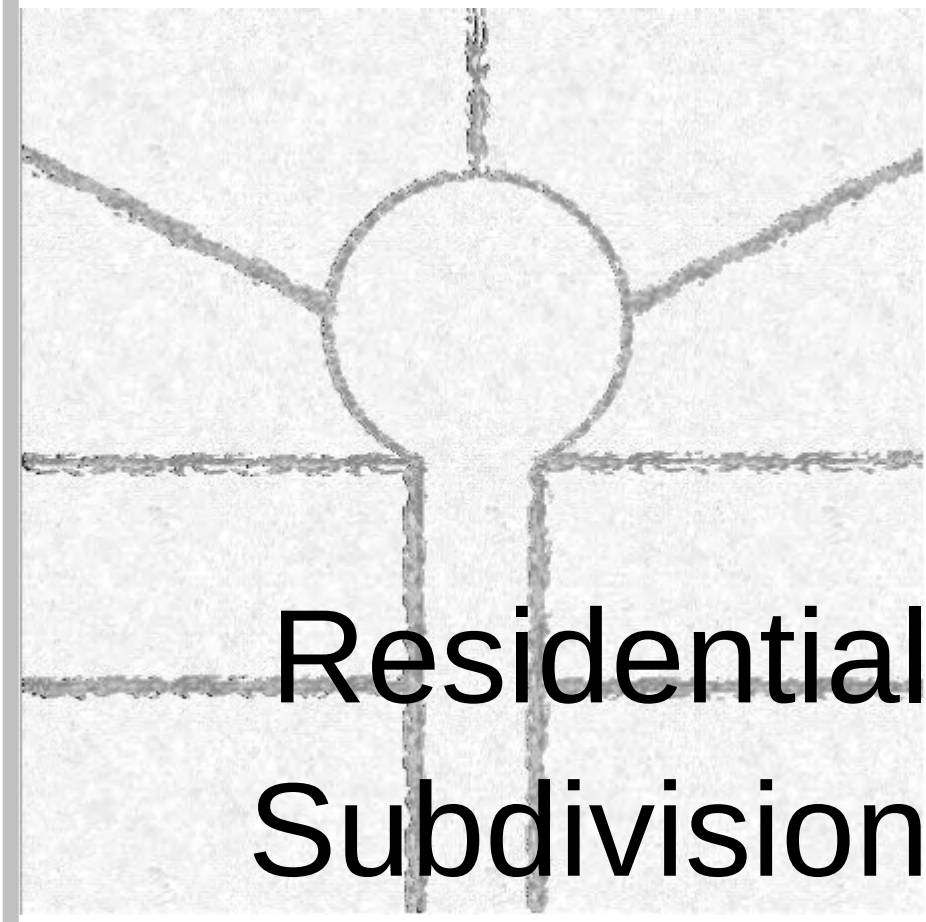
Development Control Plan



Residential Subdivision

Sutherland Shire Council

9.1/01
edition 10

Contents

1. Where does this Plan apply?

This plan applies to all land zoned residential in Sutherland Shire, including Kurnell but excluding Menai Town Centre and Sandy Point.

Residential land in the Menai Town Centre is subject to Sutherland Local Environmental Plan – Menai Town Centre 1992 and development control plans for housing in Menai.

2. What is the Purpose of this Plan?

The purpose of this plan is to provide planning guidelines for residential subdivision that complement Sutherland Shire Local Environmental Plan 2000 (SSLEP 2000).

3. What are the Objectives of this Plan?

The objectives of this plan are:
to enable the orderly subdivision of residential land
to enable the development of land for residential uses
to protect the environment
to enable equitable distribution of open spaces.

4. How does this Plan Relate to other Plans?

SSLEP 2000 provides the objectives, land use controls and development standards for development in the Shire.

Extracts from SSLEP 2000 are shown in *italics*.

This DCP provides detailed guidelines for residential subdivision in addition to the provisions contained in SSLEP 2000.

In addition to this DCP there are other DCPs that apply to subdivision of land zoned residential including:\

- Notification of development applications
- Duration of consents

There may also be site specific DCPs applying to the land that provide more development standards and detailed guidelines.

You should contact Council's Customer Service Centre for further information.

5. Can the Plan be Varied?

This plan contains two types of planning controls, Development Standards and Controls:

Development Standards are contained in the Sutherland Shire Local Environmental Plan 2000 (SSLEP2000) as amended.Any proposal to vary those standards from the local environmental plan must be accompanied by a formal objection to the standard under the provisions of the State Environmental Planning Policy No. 1.

More detailed provisions consisting of objectives and controls have been set for all aspects of this plan. Each application will be considered on the individual circumstances and merits of the case in terms of the achievement of the objective.

