



**Development Control Plan No. 99
Huskiison Foreshore Business
Development Zone 3(g) Duncan,
Bowen, Fegen and Nowra Streets**

File Number 20891

ADOPTED BY COUNCIL: 26.06.01

and

BECAME EFFECTIVE ON: 04.07.01

Planning Services
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Development Control Plan No. 99

Huskisson Foreshore Business Development Zone (3g) Duncan, Bowen, Fegen and Nowra Streets

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INTRODUCTION

This Development Control Plan has been prepared to provide guidelines for the development of tourist facilities and holiday apartments within the Business Development Zone (3g) bounded by Duncan, Bowen, Fegen and Nowra Streets.

1. Citation

This plan may be cited as Development Control Plan DCP No. 99 Development Guidelines: Huskisson Foreshore Business Development Zone (3g) Duncan, Bowen, Fegen and Nowra Streets. The Plan applies to the land bounded by Duncan, Bowen, Fegen and Nowra Streets as shown on the map with a heavy black line. The plan consists of this written statement and a supporting map.

1.2 How does this DCP Relate to Other Plans?

This plan should be read in conjunction with the relevant provisions of the:

- Shoalhaven Local Environmental Plan 1985 (SLEP)
- Jervis Bay Regional Environmental Plan 1996

1.3 Variations to the Plan

Council reserves the right to make minor variations without the necessity of amending this plan where Council is satisfied the proposed development will still be consistent with the objectives of the plan.

1.4 Ongoing Monitoring of this Plan

Council is committed to undertake an ongoing review of the provisions of this plan to ensure the plan stays relevant to the needs of the community.

In this regard, Council will undertake a review of these guidelines within five (5) years from the effective date.

1.5 Objectives

- To protect and enhance the natural environment
- To identify, protect and conserve the cultural heritage of the area
- Provide for ecologically sustainable development and use of resources
- To encourage development which recognises good aesthetics and urban design principles and which

- compliments the surrounding natural environment
- To encourage development which:
 - has a neutral or beneficial impact on natural physical processes such as stormwater run off
 - are compatible with the soil capacity of the area and
 - have a neutral or beneficial impact on water quality
 - To promote and encourage tourist orientated activities which promote the areas strategic location near beaches public reserves and waterways
 - To ensure that the impact of development on the amenity of adjoining properties is a prime and initial consideration of applicants when preparing their development proposals
 - To set appropriate environmental design criteria for energy efficiency, privacy, noise, vehicular access, parking and open space
 - To provide, where possible, flexible performance based criteria to guide development

1.6 Definitions

Acceptable Solutions – are provided as examples of what is considered acceptable to Council to enable the performance criteria to be achieved.

Heritage Impact Statement means a document consisting of a statement demonstrating the heritage significance of a heritage item or heritage conservation area, or of a building, work, archaeological site, tree or place within a heritage conservation area, an assessment of the impact that proposed development will

have on that significance and proposals for measures to minimise that impact.

Intent is a general statement which describes the purpose for applying a particular development control measure.

Medium Density Development means a wide variety of housing forms such as terraces, villas, townhouses, cluster housing, integrated housing and walk-up residential flat buildings. It does not include dual occupancy development, rural residential development, caravan parks, tourist facilities and movable dwellings.

Performance Criteria is a general statement of the means of achieving the intent. They provide designers and developers an opportunity to work through a variety of design criteria. Not all performance criteria will be applicable to every development.

Tourist Accommodation Unit means a dwelling used, designed, constructed or adapted to be used for the provision of holiday accommodation, not permanent occupation, being one of a group of similar dwellings forming part of a tourist facility

Tourist Facility means an establishment for providing holiday accommodation or recreation and may include a boat shed, boat landing facilities, camping ground, caravan park, holiday cabins, hotel, house boat, motel, playground, refreshment room, water sport facilities or a club used in conjunction with any such activities.

