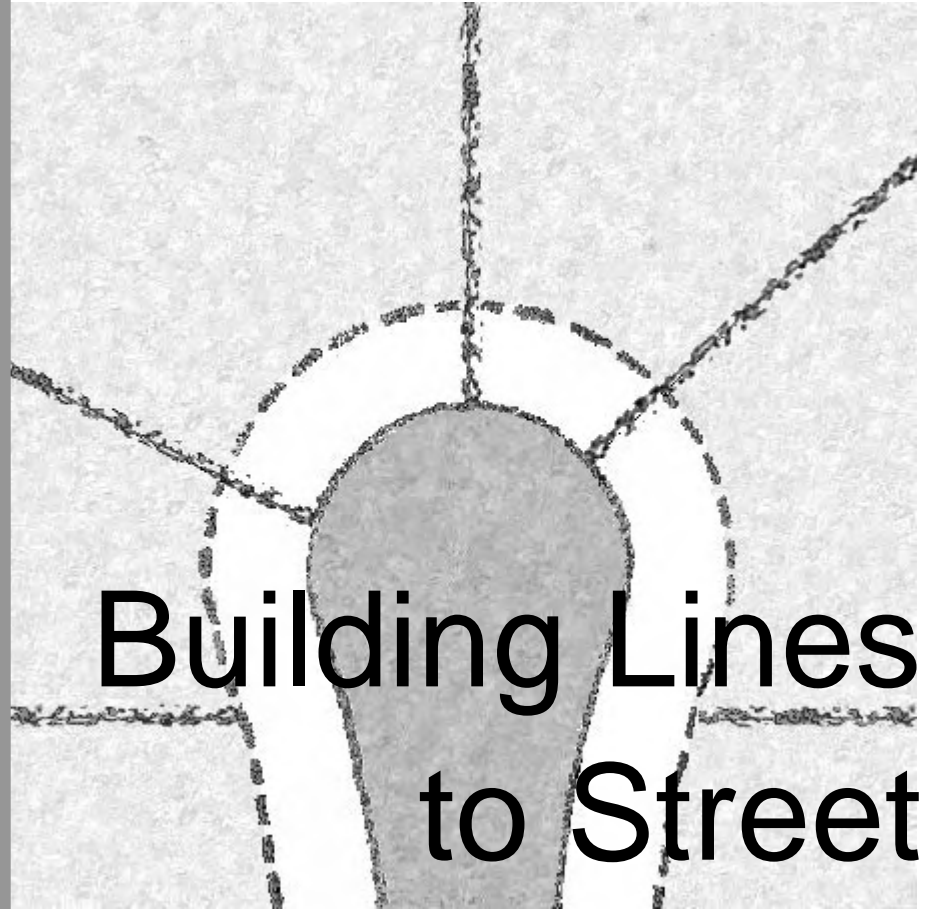


Development Control Plan



Building Lines to Street

Sutherland
Shire
Council



9.2/06
edition 2

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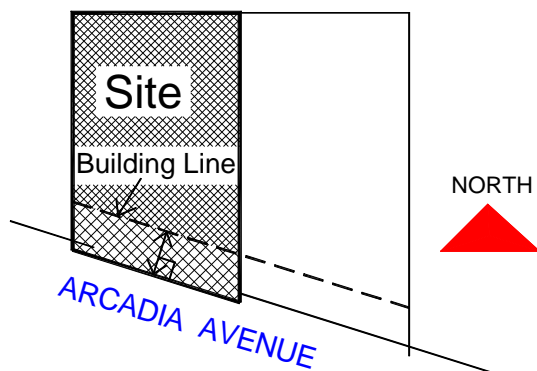
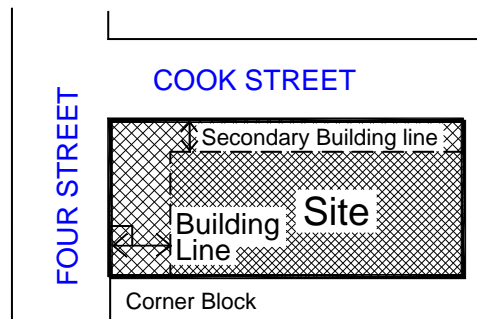
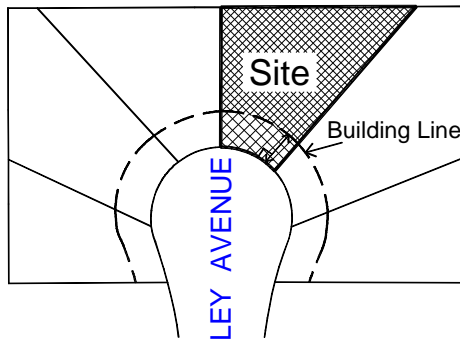
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1. Where does the Plan apply?

This plan applies to all structures requiring a development application on all residential land in the Shire to which the following plans apply:

- Sutherland Shire Local Environmental Plan 2000,
- Sutherland Shire Local Environmental Plan – Menai Town Centre 1992,
- land at Sandy Point administered under the County of Cumberland Planning Scheme being Sandy Point Suspension Area, and
- Sydney Regional Environmental Plan No.17 - Kurnell Peninsula (1989).