The **Controls** that are set out in this plan are generally more detailed than the Sutherland Shire Local Environmental Plan 2000. Any variation to these controls must be supported by a statement demonstrating how the objectives are fully satisfied. Any submission in support of a variation to a standard or control must be in writing and demonstrate how the objectives will be achieved.

6. Does your Proposal Need Approval?

You need to submit a development application to obtain consent from Council for most development proposals involving new buildings or subdivision.

Other proposals may be exempt or complying development as set out in the SSLEP 2000. Exempt development does not require approval. Complying development can be approved by Council or a private accredited certifier.

7. Making an Application

You are required to lodge a Development Application for all subdivision proposals except subdivisions included as Complying Development under SSLEP 2000.

After researching this document it is recommended that intending applicants consult directly with Council's Environmental Assessment staff prior to preparing detailed plans.

Pre-application consultation with staff can assist in the time taken to assess applications and reduce amendments required to plans. A prerequisite of consultation is the preparation of a Site Analysis and possibly a Development Concept Plan.

To submit a development application you need to complete a Development Application form together with the following plans (5 copies) and information:

Site plan – illustrates the location of all structures both proposed and retained on site and must include a north point.

Site analysis – identifies existing natural elements of the site, such as existing vegetation, property dimensions, footpath crossing levels and alignments, slope and topography and all structures on neighbouring properties, including location of windows, doors, balconies, entertainment areas. It must includine photos of the site frontage and streetscape. Refer to section 7 for more detail.

Survey – needs to include existing site levels at the corners of the proposed site, the site contours at 1 metre intervals using a fixed benchmark related to the Australian Height Datum. The plan should also indicate the location of existing structures, easements and services, trees and general site features, as well as north point, existing levels and improvements within the public road to the frontage of the site. If the site is a water front property, it must include the location of the Foreshore Building Line and Mean High Water Mark relative to the Certificate of Title/Deposited Plan registered as at 24 April 1980.

Footpath crossing levels and alignment application - an application for levels and alignments needs to be lodged with Council, prior to setting proposed levels within the site and prior to lodging a Development Application.

Subdivision plan –

- A plan drawn at 1:500, including a north point;
- All measurements and areas of proposed/existing lot(s);
- Name of road fronting site;
- Title showing the description of the land being subdivided with sufficient detail to enable Council to readily identify the land (eg Lot 7 Section 2 DP 2107) and a copy of the originating DP or DPs;
- The location of two vehicular parking spaces within each residential lot behind the building line and the proposed means of access thereto. In this regard longitudinal and cross sections may be required to demonstrate the feasibility of the proposal.
- In some instances it may be necessary to submit preliminary engineering designs for road and drainage works to assist in determination of the application.

A4 Notification Plans - is included in letters of notification of a proposed development to neighbours and must include a complete floor, site and elevation plan reduced to an A4 page/s.

Drainage Details – plans or drawings which illustrate the concept of a stormwater management system from the site to the council drainage system and include a detailed site survey. Where an on-site detention system is required, the type and location must be shown and must be integrated with the proposed landscape design.

Erosion & Sedimentation Control Details - plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site, may be included with the Construction Management Details.

Construction Management Details – a concept plan that includes the following:

- Locations and types of sediment control fencing
- All weather vehicle egress, including cattle grid or similar
- Hardstand areas for loading and unloading materials including location of crane and concrete pumps
- Location of material storage on site
- Location of any site sheds
- Location of underground services and over head wires
- Location of hoardings and site fence

Frontage Works – a plan that illustrates the proposed location of a footpath crossing for driveway access, footpath paving, kerb and gutter, kerb ramps and road shoulder.

Statement of Environmental Effects – a description of how the application addresses and satisfies the objectives and standards of SSLEP 2000 and relevant Development Control Plans of Council & S.79(c) of the Environmental Planning and Assessment Act, 1997.

The Development Application should take into account identified site constraints and objectives of the Development Control Plan.

Applicants should be aware that compliance with the guidelines within this development control plan will not guarantee approval of development applications. The objectives of the plan must be met.

Note:
A development application will not be publicly exhibited until all information required as part of the application is submitted. Incomplete applications will not be publicly exhibited.

8. Site Analysis

All development requires perceptive and effective site planning. Good site analysis and design skills are therefore essential in achieving a pleasant living environment for occupants and minimising the impact on neighbours.