**Development Control Plan
No. 99** being this written
Statement, accompanying map and
development guidelines, was

ADOPTED BY COUNCIL:
26.06.01

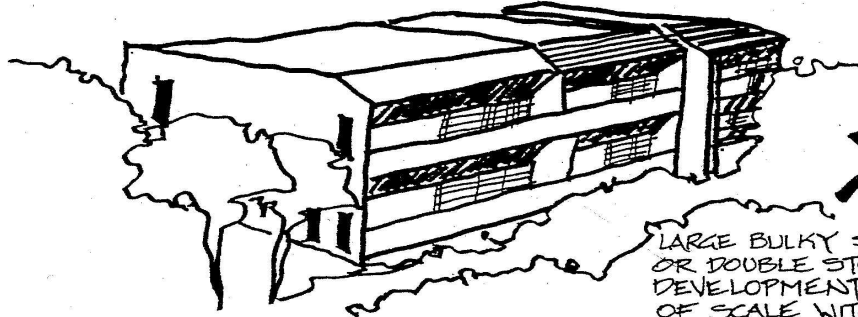
and

BECAME EFFECTIVE
FROM: 04.07.01

G A Napper
General Manager

July 2001

GUIDELINES FOR 3(a) ZONES - HUSKISSON FORESHORE

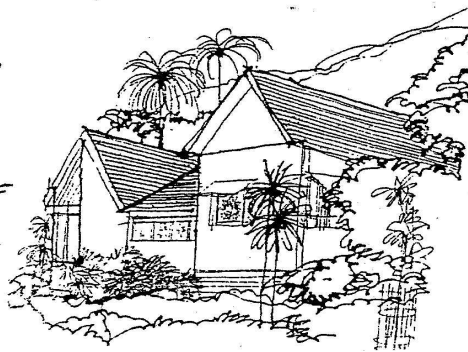


LARGE BULKY SINGLE
OR DOUBLE STOREY
DEVELOPMENT IS OUT
OF SCALE WITH ITS
ENVIRONMENT



TYPICAL EXAMPLE OF A WELL
DESIGNED ONE & 2 STOREY
DEVELOPMENT

TYPICAL EXAMPLE OF
A WELL DESIGNED
GUESTHOUSE STYLE
ACCOMMODATION



GUIDELINES

1. Land Use Activities

Intent

To identify land use and development activities which are appropriate to the Business Development Area and which reinforce the economic base of Huskisson and the Jervis Bay Region.

<i>Performance Criteria</i>	<i>Acceptable Solutions</i>
<p>P1.1 Ensure that land use activities maximise the areas strategic location and tourist resources being beaches, public reserves and water bodies</p>	<p>A1.1.1 Uses may include Guesthouses, Conference/accommodation outlets, small resorts. Tourist accommodation units, holiday cabins and the like</p> <p>A1.1.2 Any existing approved dwelling shall be limited to an increase in floor space equivalent to a maximum 10% of the gross floor area of the habitable structure when solely used for permanent residential purposes</p> <p>A1.1.3 Demolition of dwellings for replacement with new single dwellings which are prohibited in the zone is not supported</p> <p><i>Note: Medium density housing will not conform to the objectives of this DCP</i></p>
<p>P1.2 Retail and commercial activities should not have an adverse economic impact on the local retail centre of Huskisson</p>	<p>A1.2 Retail and commercial activities will only be permitted when associated with the adaptive reuse of buildings of heritage significance or as ancillary to tourist facilities</p>
<p>P1.3 Encourage the amalgamation of lots to reflect the historical subdivision pattern and to increase the economic viability of tourist</p>	<p>A1.3 Land subdivision (i.e. excluding community title) will be limited to the creation of minimum lot size of 2000m² (amalgamation)</p>

