



12 STEPS

OF THE DEVELOPMENT PROCESS

STEP THREE BONUS: WHAT'S ALL THE FUSS ABOUT THE DCP



I'm sure you are now starting to see a common theme to become a property developer. Whilst you don't need to be an expert in any one area, it's pretty important to have a good understanding across the entire scope of the development process, It's a bit like being an all-rounder.

Whilst this chapter is "What's the fuss about the DCP?", it also applies to the LEP.

So what is the DCP and LEP? And why are they important? Simply put, the DCP and LEP outline exactly what is permissible in any given Local Council precinct. Both documents interact with each other and do not operate in isolation.

The DCP (Development Control Plan) and the LEP (local Environment Plan) are council policy documents that contains the detailed design controls applicable to development in a local government area. They are the planning documents that establish requirements and the direction for the development.

A working knowledge of the relevant Council DCP (Development Control Plan) and LEP (Local Environment Plan) is needed to decipher the often complex council requirements. Let's cover off the major points you need to have an understanding of, along with a few other areas covered off in these documents.

The first thing you will need to know before reviewing the DCP and LEP is the zoning of the land. This will then determine what sections to review. The zoning will determine what type of development is allowed. The DCP is generally chapter driven, so you don't need to read the whole thing, you can simply stick to the chapters that are relevant to you. I would suggest sticking with residential zones to begin with, however you might also be interested in:

- Development in Rural Zones.
- Development in Business Zones.
- Development in Industrial, Business Park and Infrastructure Zones,
- Development in Recreation and Tourist Zones.

A major section to review is around "Subdivision Development". I have listed the most common, but again would suggest you master the top half of the list before contemplating the specialist areas of development.

- Attached Dwellings.
- Secondary Dwellings
- Dual Occupancy Development
- Housing on small and narrow lots
- Multiple Dwelling Housing
- Caravan Parks and Manufactured Home Estates
- Residential Flat Buildings
- Child Care Centres

Through these sections you will start to understand the requirements of the specific council, as each type of development has different requirements. You will need a good understanding of how the following factors interact and effect the potential yield you can obtain on your site:

- Car Park Requirements
- Building Heights
- Private Open Space Requirements
- Site Coverage
- Landscaping
- Density
- Minimum Lot Sizes
- Floor Space Ratios

Whilst you are at the review stage, it is worth having a quick look at a 149 Certificate (for NSW property), which forms part of the "Contract for Sale". This may also highlight other areas that might have specific council or state government controls, and could include:

- Flooding (Sea or Lake Level Rise)
- Road Widening
- Bushfire
- Significant Tree Orders
- Mine Subsidence
- Heritage Issues
- Acid Sulfate Soils

The beauty of understanding the DCP and LEP for a particular local council is that once you have a good understanding of the controls, you can apply it to each opportunity you come across in that area. This will speed up the time it will take you to assess the constraints of a site, and weeding out the dud's before they take up all of your time.