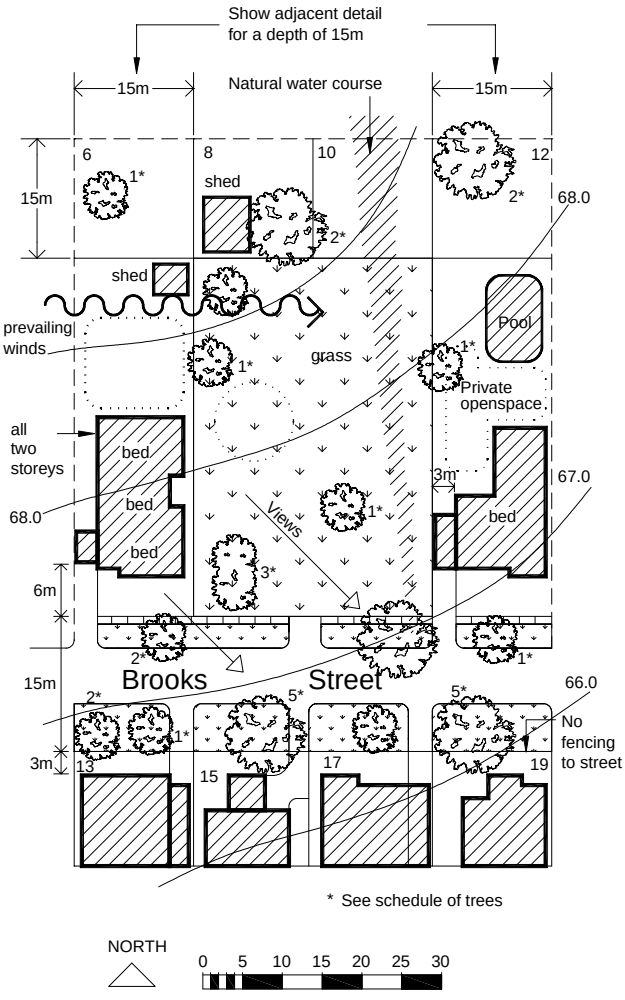
A site analysis establishes the development context by showing graphically the constraints and opportunities on the site in relation to natural elements and existing buildings in the immediate surroundings. It should influence the design and minimise negative impacts on the amenity of adjoining developments and to complement neighbourhood character.

A site analysis is to be submitted with a development application and should indicate (where relevant) **in relation to the site:**

1. **Contours** – at 1m intervals and related to Australian Height Datum
2. **Existing vegetation** – in particular major trees on the site and street trees, identified by size and botanical names or common names.
3. **Buildings** – location and uses of existing buildings
4. **Views** to and from the site
5. Location of **utility services** and stormwater drainage lines and street crossings.
6. **Orientation**, microclimate and noise sources
7. Any **contaminated soils** and filled areas
8. Fences, **boundaries** and easements
9. Any other significant site features eg rock outcrops;

And in relation to the surrounding area

1. Location, use and height of adjacent and opposite **buildings** – locating window openings facing the site boundary, and private open space
2. **Views and solar access** enjoyed by adjacent residents
3. **Major trees** on adjacent properties
4. The **built form and character** of adjacent and nearby development
5. The **difference in levels** between the site and adjacent properties



9. Public Notification

All development applications will be publicly notified in accordance with Council's Notification of Development Applications Development Control Plan.

10. Environmental Impact

Objectives:

1. Minimum impact of development on the environment;
2. Preservation of significant site features;
3. Development located in stable lands.

Controls

a. The environmental impact of a proposed subdivision is to be assessed by the applicant prior to lodging a Development Application. A Statement of Environmental Effects is to be carried out and submitted with a Development Application

b. Existing trees, watercourses or cliff faces are to be identified on the submitted plans; the layout of lots and the proposed vehicular access is to take account of the preservation of these features;

c. Cuts and embankments higher than 3m are to be treated to reduce the visual impact. The cuts/embankments (and the proposed treatment) are to be identifed on the submitted plans;

d. Consultation with the National Parks and Wildlife Service prior to the submission of an application regarding the protection of aboriginal sites; an archaeological survey may be required;

e. A Geotechnical Report is to be submitted for any unstable lands. Refer to the Engineering Division for details;

f. Applicants should also refer to the Bush Fire DCP for details of requirements in peripheral residential areas of the Shire.

11. Minimum Allotment Sizes and Shapes

Objectives:

1. Sufficient allotment area available for:
- a dwelling house and ancillary facilities;
- outdoor recreation and service space;
- vehicular access to/from the site;
- on-site parking for two cars;

2. Adequate area for building setbacks to reduce the effect of radiated heat in areas with bush fire risk (peripheral areas of development).

Controls

11.1 Minimum Lot Size

Proposed subdivisions should meet the objectives and minimum standards for allotment sizes, and allotment dimensions, in Clauses 37 & 38 in SSLEP 2000.

