6.14 Requirement for development control plans

(1) The objective of this clause is to ensure development on certain land is only considered after a development control plan has been prepared and adopted for the land.

(2) This clause applies to land identified as a “Key Site” on the Key Sites Map.

(3) Development consent must not be granted to development on land to which this clause applies unless a development control plan that provides for detailed development controls has been prepared for the land.

(4) Without limiting subclause (3), the development control plan must provide for all of the following:

(a) principles drawn from an analysis of the site and its context,

(b) building envelopes and built form controls,

(c) subdivision pattern,

(d) distinct public and private spaces,

(e) overall transport hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, with particular regard to public transport, pedestrians and cyclists,

(f) preferred location of permissible uses,

(g) traffic management facilities and necessary parking ratios,

(h) staging of development.

(5) Subclause (3) does not apply to any of the following development:

(a) subdivision for the purpose of a realignment of boundaries that does not create additional lots,

(b) subdivision of land if any of the lots proposed to be created is to be reserved or dedicated for public open space, public roads or any other public or environmental protection purpose,

(c) subdivision of land in a zone in which the erection of structures is prohibited,

(d) proposed development on land that is of a minor nature only if the consent authority is of the opinion that the carrying out of the proposed development would be consistent with the objectives of the zone in which the land is situated,

(e) a change of use of an existing building on land identified as “Manly Hospital site, Manly” or “Dalwood Children’s Home site, Seaforth” on the Key Sites Map from one type of health
services facility to another type of health services facility, being development carried out by or on behalf of the NSW Health Service.