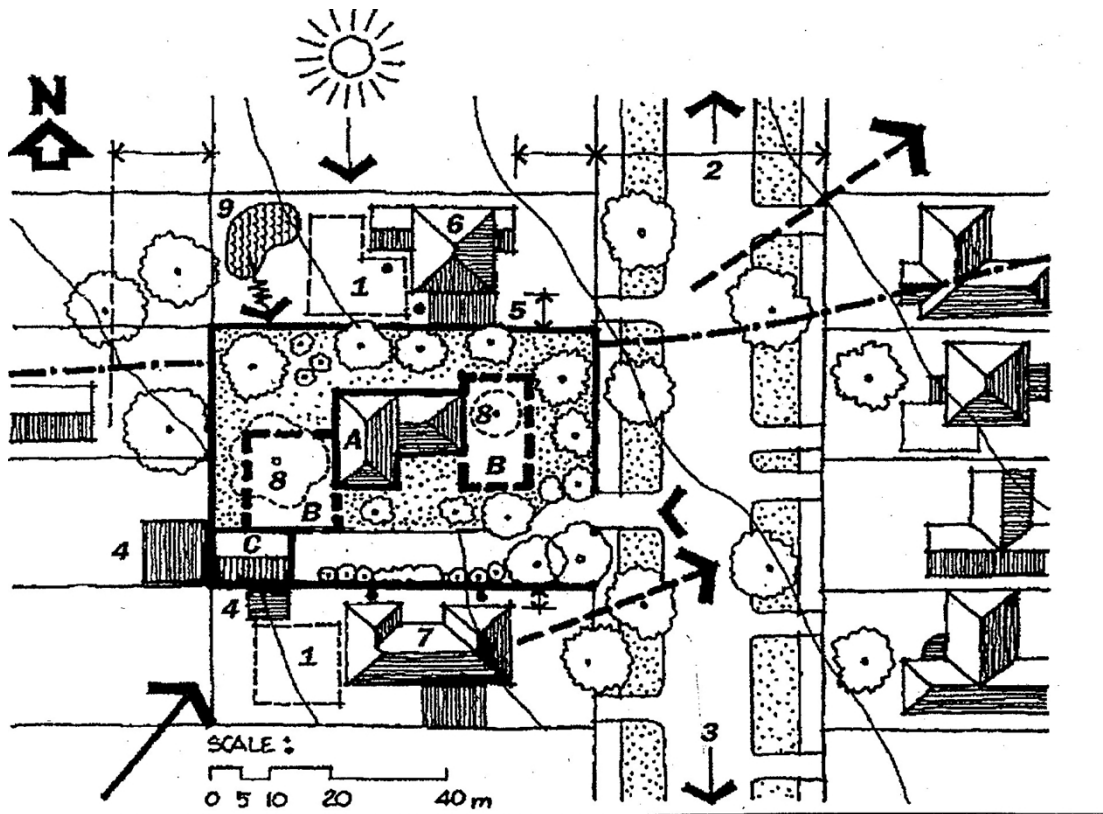
developments

2. Site Analysis & Design Principles

Intent

To enable flexibility in siting while protecting reasonable neighbour amenity expectations, maintaining Huskisson's built character and visual bulk, providing adequate access to sunlight and maintaining reasonable privacy to adjoining habitable rooms and private open space.

Site Analysis Principles



- Prevailing winds
- Views (eg to hills or city skyline)
- - - - - Natural watercourse
- Existing trees
- Neighbouring windows facing side
- wv- Noise (eg from pool area)
- ^ Vehicular site entry
- ~ Contours

- A Existing two-storey dwelling to be retained
- B Proposed additional units
- C Existing garage
- 1 Secluded private open space
- 2 Public transport 200m
- 3 School 500m
- 4 Garden shed
- 5 Carport
- 6 Two-storey dwelling
- 7 Single-storey dwelling
- 8 Trees on site to be removed
- 9 Swimming pool (or other external active recreation area)

<i>Performance Criteria</i>	<i>Acceptable Solutions</i>
<p>P2.1 To encourage development that considers:</p> <ul style="list-style-type: none"> • The characteristics of the site and adjacent or adjoining sites at the outset of the design process • Any constraints or opportunities and these are reflected in the design 	<p>A2.1 Any development plan is to show</p> <ul style="list-style-type: none"> • Topographical features such as slope, existing natural vegetation and opportunities for the creation of views and vistas; • Opportunities to orientate buildings and private open spaces having regard to solar access, wind and views; • The character of the surrounding development, particularly to setbacks and subdivision layout; • The likely impact on surrounding development, particularly with regard to overshadowing, privacy and obstruction of views; • The extent to which driveways and/or parking areas are likely to dominate the appearance of the development; • The visibility, width and design speed of proposed roads and/or driveways; and, • Flooding and drainage constraints, easements for services and extent of contaminated land.
<p>P.2.2 Development is compatible with and sympathetic to the scale and appearance of the existing holiday seaside character of Huskisson</p> <ul style="list-style-type: none"> • Buildings are detailed and articulated to provide an appropriate scale when viewed from outside the site, add visual interest and reinforce the typical detached built character of 	<p>A2.2 Typically development should be single storey or a combination of single and two storey detached developments with single storey elements being orientated to active street frontages (see sketch)</p> <ul style="list-style-type: none"> • Site Density is to be a maximum of 0.6:1 • Any building is to have a maximum height of 8.5m (two storeys) as measured from the natural ground level (a third storey may be

<i>Performance Criteria</i>	<i>Acceptable Solutions</i>
<p>the area</p> <ul style="list-style-type: none"> • Building height should be sympathetic to the built character of Huskisson (excluding the shopping centre) and minimise overshadowing to private open space areas. • Building setbacks should increase in proportion to the density of a development to maintain privacy and amenity to surrounding neighbours • Building setback should encourage the sharing of views whilst not restricting the reasonable development potential of a site 	<p>contained within the roof area provided the building retains the overall appearance of a two storey structure).</p> <ul style="list-style-type: none"> • Building setbacks from the primary street frontage are to be 5.0m single storey (minimum) 10.0m two storey (minimum). • Building setbacks for a corner block are to be: single storey 5m (minimum) setback for primary frontages and 3.5m(minimum) for secondary frontage • Building setbacks from side and rear boundaries will be determined by the side boundary setback plane as shown on the map • Any development site containing two (2) or more buildings is to have a minimum separation width of 3m (as measured from the outer wall surfaces) and wide enough to allow for the planting of trees (as defined by the Tree Preservation Order). • Facade articulation is to be achieved at regular intervals along any wall surface through <ul style="list-style-type: none"> 1) significant changes in building height and 2)stepped wall surfaces. Further detailing with balconies, verandahs, bay windows and the like is supported <p>Roofs to be pitched between 25-45°</p>
<p>P2.3.1 The frontage of buildings and</p>	<p>A2.3.1 Front doors, foyers and oar</p>