The minimum allotment sizes contained in SSLEP 2000 are as follows:

Zone	Standard Allotment Minimum area	Internal Allotment Minimum area	Minimum allotment width	Minimum Allotment depth
2(a1)	*550m²*	*700m²*	*15m*	*27m*
2(a2)	*850m²*	*1000m²*	*18m*	*27m*
2(b)	*550m²*	*700m²*	*25m**	*27m**
2(e1)	*550m²*	*700m²*	*15m*	*27m*
2(e2)	*850m²*	*1000m²*	*18m*	*27m*
Kurnell	*900m²*	*1000m²*	*18m*	*30m*

* *For townhouse and villa house development, the minimum allotment width is as indicated by any amalgamation requiremnt in any development control plan that applies to the land. If no development control plan sets a minimum the minimum allotment width is 25m.*

Note:
There is no minimum lot size for subdivision within the 2(c) zone. All applications for subdivision in this zone will be assessed on their merits in the context of the objectives of the 2(c) zone.

Standard Allotment
means an allotment within a residential zone where practical vehicular access to any existing or proposed building on the allotment is not reliant on an access corridor (a hatchet shaped allotment) or a right-of-carriageway over another residential allotment.

Internal Allotment
means an allotment within a residential zone where there is no practical vehicular access to any existing or proposed building on the allotment, or where the only practical vehicular accesss to any existing or propposed building on the allotment is by way of an access corridor (a hatchet shaped allotment) or a right-of-carriageway over another allotment.

11.2 Measuring the width of an allotment

The width is to be measured at the building line as follows:

a) For **road frontage allotments**, at a distance of 7.5 m, at right angles to the front boundary;

b) For **waterway frontage allotments**, at the Foreshore Building Line (refer to SSLEP 2000 to determine the Foreshore Building Line)

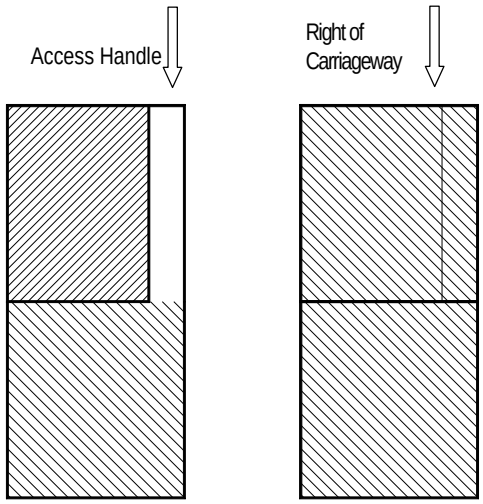
c) For **internal allotments**, at the likely location of the dwelling,enabling sufficient area for vehicular access/parking;

d) For **allotments adjacent to a fire accessway or fronting a perimeter road**, consideration must be given to Council's Bush Fire DCP and the Department of Urban Affairs and Planning Circular C10. The minimum depth of lots fronting a fire accessway or a perimeter road is 40m.

e) Not withstanding the provisions of sub-section d), allotments fronting a perimeter road may have a depth greater than or less than 40 m where the inner fire radiation zone as defined in the Department of Planning Circular C10 is accurately located to the satisfaction of the Council's Fire Control Officer, and where this is done the minimum lot depth is to be 27 m plus the amount by which the inner fuel free zone intrudes onto the lot beyond the normal 7.5 m bulding line.

11.3 Measuring the area of an allotment

The area of an access corridor is not to be included when the size of an internal allotment is calculated.



Areas of lots shown hatched

Note:

The subdivision potential of the land may be reduced if the land is suseptible to flooding or landslip. You should contact staff of the Engineering Division to determine whether your property is affected.

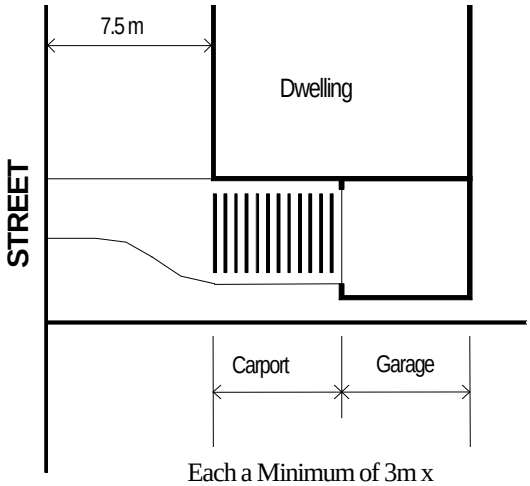
12. Parking

Objective:

Adequate area on site for car parking.

Controls:

1. Each lot is to be provided with space for the parking of two vehicles, generally behind the building line (generally measured 7.5 m from a public road).



