

Lismore City Council

Lismore Development Control Plan



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Introduction

Name of Plan

This Plan is called the Lismore Development Control Plan.

Structure of the Plan

The Lismore Development Control Plan is comprised of two parts – Part A and Part B.

Part A contains controls that apply to particular forms or aspects of development generally throughout Lismore. Part B contains more specific controls that are applicable to specific areas. Both Part A and Part B may be applicable to a development and are to be read in conjunction with each other.

Land to which the Plan Applies

Part A of this Plan applies to development on land throughout Lismore City. Part B applies to development within specific areas as identified in the individual chapters of that Part.

Aims of this Plan

The aim of this Plan is to provide controls and guidelines for new development that will assist in achieving the aims and objectives of the Lismore Local Environmental Plan 2000.

Specific aims for the various aspects of development or the specific areas identified in this Plan are included in the relevant Chapter.

Adoption of Plan

This Plan has been prepared in accordance with Section 74C of the EP&A Act, 1979 and Clause 16 of the EP&A Regulation, 2000. The Plan was adopted by Lismore City Council at its Meeting of June 12, 2007 and came into effect on June 28, 2007.

Relationship to other Plans

This plan should be read in conjunction with the Lismore Local Environmental Plan 2000. Other relevant plans and guidelines include:

Lismore On-site Sewage and Wastewater Management Strategy
Lismore Stormwater Management Plan
Landscape Guidelines
Sediment and Erosion Control Guidelines

How to Use this Plan

In assessing a Development Application, Council must have regard to the matters listed in Section 79C of the Environmental Planning and Assessment Act, 1979.

Under Section 79C(1)(a)(iii), Council is required to consider any development control plan that applies to the land to which the Development Application relates. This Plan is the Development Control Plan that applies to the City of Lismore. It covers a range of matters that are addressed as individual Chapters in the Plan. When preparing a Development Application, an applicant must have regard for all the relevant matters in this DCP that may be applicable to the proposal.

Variations to the Plan

Compliance with the provisions of this Plan does not necessarily imply that Council will grant consent to a Development Application. Council is required, in relation to all development applications, to take into consideration those matters listed within section 79C of the Environmental Planning and Assessment Act, 1979 (as amended) and all other statutory documents.

Council may refuse consent to development which does not comply with this Plan, or may modify by conditions, the development so that it does comply.

Council may approve development that does not strictly comply with this Plan. This will only be considered where the variation is considered to be minor, or where it can be demonstrated that compliance is physically impossible or impractical, or where the alternative proposed is substantiated as a better design solution.

Variations to this Plan will not be supported where the purpose of the variation is to erode either the objectives or minimum standards, or simply to save development costs.