<i>Performance Criteria</i>	<i>Acceptable Solutions</i>
<p>their entries are readily apparent from the street</p>	<p>living areas should be easily identified from the street frontage</p>
<p>P2.3.2 Garages and outbuildings being sited and designed so as not to dominate the street frontage</p>	<p>A2.3.2 Garages where provided should be detached and together with outbuildings located to the rear or side of the primary structures. Such buildings should be subservient to the main structure</p>
<p>P.2.4 External building materials should relate to the existing built character of Huskisson</p>	<p>A2.4 Wall cladding should be primarily lightweight flat sheet products including timber, hardiplank/plywood, metal or glass. Masonry can be used in conjunction with the above materials but should not dominate external surfaces. Roofs should be pre coloured metal custom or profile or similar</p>
<p>P2.5 New development containing underground car parking should enhance the treed landscape character of the area by increasing the areas of open space over and above the general requirements outlined in this DCP for tree planting and landscaping</p>	<p>A2.5 Council is prepared to consider the reduction of the minimum width of spaces between multiple buildings provided</p> <ul style="list-style-type: none"> • An area of soft landscaping equivalent to the area of the under ground car parking and manoeuvring area shall be provided in addition to the normal landscaping requirements. • Buildings are designed to enhance the features of the prevailing character of the neighbourhood • Buildings are designed to maintain the appearance of detached buildings through generous facade articulation, colour and detailing, roof form and pitch, mass and proportion. See sketch. • Building height as measured from the natural surface minimises visual intrusion and overshadowing the adjoining private open space • Any driveways relating to an

<i>Performance Criteria</i>	<i>Acceptable Solutions</i>
<p>P2.6 Tourist developments not being accommodation units be allowed greater flexibility in terms of a reduction of internal minimum separations between buildings referred to in A2.2</p>	<p>underground car park are not to alter existing surface levels of the road reserve</p> <ul style="list-style-type: none"> • The development site has a minimum area of 1500m² <p><i>Note: Floorspace associated with underground car parking will be excluded from floorspace ratio calculations</i></p> <p><i>Note: Side, rear and front boundary setbacks still apply as defined in this DCP</i></p> <p>A2.6 Development may only involve Holiday Cabins, Guesthouses and motels.</p> <ul style="list-style-type: none"> • The development should not result in any significant loss of existing tree cover • Acceptable solutions relating to A2.2 should be adhered to and bettered.

3. Infrastructure including; Parking, Access, Stormwater, Drainage, Utility Services

Intent

- To ensure that streets and laneways fulfil their designated functions within the street network, accommodate public utility services and drainage systems and create a safe and attractive environment.
- To provide water quality management systems which ensure that disturbance to surrounding wetlands and water bodies are minimised and stormwater discharge to surface and underground receiving waters both during construction and in development catchments do not degrade the quality of water in the receiving domains.
- To ensure that areas are adequately serviced in a timely cost effective co-ordinated and efficient manner that supports sustainable development practices.

<i>Performance Criteria</i>	<i>Acceptable Solutions</i>
<p>Parking and Access</p> <p>P3.1.1 Encourage use and construction of the existing rear lane for access and car parking</p> <p>Stormwater Drainage</p> <p>P3.2 Stormwater drainage from all developments should be adequately designed to ensure receiving water bodies, adjacent properties and infrastructure are not adversely affected both during and after construction</p> <p>P.3.3.1 Development which is adjacent to natural assets being the Jervis Bay Marine Park should not compromise the natural values of the area through pollution or siltation</p> <p>Note: The following criteria will be considered in assessing the suitability of on-site stormwater management systems:</p> <p>The downstream capacity and need for stormwater detention and re-use;</p> <ul style="list-style-type: none"> • The scope for on-site infiltration of water; • The minimisation of 	<p>A3.1.1 Kent Lane should be used for parking access and manoeuvring</p> <p>A3.1.2 Any use of the lane for manoeuvring purposes is limited to that part of the lane which adjoins the development</p> <p>A3.1.3 Cost of lane construction including drainage is to be at the developers cost</p> <p>A3.2 Detail drainage plans are to be submitted for any development having an impervious surface greater than or equal to 30 square metres and, An erosion and sediment control plan is to be prepared and implemented for any construction sites which require in excess of 30 square metres of the site area being disturbed. Larger sites may require a soil and waste management plan.</p> <p>A3.3.1 Infrastructure works should preferably favour soft engineering approaches</p> <p>A3.3.2 On site detention is encouraged</p> <p>The following references may be useful in preparing urban stormwater management plan.</p> <ul style="list-style-type: none"> • Management Urban Stormwater Soils & Construction (NSW Dept of Housing 1988) • Managing Urban Stormwater, Treatment Techniques (EPA 1987) • Managing Urban Stormwater Source Control (EPA 1997)