Each a Minimum of 3m x

13. Access

Objectives:

1. Roads which are safe for drivers, pedestrians, cyclists, and people using the road and adjoining properties;
2. A hierarchical road system which is efficient in the movement of vehicles, and economical in terms of construction and maintenance;
3. Minimimal adverse environmental impact of road locations arising from both their construction and operation;
4. Adequate corridors within roads which cater for vehicle parking demands, service utility installations and drainage.

Controls:

13.1 Road Widths

Public Roads	Reserve width (m)	Carriageway (m)	Footpaths (m)	Max # dwgs served
Pathway	3.0	N/a	N/a	N/a
Cul-de-sac	12.5	5.5	3.5	50
Minor Local street	14.5	7.5	3.5	75
Local street	16.0	9.0	3.5	150
Collector	18.0	11.0	3.5	>150
Rights-of-carriageway	3.65	2.75	N/a	3
Perimeter	20m			

1. The reserve width for a right-of-carriageway includes any easement for services;

2. Identified or planned bus routes are to have a minimum 9 m carriageway;

3. A footpath may be reduced to 1m where a non-urban use abuts and services are not required along that footpath;

4. The construction within a right-of-carriageway is to comprise a 2.75 m wide concrete pavement with kerb and relief drainage where required.;

5. Access handles to internal allotments are to be treated to the same standard as rights-of-carriageway;

6. Rights-of-carriageway to incorporate passing bays where more than one allotment is served and where the length exceeds 50 m, or contains sight line restrictions due to vertical or horizontal alignment;

7. In some cases, an increase in the footpath width may be required (eg to allow bicycle use). Any additional land area or cost incurred will be offset against the contribution to open space;

8. Where right-of-carriageway grades are less than or equal to 15% speed humps are to be provided at intervals of less than or equal to 50 m.

13.2 Design Standards

Public Roads	Longitudinal Max(%)	Grade Min(%)	Max Desirable Vehicular Speed (kn/hr)	Stopping sight distance speed (km/hr)
Pathway	16	0.5	N/a	N/a
Minor cul-de-sac	16	0.5	15-25	30
Cul-de-sac	16	0.5	20-30	40
Minor local street	16	0.5	20-30	40
Local street	16	0.5	30-40	60
Collector	16	0.5	40-60	60
Rights-of-carriageway	20	0.5	15-20	30

1. Consideration will be given to exceeding the 20% maximum gradient on rights-of-carriageway, up to 25% upper limit, where that grade does not extend for more than 30 m. Where a right-of-carriageway grade exceeds 20%, special provision in the form of handrail and/or steps, is to be made for pedestrians;

2. Where pathways exceed 16%, special provision in the form of steps and/or handrail is to be made;

3. Maximum longitudinal grade of 14% shall apply to identified or planned bus routes;

4. Alignments shall be selected to suit desirable design speeds. Additional traffic management devices may be required to achieve this;

5. Turning areas are to be provided within rights-of-carriageway which service more than one internal allotment;

6. Cul-de-sac bulbs are to include a kerb return radius of 8 m;

7. Gradients on minor culs-de-sac may extend up to 18% where it can be demonstrated that benefits in terms of excessive earthworks, vehicle and pedestrian access, etc., can be obtained. Special provision may be required in such circumstances for pedestrian access along the road.

14. Rights-of-Carriageway

Objectives:

Access to allotments from constructed and dedicated public roads in preference to a right-of-carriageway except:

a. Where the terrain is unsuited to a road because of the scarring of the landform;
b. Where the existing adjoining development prohibits the opening of a road.

Controls:

1. In the re-subdivision of existing allotments, the potential for redevelopment on adjoining lands is to be considered. An overall subdivision plan may be prepared by Council if necessary. The multiplicity of the land ownership alone is insufficient reason for the relaxation of subdivision standards;

2. A right-of-carriageway will be permitted to service only two allotments over the road frontage allotment;

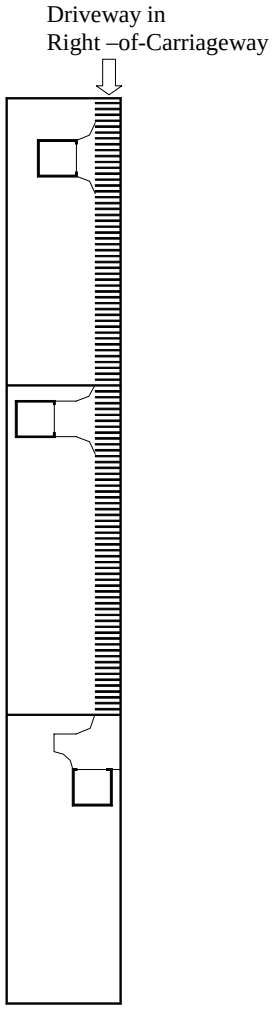
3. Vehicular access to the frontage allotment is to be via the right-of-carriageway unless otherwise specified by Council;

