

restaurant

CHOCOLAT

PART 1

INTRODUCTION



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1.1 Legislative Background

Division 6 of Part 3 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) commenced on 30 September 2005. This Division introduced new requirements for Development Control Plans (DCPs).

As a result of these changes to the EP&A Act, Council has consolidated all of its DCPs that apply to the Parramatta local government area into one plan.

On commencement of this consolidated plan, all previous DCPs will cease to have any effect on the land to which this plan applies.

1.2 Name of this Development Control Plan

This plan is known as *Parramatta Development Control Plan (DCP) 2011*.

The DCP was adopted by Council on 22 November 2010 with further changes adopted on 28 March 2011 and came into effect on 12 October 2011.

1.3 Where this Development Control Plan Applies

This plan applies to all land within the Parramatta Local Government Area and the following deemed development control plans;

- Eastwood Brickworks Final Masterplan, adopted by City of Parramatta Council
- North Parramatta Mixed Use Zone Masterplan, adopted by the Director General of the Department of Planning

The location of these deemed development control plans is shown on the following map.



Legend

- Land to which this plan applies
- Deemed Development Control Plans

Figure 1.3.1
Land to which this Development Control Plan Applies

1.4 Relationship to other Plans and Policies

This DCP is to be read in conjunction with the *Parramatta LEP 2011*. If there is any inconsistency between this DCP and the *Parramatta LEP 2011*, the LEP will prevail.

The following are repealed to the extent to which they apply to land covered by this DCP:

- Parramatta Child Care Centres DCP 2007

- Parramatta DCP 2005
- Parramatta Notification DCP 2004
- Parramatta Heritage DCP 2001
- Harris Park DCP 2002
- DCP for Places of Public Worship 2010
- DCP for Sex Services and Restricted Premises 2010
- Parramatta City Council Tree Preservation Order
- Parramatta City Centre DCP 2007

1.5 Purpose of this Development Control Plan

The purpose of this DCP is to supplement the Parramatta LEP 2011 and provide more detailed provisions to guide development.

Under Section 79C of the Environmental Planning and Assessment Act 1979, Council is required to take into consideration the relevant provisions of this DCP when determining an application for development. However, compliance with the provisions of this DCP does not guarantee that development consent will be granted.

Section 79C of the Environmental Planning and Assessment Act 1979 contains other matters that must be considered in determining a development application.

NOTE: Appendix 1 contains an extract of Section 79C.

1.6 Aims of this Development Control Plan

The aims of this DCP are to:

- Ensure that development contributes to the quality of the natural and built environments
- Encourage development that contributes to the quality of the public domain
- Ensure that development is economically, environmentally and socially sustainable
- Ensure future development has consideration for the needs of all members of the community
- Ensure development positively responds to the qualities of the site and its context
- Ensure development positively responds to the character of the surrounding area
- Ensure development positively responds to the qualities of the site and its context
- Ensure development positively responds to the character of the surrounding area

1.7 Structure of this Development Control Plan

Part 1 - Introduction

Explains what the DCP is and where it applies.

Part 2 - Context and Site Planning

Assists applicants to determine the pre-development opportunities and constraints of a site prior to commencing design of a proposal.

Part 3 - Development Principles

Assists applicants to identify a three dimensional building envelope that forms the basis of the design and which is further refined by applying the General Development Principles.

Part 4 - Special Precincts

Contains additional design requirements for certain places that require special consideration.

Development in these places is to be designed with regard to the provisions of Parts 2 and 3, and with emphasis on the additional design requirements of this Part.

Part 5 - Other Provisions

Outlines provisions for certain types of development, such as boarding houses, child care centres and signage.

Glossary

Contains the definition of words for the purpose of this DCP.

Appendices

Contains useful information that is referred to in the DCP.

1.8 Terms used in this Development Control Plan

In this DCP, terms have the meaning ascribed in the *Environmental Planning and Assessment Act 1979* and the *Parramatta LEP 2011*. Certain terms used in this DCP are defined in the glossary.

Any reference in a Part of this Consolidated Plan to “this DCP” or “this Plan” is a reference to the Part of this Consolidated Plan where the reference is contained.