<i>Performance Criteria</i>	<i>Acceptable Solutions</i>
<p>detrimental impacts on existing water balance and quality;</p> <ul style="list-style-type: none"> • The sustainability and maintenance needs of the stormwater system; • The safety of pedestrians and vehicles; and • Emergency spillways and/or overland flow paths <p>Utility Services P3.4 Utility Services should have minimal impact on the aesthetic quality of the street area</p>	<p>A3.4 Development is to provide for the undergrounding of electricity and telephone services. Any extension of supply shall be placed underground and at applicant's expense.</p>

4. Heritage

Intent

- To ensure that the character of the area is appropriately conserved and enhanced by effective management of the areas heritage assets.
- To ensure any new development relates to the coastal seaside character of Huskisson

<i>Performance Criteria</i>	<i>Acceptable Solutions</i>
<p>P4.1.1 Any development proposal should ensure the retention, preservation and recycling of existing buildings and trees which make a positive contribution to the character of the locality</p>	<p>A4.1.1 Items of Heritage or conservation significance as shown on this plan (buildings or trees) are to be retained as part of any development and sympathetically treated.</p> <p>A4.1.2 The dominant design features of items of heritage or conservation significance, due to their contribution to the character of Huskisson should be reflected in any proposed development</p> <p>A4.1.3 Development which is in the vicinity of, items of heritage or conservation significance as shown on the map is to carry out an impact assessment of the proposed development on that item.</p>

5. Streetscapes

Intent

To provide attractive streetscapes that reinforce the functions of the street, enhance the amenity of buildings and are sensitive to the built form, landscape and environmental attributes of the area.

<i>Performance Criteria</i>	<i>Acceptable Solutions</i>
<p>P5.1 Maintain and reinforce existing attractive streetscapes so that it reflects the functions and traffic volume of the street and is designed to support and maintain a sense of place and street identity.</p> <p>P5.2 The design of front fences and paving is to relate to the coastal village character of Huskisson</p>	<p>A5.1 Maintain existing grass swales for drainage purposes</p> <ul style="list-style-type: none"> • Reinforce native planting to Fegen and Nowra Streets to enable interlocking canopy to be provided • Introduce native or exotic planting to Duncan Street to compliment the existing liquidamber trees <p>A5.2.1 Front fencing should be simple in design allowing timber to predominate and should compliment building materials used in the built structure. The use of colourbond fencing is to be avoided.</p> <p>A5.2.2 Paving should be unpretentious and include the use of natural muted coloured concrete or bitumen</p>

6. Landscape Design

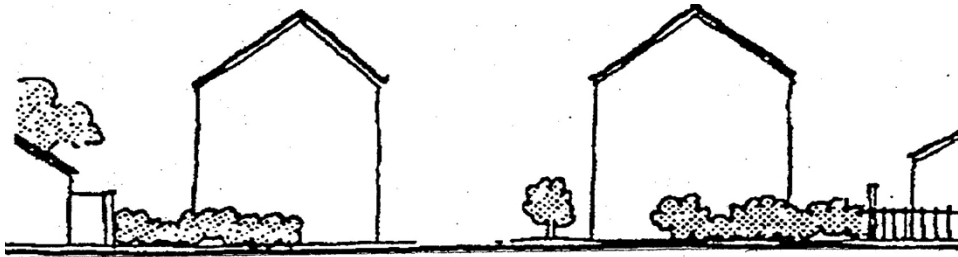
Intent

To blend new developments where appropriate into the existing streetscape and neighbourhood character.

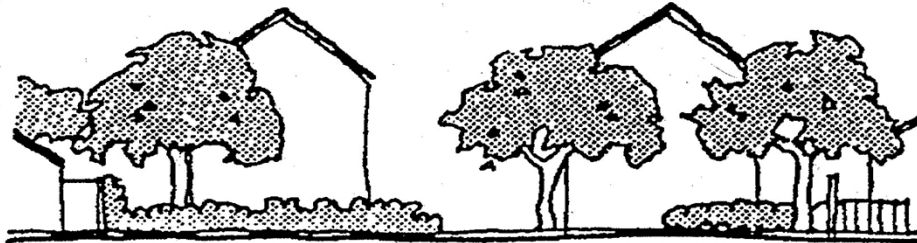
To enhance a developments appearance, maintain amenity and improve acoustic and visual privacy.