4. Turning facilities are to be provided within the terms of the right-of-carriageway for internal allotments;

5. Private owners will be responsible for the maintenance of a right-of-carriageway;

6. A variation of the number of allotments served by a right-of-carriageway will be considered in Low Density Areas [i.e. 2(a2) and 2(e2)], where it is recognised that there are some residue pockets of large allotments capable of being subdivided into a number of allotments to areas in excess of the Council's minimum requirements. Where additional internal allotments are proposed, the following requirements will apply:

a) The minimum width of the allotments burdened by the right-of-carriageway is to be 22 m including the right-of-carriageway;
b) The minimum area of the allotment fronting the road or large waterway, is to be 850m² excluding the right-of-carriageway and the minimum area of the internal allotment is to be 1,000 sqm excluding the right-of carriageway;
c) The right-of-carriageway to be 4 m wide including a 3 m carriageway and a 1m servic strip;
d) Passing bays are to be provided in addition to the right-of-carriageway as determined, having regard to site conditions and to ensure no conflict of user occurs;
e) Internal allotments are to be able to provide adequate on-site parking areas sufficient to cater for three vehicles (occupant and visitor use) together with turning facilities within each lot.



15. Drainage

Objectives:

1. Building areas that are free from severe effects of flooding;
2. Drainage systems which cater for run-offs from private land and public land in an efficient manner and are economical in terms of construction and maintenance costs;
3. Siltation control.

Controls:

15.1 Design Reccurrence Interval

Situation	Design Flood Recurrence Interval	Excess Flow Passage
Street, accessway and pathway- excluding low points which discharge through building allotments	5 years	100 year flood to be confined to carruageway, pathway or other reserve
Relief of low point areas via drainage lines traversing building allotments	10 years	100 year flood edge of stream to be shown on the plans so that appropriate traversing easement width and treatment of escape route can be determined.
Major system traversing developed areas. (Major systems are defined as those having catchment areas in excess of 15 hectares or run off in excess of 3cu.m/sec whichever is the lesser)	20 years	100 year flood edge of stream to be shown on the plans so that appropriate easement width and treatment of escape route can be determined.

Note:

i. Design analysis should be set out on the basis presented in the Institution of Engineer's publication "Australian Rainfall & Runoff" 1987(revised edition).

ii. Detailed calculations and catchment area plans, including areas external to thesubdivision and contributing to thecatchment, will be required in conjunctionwith Engineering Drawings.

iii. Minimum pipeline size of 375 mm diameter, is required within roadways and Council easements.

Iv Council may require the minimum floor levelsfor dwellings to be stated in an 88B instrument in certain areas.

15.2. Minimum Easement Widths

Pipe Diameter (mm)	Easement Widths (m)
< 1200	3.0
> 1200-1500	3.5
1500 or lined open channels	to be determined by Council

Notes:

i. **Easements to drain water (private interlot drainage lines) are to be 1 m wide and contain a minimum 150 mm diameter pipeline;**
ii. **Where private drainage lines traverse a public road or reserve, a minimum 300mm diameter pipeline is required.**

16. Section 94 Contribution

Section 94 is a section of the Environmental Planning and Assessment Act that enables Council to collect monies, require dedication of land or provision of facilities (material public benefit) when approving development if it can be shown that the development will, or is likely to, increase the demand for services and facilities which Council provides.

Objective:

Development that contributes towards the provision of services and facilities (eg: open space, community facilities, infrastructure works) in the area because the proposed development increases the demand for these facilities/services.

Controls:

The cash contribution rate applicable to a development is outlined in the relevant Contribution Plan and is subject to indexation on 1 July every year.

Further information on the Contributions Plans applicable to a development and the associated rates can be obtained by contacting the Section 94 Planner in the Environmental Planning Unit.

The following contribution plans may apply to development for residential subdivision in residential zones:

17. Damage to Council's Property

Before any demolition or construction work is carried out on the site, Council requires security for the payment of the cost of making good any damage caused to any Council property as a consequence of the implementation of the consent.

18. Procedure for Obtaining Registration of Subdivision

Step 1: Submit to Council one (1) copy of the application form and five (5) copies of the plans (with the information detailed in Section 5) at the Customer Service Centre. The fees are based on the number of resulting lots, including any residues of the original lot(s). Current fees can be obtained by contacting the staff at the Customer Service Centre.

Step 2: The proposal will be assessed in terms of Council's DCPs, Environmental Planning Instruments, and the Environmental Planning and Assessment Act. If the proposal is acceptable, Council will issue a Development Consent.