(Note: Except where a specific development control plan applies, to the site or particular type of development)



Method of Measurement for Building Lines

2. What is the purpose of the Plan?

The purpose of this plan is to ensure that structures built forward of the building line will:-

- Be compatible with the existing or planned streetscape;
- Minimise impact on residential properties, public spaces, and the environment;
- Protect the public interest.

3. Can the Plan be varied?

Objectives and standards have been set for all aspects of the plan. Each application will be considered on the individual circumstances and merits of the case in terms of achievement of the stated objectives. The standards are the guidelines to achieving the stated objectives and an applicant may request a variation to any standard, provided the objectives are still achieved.

An applicant who seeks to reduce the building line to a street must, with the application for approval, show that the proposal:

- Is consistent with the existing and planned development in the neighbourhood and compliments the design of the development on the property;
- Will maintain where possible views from and solar access to nearby properties;
- Will not unnecessarily result in the destruction of any natural site features, flora and fauna habitats;
- There is a demonstrated need for the development that is proposed. i.e. there are no other reasonable/viable alternatives available.
- Floorspace ratio and landscape area requirements of the Local Environmental Plan applying to the site have been met.

4. Making a development application

An application is required to be submitted to Council for any proposed structure proposed forward of the building line.

Intending applicants may consult directly with Council's Development Assessment Staff prior to preparing any detailed plans, to ensure the future application is complete and will address all relevant matters.

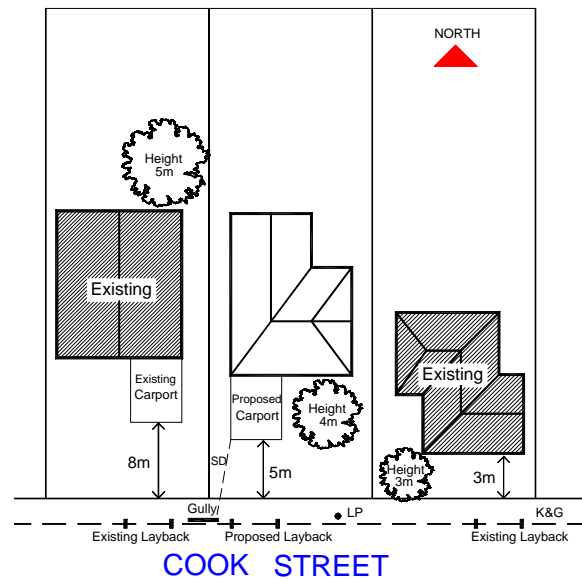
Pre application consultation with staff can assist in the time taken to assess applications and reduce amendments required to applications.

An application shall consist of:-

- A minimum of three copies of plans and specifications;
- A written application on Council's Development Application Form;
- A detailed site analysis and statement setting out the need to vary the building line for the proposed structure;
- Fees;
- Notification plans.

The Plan shall indicate:-

- A block plan indicating the relationship of the structure to boundaries, adjacent structures, any existing trees (either, on or off site), substantial natural features, easements if any, obstructions to vehicular access such as light poles, gully pits etc, the method of stormwater drainage, and north point
- Proposed landscaping including species and height at maturity;
- The floorspace ratio and landscape area;
- All elevations of the structure, accurate ground levels and dimensions;
- A section showing construction detail;
- In the case of carparking structures, the floor level relative to the top of kerb at the proposed point of access. Council may also require a long section through the proposed driveway to ensure access is feasible;
- The location of all structures on adjoining sites, within 15m of the proposed building.



Existing Structures within 15m on Adjoining Sites

5. Public notification

Before considering an application for development, Council must advertise or notify in accordance with Council's adopted DCP for Notification of Development Applications. Council will advise adjoining property owners and those who, in the Council's opinion, may be affected by the proposed development should it proceed.

Those notified are invited to comment within 14 days, or 28 days if the advertising occurs during December.

Proposals must also be advertised in the local press for comment within the same 14 or 28 day period. An advertising fee is required to be paid at lodgement of development applications.

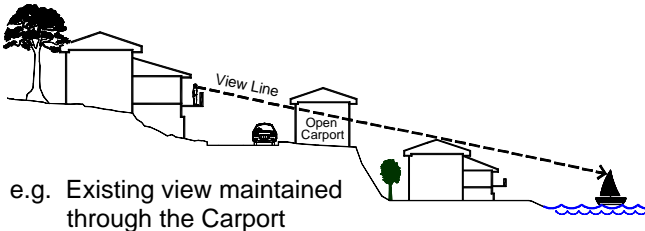
In assessing and determining an application, Council will take into account matters raised in any submission received.

