

# **DRAFT AMENDMENT 6 TO BLUE MOUNTAINS DEVELOPMENT CONTROL PLAN 2015**

## **Part B4: Principal Development Area**

### **Definitions**

**“large lot”** means a lot containing land with an area of at least 4,000 square metres that is zoned C3 Environmental Management or C4 Environmental Living, and

**PDA”** means a principal development area, being the area of land within a large lot, within which all development, other than that specifically excluded under this clause, must be contained.

### **Introduction**

Part B4 applies to all development on a large lot, located in the C3 Environmental Management or C4 Environmental Living Zone.

While these lots are larger in size, they are highly constrained by environmentally sensitive land, bushfire and located on the bushland fringe areas of townships, connecting into the Blue Mountains National Park and World Heritage Area.

The PDA provisions in clause 4.4B of LEP 2015 seek to set the overall size of the development based on the environmental sensitivity of the land, allowing a modest scale of development while preserving and enhancing the natural features of the site and surrounds. The LEP provisions also require that development is confined to a single area within the site (the PDA) to minimise the extent of bushland disturbance; and that development is not located on environmentally sensitive parts of the site.

The PDA setback controls in this DCP chapter work with the LEP provisions to ensure that the PDA is appropriately sited on the land, as required by the LEP.

The PDA setback controls then work in conjunction with other parts of the LEP and DCP, to ensure buildings within the PDA are of a scale suitable to the environmentally sensitive location, and retain or enhance the appropriate bushland character for these highly constrained and environmentally sensitive lots.

The environmental impacts of the proposed development, including stormwater management, bushland and weed management, are then addressed by the further range of environmental controls in LEP 2015 and DCP.

## **Part B4      Principal Development Area**

### **B4.1            Principal Development Area Setbacks**

#### **Objectives**

- O1 To ensure that the siting of the PDA and all development within it, promotes a predominantly bushland setting, that conforms with the zone objectives and the bushland character of the locality.
- O2. To provide sufficient setbacks between the PDA and lot boundaries, so that development within the PDA can be screened from view from the Blue Mountains National Park and any bushland reserves.

#### **B4.1.1        Controls**

- C1. For land consisting of or including an area of greater than 4,000m<sup>2</sup> within **Zone C3 Environmental Management or C4 Environmental Living (Large lots)** the PDA setback from any boundary is to be a minimum of 10 metres.

#### **B4.1.2        Exceptions to PDA Setbacks**

- C1. To ensure that the location of the PDA responds to individual site constraints and minimises site disturbance and clearing of vegetation, Council may permit development that does not comply with PDA setback requirements where:
  - (a) it is satisfied that the proposed development will provide for a better environmental outcome for the site by:
    - i. Enabling the PDA to be located outside of environmentally sensitive land , or
    - ii. Reducing the extent of any disturbance of native vegetation compared to the extent of disturbance arising from a development complying with the setback controls; and
  - (b) the PDA setbacks, in combination with the design of the proposed development, result in a development which is screened from view from the Blue Mountains National Park or any bushland reserve, and
  - (c) the proposed development is of a design that minimises its apparent bulk when viewed from any road, and
  - (d) The proposed PDA setbacks provide for sufficient vegetation retention or planting of new vegetation to enable the proposed development to conform with the bushland character of the locality in which the lot is situated.

## **B4.2 PDA Setback from a Classified Road**

- C1. Where land adjoins a Classified Road, other than a Tourist Road, the setback of the PDA from the alignment or proposed alignment of the road is to comply with Part B4.2 - Table 1.

Note: Classified Road has the same meaning as in the Roads Act 1993 and includes the Great Western Highway, Hawkesbury Road, Darling Causeway and Bell's Line of Road.

### **PDA Setback from a Classified Road**

<b>Zone</b>	<b>Setback</b>
C3 Environmental Management	30m
C4 Environmental Living	18m

- C2. Council may consent to development that does not comply with C1 only if it is satisfied that the existing development on the land or the physical or functional circumstances of the land would warrant a lesser setback, and this would not result in the creation of a traffic hazard.

## **B4.3 Site Coverage and Pervious Area**

- C1 For land within Zone C3 Environmental Management, site cover controls are prescribed in LEP 2015 clause 4.4A (Site coverage and landscaped area).
- C2 For land within Zone C4 Environmental Living, site cover and pervious area controls are prescribed in LEP 2015 clause 4.4A (Site coverage and landscaped area).

## B3.2 Single Dwelling Design Considerations

The draft DCP also proposes the amendment of the following Single Dwelling Design Considerations to also apply to single dwellings located in the C3 Environmental Management Zone.

Clause	Page	Action
B3.2 Introduction	66	Paragraph 2 and 3 – extend application to Zone C3 Environmental Management
B3.2.1 Context Considerations	68	Paragraph 2 – extend application to zone C3
B3.2.2 Siting and Site Design	69	Paragraph 4 - extend application to zone C3
B3.2.3 Building scale, forms and articulation	72	Paragraph 4 - extend application to zone C3
B3.2.4 Roof Forms	74	Paragraph 2 – extend application to zone C3
B3.2.5 Materials, Details, finishes and colours	76	Paragraph 3 – extend application to zone C3

### DCP Amendment 6: Revision History

Maintained By	City Planning Statutory Planning Team			
Version	Purpose	Modifications Made	Date	Status
1.0	Local Planning Panel Advice		22/12/2023	Draft
1.1	Council Endorsement			Draft
1.2	Public Exhibition	Remove explanatory notes not proposed as part of amended DCP.	24/5/2023	Draft