Step 3: Where roadworks, a right-of-carriageway or drainage works are required, prepare engineering and construction drawings and submit them to Council for approval. A letter of approval under the Local Government Act may then be issued. Prior to the release of the Engineering drawings, a damage security bond shall be lodged with the Council (amount to be specified on the approval). Should any of the Council's property, or the environment, sustain damage during the course of construction of the subdivision then the assessed cost of repairs to such property or the environment shall be deducted from this bond and the balance shall be refunded upon completion of the engineering works.

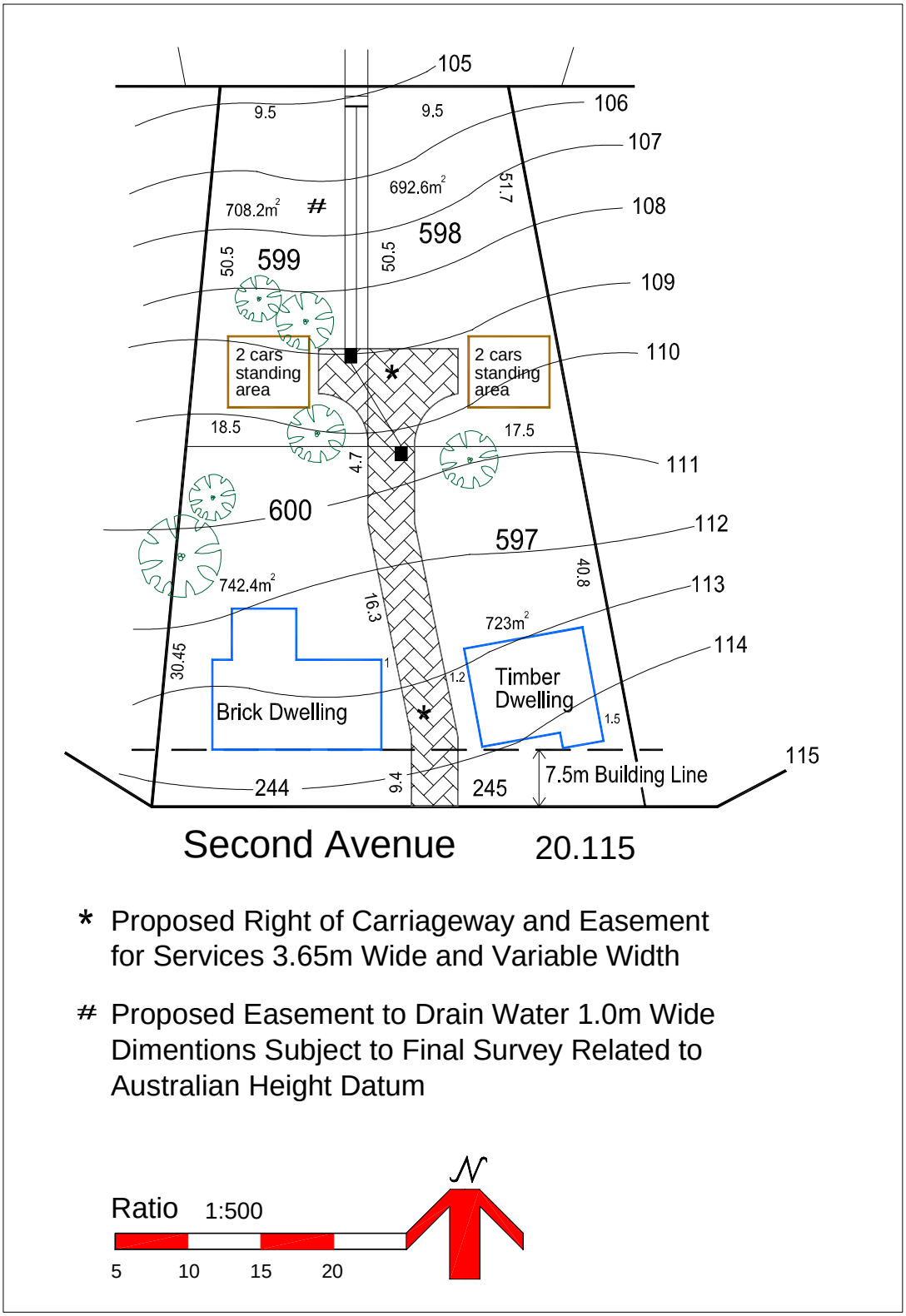
Step 4: Carry out any conditions of approval. This may involve the construction of any necessary works, the payment of contributions, the arrangement for the supply of water and sewerage and, in Menai, the arrangements for the supply of underground electricity and telephone services. Generally, Council will be prepared to accept a bond for minor engineering works where these works are likely to impede public utility installations, or where the works would be affected by public utility installation. A fee for the acceptance of a bond is payable prior to release of the linen plan of subdivision.