6. What are the objectives of this Plan?

6.1 Overall objectives

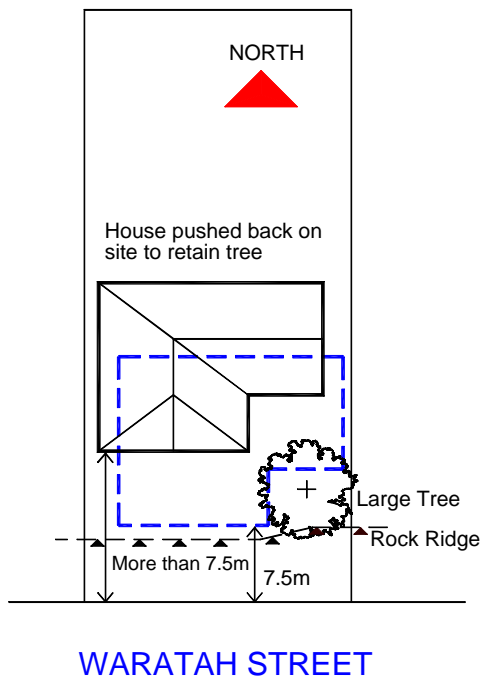
To ensure that buildings:-

- Minimise the visual impact on the street scene;
- Are compatible with and enhance the existing or planned street scene;
- Minimise the impact on existing views;



e.g. Existing view maintained through the Carport

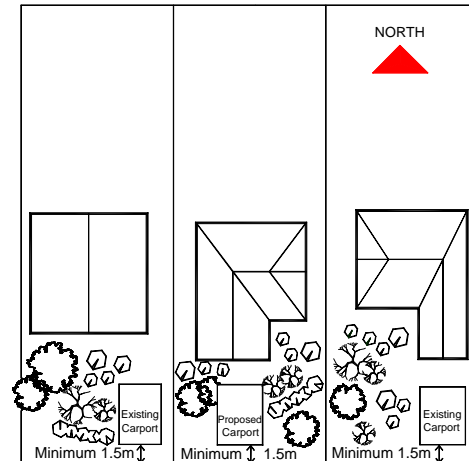
- Maintain existing natural site features, flora and fauna habitats;
- Provide or maintain suitable access for the parking of vehicles on site;



WARATAH STREET

e.g. Building line increases to retain the existing tree and natural site features

- Are sited so that adequate space is provided between proposed buildings and the front boundary to permit the establishment of gardens that contribute to the streetscape;



COWPER STREET

Buildings Located to Maximise Landscaping

- Do not impair the safe movement of vehicles and pedestrians in public places;

6.2 Design objectives

- Structures that blend into the existing or planned residential environment and are unobtrusive in terms of size, bulk, height and roof profile;
- Structures designed and sited to protect the residential amenity of neighbours;
- Provide safe vehicular access to and from the street for motorists and pedestrians;
- Retention and enhancement of significant vegetation within the building line and footpath reserve;
- Adequate, convenient and safe parking for residents which does not dominate the streetscape;
- Open form structures, such as carports, are preferred to solid structures where there is an open street scene;

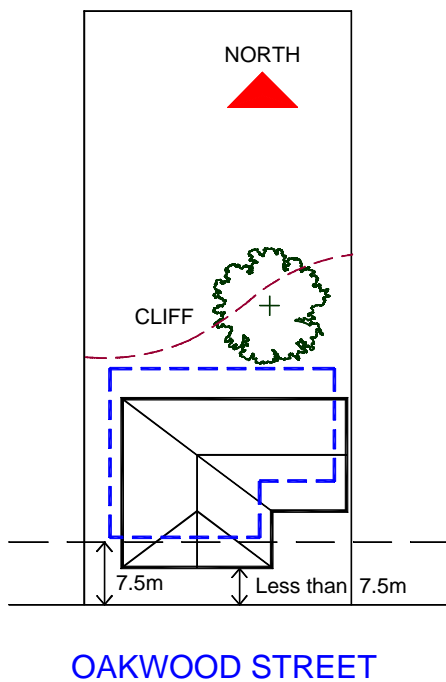
7. What are the standards of this Plan?

Most residential areas of the Shire were established on a 7.5m building line. However, some streets, and even areas of the Shire, have been developed with greater or lesser building lines.

A 7.5m building line shall apply for all residential allotments, except as provided elsewhere in this Development Control Plan or in any other relevant Development Control Plan.

In the case of corner properties, the 7.5m building line applies to only one street frontage. In the case of the second street a 3m building line applies.

Council may reduce or increase the building line to ensure that the objectives of this plan are achieved.



Building Line Reduced to Retain Existing Tree and Natural Rock Feature

8. Origin

Edition 1:

Adopted by Council on 3 May 1999.
In effect from 18 May 1999.

Edition 2:

Minor alterations which make the document consistent with Sutherland Shire Local Environmental Plan 2000.

Action	Date
Council Endorse Draft Plan	5 February 2001 (EHC 213-01)
Public Notice (draft)	20 February 2001
Exhibition - Start	20 February 2001
Exhibition - Finish	20 March 2001
Council Decision to Adopt Plan	30 April 2001
Public Notice in Newspaper	8 May 2001
In Effect from	8 May 2001