<i>Performance Criteria</i>	<i>Acceptable Solutions</i>
<p>P.6.1.1 Site design minimises site disturbance and preserves existing landscape elements which make a positive contribution to the character of the area</p>	<p>A6.1.1 Contributory trees identified in the plan are to be retained and integrated with the redevelopment of the land unless it can be demonstrated that sufficient trees will still exist on the site to maintain the treed character.</p>
<p>P.6.1.2 Landscaping relates to the scale and type of existing elements in the neighbouring landscape</p>	
<p>P6.2 The landscape design specifies the location and species of trees, shrubs and ground cover in a way that</p> <ul style="list-style-type: none"> • Uses vegetation types and landscaping styles that blend the development in with the streetscape; • Complement the functions of the street and reinforce desired traffic speed and behaviour; • Be of an appropriate scale relative to both the street reserve width and the building bulk; • Considers personal safety, by ensuring good visibility and lighting at dwelling entries, along paths and 	<p>A6.2.1 Landscaping shall be in accordance with an approved landscape plan for the site, certified by a qualified landscape architect or designer whose qualifications are recognised by the Australian Institute of Landscape Architects and showing:</p> <ul style="list-style-type: none"> • The street reserve, carriageway, parking bays, footpaths, cycleway systems, street lighting and driveways; • Existing vegetation and proposed general character of tree planing and landscape treatment (including proposed species) • General arrangement of hard landscaping elements and major earth cuts, fills and mounding; <p>And</p>

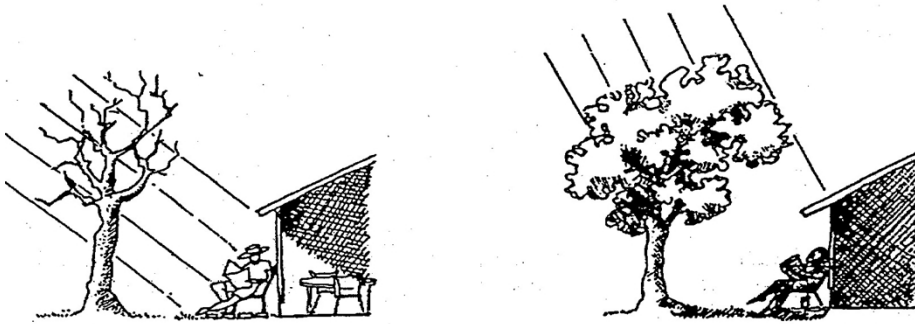
<i>Performance Criteria</i>	<i>Acceptable Solutions</i>
<p>driveways and avoids shrubby landscaping near thoroughfares;</p> <ul style="list-style-type: none"> • Contributes to energy efficiency and amenity by providing substantial shade in summer especially to west-facing windows and open car park areas, and admitting winter sunlight to outdoor and indoor living areas; • Improves privacy and minimises overlooking between dwellings; and <p>Paving is provided to driveways, walkway sand in the vicinity of garbage bin enclosures, letterboxes and clotheslines. Such paving should be.</p> <p>In materials and colours which complement the development; (see A5.2.2) In non0slip finishes and suitable for use by people with disabilities.</p> <p>Requirements for maintenance are minimised where appropriate, and are practical taking into account the ownership and proposed management of the landscaped area.</p>	<ul style="list-style-type: none"> • Indicative treatment of any floodway and drainage lines, along with general information on fencing, access points furniture, pavement materials and on-going maintenance requirements <p>A6.2.2. A conceptual Landscape Plan is required to be submitted with the Development application, illustrating the landscaping principles, for the site, including;</p> <ul style="list-style-type: none"> • The location, height and species of all existing vegetation; • The location height and species of proposed vegetation; • Methods employed to minimise soil erosion. •



Landscape does not relate to building scale nor offer microclimate protection



Landscape relates to building scale and assists integration into street



Landscape treatment should maximise winter sun and minimise summer sun

7. Energy Conservation

Intent

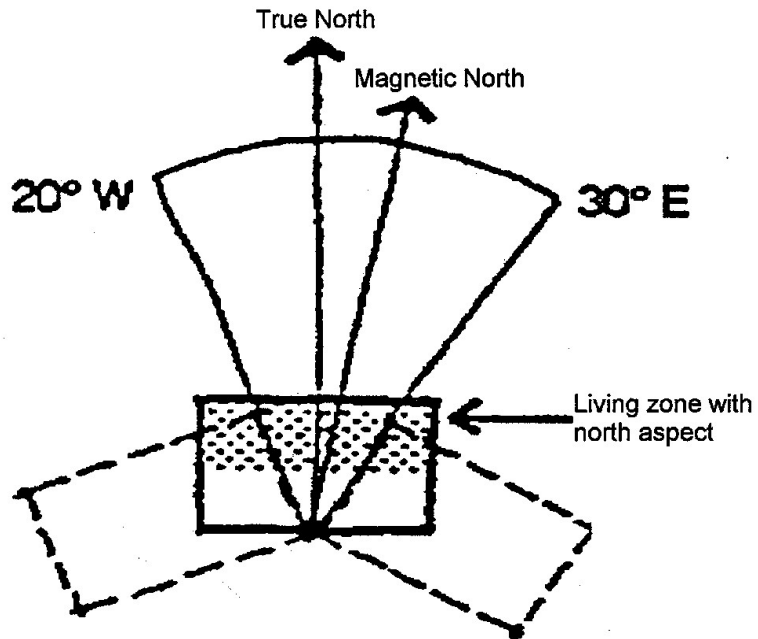
To provide development with adequate daylight and natural ventilation to habitable rooms and adequate sunlight to private open spaces.