The following information may be required as a condition of approval:

a) Prior to the commencement of any works, engineering drawings for roads, rights-of-carriagway or drainage works. Additional details of engineering standards are available from the Engineering Services Division;
b) Additional detailed tree/site surveys of sections of the site;
c) Subdivider/Developer Certificate from the Water Board regarding the water and sewerage services;
d) Payment of contributions levied in accordance with Section 94 of the Environmental Planning and Assessment Act for the provision of public facilities;
e) In Menai, a letter regarding the arrangements with Telstra and Energy Australia for the supply of these

Step 5: Submit to Council for the General Manager's signature, the original linen plan prepared by a registered surveyor plus 13 copies, at the Corporate Services Division. Also submit any legal documents such as the Section 88B instrument (of Conveyancing Act) for easements, rights-of-carriageway or restrictions on the title, as required by the approval to subdivide. Also, works-as-executed drawings of completed works, a Subdivider/Developer Certificate or similar regarding the arrangements for the supply of water and sewerage. In Menai, letters are also required for the supply of electricity (Energy Australia) and telephone services (Telstra). Prior to the release of the linen plan, any outstanding fees are to be paid. These fees include checking and supervision fees based on the length of the proposed new roads and rights-of carriageways.

Step 6: Once the linen plan and instrument has been signed and released by Council, lodge the documents and plan at the Land Titles Office for the registration of the plan and the issue of certificates of title for new lots.



Plan of Proposed Subdivision of Lots 59 & 60 DP 23456
Example of Plan of Proposed Subdivision Submitted with Application

19. Origin

Reference: SA 000; S12/1; S12/1/1-9.
Revised Amended Policy Adopted by Council on 15 May 1978 (EPC Minute No. 161).
Amended on 16 January 1979.
Amended on 1 September 1980.
Amended on 17 November 1980.
Amended on 4 August 1982.

Edition 1: Adopted by Council 26 August 1985 (EPC Minute No. 294).

Edition 2: Amended fees (Section 11) adopted by Council on 16 December 1985 (Council Minute No.1127) and amended 28 January 1986 (FIN Minute No.7). Additional information added in Section 5 (3) to improve clarity and the requirements of Section 9 (6) cross-referenced to other relevant sections.

Edition 3: Amended fees (Section 11) adopted by Council on 16 February 1987 (Council Minute No.131, Finance and Management Minute No.10). Standard clause inserted for "Objectives and Standards" (Section 2).

Edition 4: Reprint incorporating the following amendments:

a. Section 5(3) amended in accordance with State Environmental Planning Policy No. 25 (Gazetted 28 August 1987) which sets out a minimum lot size of 450 sqm for land in the Menai District and in Woronora Heights;
b. New occupancy and contribution rates Section 6 (1) and (3) adopted by Council on the 14 September 1987 (EPC No. 455) and 1 June 1987 (EPC No. 138);
c. A damage security bond (Section 11);

Edition 5: Reprint incorporating the following amendments:

a. Section 5 subsection 1.2 and subsection 9 adopted by Council on 25 January 1988 (EPC No. 16);
b. Section 11 fees adopted by Council on 19 December 1988.

Edition 6: Amended in line with Sutherland Local Environmental Plan - May, 1992.

Edition 7: Amended to comply with Sutherland Shire Local Environmental Plan: September, 1995.

Edition 8: Amended to upgrade standard of presentation: September, 1996.

Edition 9:

Action	Date
Council Endorse Plan	XXth XXXX 2000 (EHC 278-97)
Public Notice (draft)	XXth Xxxxx 2000
Exhibition -Start	XXth Xxxx 2000
Exhibition Finish	XXth Xxxxx 2000
Council Decision	XXrd Xxxxx 2000 (EHC 136-98)
Public Notice (final)	XXth Xxxxxx 2000
In Effect	XXth Xxxxxxx 2000

(a) Amended to upgrade standard of presentation.
(b) Minor alterations which make the document consistent with the Sutherland Shire Local Environmental Plan 1993 as amended and other Development Control Plans
(c) Status of code amended to a Development Control Plan

Edition 10:

Action	Date
Council Endorse Plan	20 November 2000 (EHC 122-01)
Public Notice (draft)	28 November 2000
Exhibition -Start	28 November 2000
Exhibition Finish	31 January 2001
Council Decision	19 March, 2001
Public Notice (final)	27 March, 2001
In Effect	27 March, 2001

a) Amended to be consistent with Sutherland Shire Local Environmental Plan 2000
b) Revised section on "Making an Application"