil Street Precinct) of <u>Part G</u> – UNDER SEPARATE COVER
Development Control Plan 45 Merrylands Town Centre Precinct	<u>Section 9</u> (Merrylands Town Centre Precinct) of <u>Part G</u> – PROVIDED SEPARATE TO THE MAIN VOLUME
Greystanes Estate Residential Lands Precinct Plan	<u>Section 11</u> (Greystanes Estate Residential Lands Precinct) of <u>Part G</u> – PROVIDED SEPARATE TO THE MAIN VOLUME
Greystanes Estate Employment Lands Precinct Plan	<u>Section 12</u> (Greystanes Estate Employment Lands Precinct) of <u>Part G</u> – UNDER SEPARATE COVER
Former CSIRO Site, Pemulwuy Residential Lands Precinct Plan - Eastern Precinct	<u>Section 13</u> (Pemulwuy Residential Lands Precinct Plan - Eastern Precinct) of <u>Part G</u> – PROVIDED SEPARATE TO THE MAIN VOLUME
Former CSIRO Site, Pemulwuy Residential Lands Precinct Plan - Western Precinct	<u>Section 14</u> (Pemulwuy Residential Lands Precinct Plan – Western Precinct) of <u>Part G</u> – PROVIDED SEPARATE TO THE MAIN VOLUME
Former CSIRO Site, Pemulwuy Employment Lands Precinct Plan	<u>Section 15</u> (Former CSIRO Site, Pemulwuy Employment Lands Precinct Plan) of <u>Part G</u> – PROVIDED SEPARATE TO THE MAIN VOLUME

