

I Introduction

I.1 The purpose of this Development Control Plan

This Development Control Plan (DCP) has been prepared in accordance with Section 72 of the *Environmental Planning and Assessment Act 1979* (the Act) and with clauses 15 to 24 of the *Environmental Planning and Assessment Regulation 1994*. The DCP provides more detailed provisions than in the *Central Sydney Local Environmental Plan 1996* (LEP) for development in Central Sydney that will:

- protect and enhance the public domain,
- contribute to the prosperity and character of Central Sydney.

Under Section 90 of the Act, the consent authority is required to take into consideration the relevant provisions of this DCP in determining an application for development in Central Sydney.

I.2 Citation

This plan may be referred to as the *Central Sydney Development Control Plan 1996*.

I.3 Land covered by this plan

This plan applies to the land covered by *Central Sydney Local Environmental Plan 1996* (see Figure I-1).

I.4 Relationship of this DCP to the LEP

The provisions contained in this DCP are in addition to the provisions of the LEP. If there is any inconsistency between this DCP and the LEP, the LEP will prevail.

Compliance with the provisions of this DCP does not necessarily guarantee that consent to a Development Application (DA) will be granted. Each DA will be assessed having regard to the LEP, this DCP, other matters listed in Section 90 of the Act, and any other policies adopted by the consent authority.

Consistent application of the provisions of this DCP will be given high priority by the consent authority.

For convenience, related clauses in the LEP are noted where applicable in this DCP.

I.5 The Consent Authority

Sydney City Council is the consent authority for all development, except major development (as defined in the *City of Sydney Act 1988*) where the Central Sydney Planning Committee is the consent authority.

I.6 Explanatory Notes

Separate explanatory notes which provide further assistance to applicants will be issued by the Council from time to time. These notes will cover topics including *Requirements for Development Applications* and *List of Relevant Council Policies, Codes and Practices*.

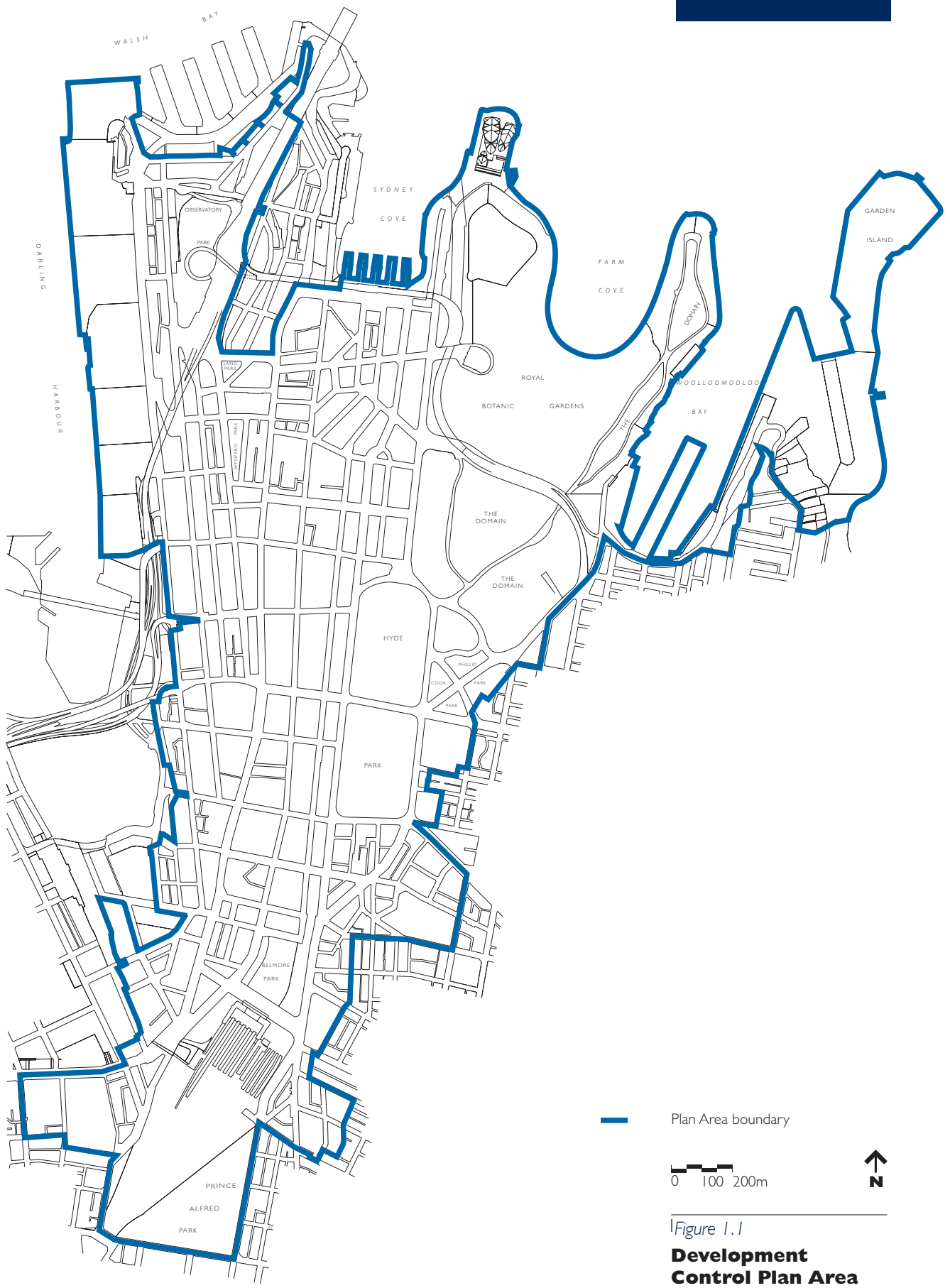
1.7 Monitoring and Review

The consent authority is required to keep the local environmental plans and development control plans under regular and periodic review (see section 73 of the Act). The consent authority is committed to this process to ensure that the Plans continue to be useful and relevant planning instruments. It is considered vital that the consent authority regularly appraises the implementation of the Plans to assist in the identification of necessary amendments to be made to the Plans.

The consent authority is to review the Central Sydney Local Environmental Plan 1996 and Central Sydney Development Control Plan 1996 at five yearly intervals in order to:

- (i) assess the continued relevance and responsiveness of the Plan's provisions;
- (ii) measure the achievement of the objectives of the Plan;
- (iii) identify the need for changes to the provisions to better achieve the objectives of the Plan; and
- (iv) ensure the availability of adequate development capacity under the Plan's provisions.

DCP Amendment No 4
Relevant LEP clause: 5



Plan Area boundary

0 100 200m



Figure 1.1

**Development
Control Plan Area
(Amendment No 4)**