To avoid the potential for significant overshadowing of habitable rooms and private open spaces.

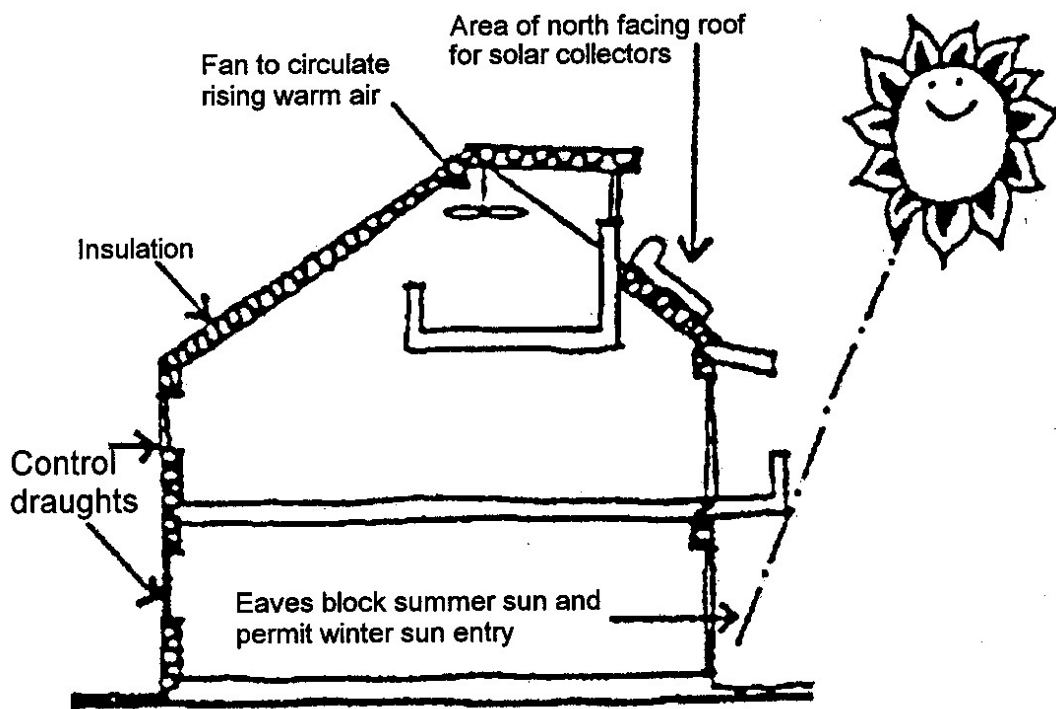
To maximise the potential for energy conservation.

<i>Performance Criteria</i>		<i>Acceptable Solutions</i>	
P.1	Buildings are sited to maximise solar access to the north-facing windows of living areas and principal areas of open space having regard to slope, views, existing vegetation and overshadowing.	A.1	Buildings are sited within the preferred orientation range shown below.
		A1.1	Provision of a north facing room capable of use as living area
P2	Windows are located, sized and shaded to facilitate thermal performance	A2.1	Windows are appropriately sized and shaded to reduce summer heat load and permit entry of winter sun.
		A2.2	Doors, windows and other openings have adequate draught control
		A2.3	Windows to north facing living areas of individual units receive at least 3 hours of sun between 9am and 3pm on June 21. North facing living areas of neighbouring dwellings do not have their sunlight reduced to less than the above 3 hours
P3	Building materials and insulation are selected to assist thermal performance and maintain internal comfort levels	A.3	Materials of high thermal mass are used for living areas and are located to receive direct sun during cooler months
P4	Landscape design assists in micro-climate management for		

<i>Performance Criteria</i>	<i>Acceptable Solutions</i>
the reduction of fossil fuel use and conservation of water	



Preferred orientation range for dwellings in temperate climate zones.



Desirable depth 10–14m for natural daylight and cross ventilation.

8. ADVICE, PROCEDURES AND CHECKLISTS

8.1 General

Compliance with the objectives and performance criteria will be the overriding consideration when assessing a proposed development. Variations to numeric provisions will be accepted where an applicant can clearly demonstrate that the objectives and performance criteria will be achieved.

Applicants are encouraged to use the services of architects, surveyors, town planners, engineers, landscape architects and professional designers to design their development and prepare necessary support documentation.

It should also be noted, that even though a development may be permissible under the planning provisions applying to a parcel of land, it will be subject to Council's development approval. This requires an application to be publicly exhibited, and assessed by Council staff. In addition some applications may also be required to be reported to Council, ie the elected Councillors for a determination.

8.2 What are the Requirements for Making an Application?

The Application Form

- *Applicants are advised to contact Council to determine the type of application (separate or joint DA/construction*

certificate application) that meets the requirements of Council and best suits the needs of the applicant.

- *The completed form must be either signed by the owner of the land or accompanied by written authority of the owner to lodge the application, including where appropriate, the*

company seal or seal of the body corporate.

Plans

- *Four copies of plans showing –
dimensions and reduced levels of all floors and ridgelines;
detailed floor plans (scale not less than 1:100);
site plan (scale not less than 1:250), including the north point;
all elevations and relevant sections (scale not less than 1:100).*
 - *A plan showing –
changes of levels on the site;
the position of the building on the site and adjoining buildings within the streetscape, and the ridgelines and eaves levels of those buildings.*
- All levels are to be related to levels on the road fronting the site.*
- *A notification plan showing the site plan, the height and external configuration of the proposed development on the*

site. This is to be provided on A3 or A4 sheets.

- A landscape concept plan showing the design principles and to include –

the location, height and species of all existing vegetation;

the location, height (at maturity) and species of proposed vegetation;

methods employed to minimise soil erosion.

- Shadow Diagrams and/or Models. Where there is likely to be overshadowing of adjoining properties, Council requires that shadow diagrams, showing the effect of 9.00 am, 12 noon and 3.00 pm shadows during the winter solstice, be lodged with the development application.

Council may also require diagrams showing likely impact on views and/or privacy. For larger developments models may also be required.

- A site analysis plan annotating the manner in which the proposed design has considered the Site Planning and Layout criteria specified in Section 2.

Drainage

- The proposed method of draining the land and any stormwater detention areas. Applicants are advised to consult with Council's Development Engineer in this regard. For the type of drainage plan or erosion and sediment control plan required see Section 3.

Subdivision

- Where the development is to be in conjunction with the subdivision of the land, as in an integrated development, existing and proposed subdivision patterns are to be provided (including the number of lots and location of roads), including an indicative 'footprint' for future buildings.
- Details of consultation with public authorities responsible for the provision or amplification of utility services.

Demolition

- Details of the age and condition of the buildings or proposed works to be demolished. In this regard, where relevant, a heritage impact assessment should be supplied providing a review of the historical and/or cultural significance of any buildings which are proposed to be demolished and the impact that demolition would have on the stated significance, if any, of such buildings.

Statement of Environmental Effects

- This Statement (a requirement of the EP&A Act, 1979) must demonstrate that consideration has been given to the environmental impact of the development and set out any measures that have been taken to mitigate any likely adverse environmental impact. Where any acceptable solutions within this DCP have not been satisfied, the applicant must demonstrate that the intent of the performance criteria has been satisfied by reference to relevant objectives. The Statement is to address the relevant items contained in

Section 90 of the EP&A Act, 1979.

Heritage

- Where the subject site is listed in this plan as an item of heritage or conservation significance, it is necessary to lodge a Heritage Impact Assessment Report with the application.

Please note, the LEP includes clauses providing certain incentives or bonuses for heritage conservation.

8.3 What Applications Need to be Advertised?

All applications for development within this DCP will be advertised for a minimum period of 14 days. Notice shall be given to –

- a) such persons as appear to own land adjoining the site of the development; and
- b) all property owners in the vicinity of the site who in the opinion of Council may be affected by the proposal; and
- c) such public authorities which may have an interest in the development.

8.4 Who Should Be Consulted?

Before preparing an application, applicants should seek advice from council and in particular the Area Planner. For large scale projects it may be beneficial to arrange a meeting with Council's Development Advisory Unit. The Unit is made up of senior council officers who provide a "one stop" venue for the gathering of information by prospective applicants and give advice on how particular problems may be resolved.

Applicants are also urged to consult with adjoining landowners likely to be affected by their proposal, prior to lodging an application with Council. Such consultation will allow the concerns of affected parties to be taken into account in the design process and may thereby minimise the delays in the processing of the application.

8.5 Can an Application or Approval be Changed or Modified?

An application can be changed or an approval can be modified provided the changes are not considered significant by Council. If the changes are considered significant, a new application will be required. In any event, the proposal may need to be re-advertised in which case additional fees may be charged.