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## Planning Matters - 22 October 2019

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### **ITEM 5.2                      Draft Housekeeping Amendments to Bankstown DCP 2015 and Canterbury DCP 2012**

**AUTHOR                      Planning**

### **PURPOSE AND BACKGROUND**

This report proposes draft housekeeping amendments to Bankstown Development Control Plan 2015 and Canterbury Development Control Plan 2012. The proposed amendments have been identified through the day-to-day operation and use of the DCPs, and a Council resolution of 23 July 2019.

### **ISSUE**

The Development Control Plan (DCP) is a planning document, which supports the Local Environmental Plan by providing additional objectives and development controls to enhance the function, appearance and amenity of development. The development controls include storey limits, setbacks, building design, landscaping and parking requirements.

Council is currently preparing a new comprehensive, citywide Local Environmental Plan and Development Control Plan as part of the Accelerated Local Environmental Plan Program, however this project is expected to be completed in 2020. In the interim, Council continues to periodically review its DCPs to ensure the development controls reflect Council resolutions, Court decisions and development outcomes. At the same time, Council continues to investigate ways to streamline the development assessment process without compromising the quality of the development outcomes.

This report proposes to exhibit draft housekeeping amendments to the DCPs, with a further report to Council following the exhibition period.

### **RECOMMENDATION    That -**

1.     Council exhibit the draft amendments to Bankstown Development Control Plan 2015 and Canterbury Development Control Plan as provided in Attachment A.
2.     The matter be reported to Council following the exhibition period.

### **ATTACHMENTS**

- A.     Draft DCP Housekeeping Amendments
- B.     Explanatory Notes

## **POLICY IMPACT**

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The intended outcome of the draft housekeeping amendments to the DCPs is to continue to deliver high quality development while facilitating a simpler and faster development assessment process.

## **FINANCIAL IMPACT**

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This matter has no financial implications for Council.

## **COMMUNITY IMPACT**

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Council is currently preparing a new comprehensive, citywide Local Environmental Plan and Development Control Plan as part of the Accelerated Local Environmental Plan Program, however this project is expected to be completed in 2020.

In the interim, there is a need to undertake the proposed housekeeping amendments to ensure Council's development controls remain contemporary and relevant to successfully manage development across the city. This report seeks to exhibit proposed changes to the DCPs for public comment. A further report would be provided to Council following the exhibition period.

## DETAILED INFORMATION

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This periodic review identifies a number of draft housekeeping amendments to Bankstown DCP 2015 and Canterbury DCP 2012. The tables below summarise the draft housekeeping amendments as provided in Attachment A, with additional explanation in Attachment B.

Table 1: Key Draft Housekeeping Amendments to Bankstown DCP 2015

Development controls	Summary of Key Draft Housekeeping Amendments to Bankstown DCP 2015
Exemption Status of Pine Trees (Part B11)	Clarify the non-exempt status of the Norfolk Island Pine tree as resolved by Council at the Ordinary Meeting of 23 July 2019.
Parking Rate for Child Care Centres (Part B6)	Following the adoption of a new parking rate (Part B5) at the Ordinary Meeting of 28 May 2019, delete the former parking rate (Part B6) to remove any inconsistencies in the DCP.
Dual Occupancies (Part B1)	Reinforce that Council discourages internal stacked or tandem garages, and the possible conversion of internal car parking spaces to habitable floor space which may result in dual occupancies greater than the maximum 0.5:1 FSR.
Housing Estates (Part B1)	Increase the minimum road width from 17 to 18 metres to better fit on-street parking on both sides of the road.
Multi Dwelling Housing in Zone R2 (Part B1)	Delete the existing DCP controls for multi dwelling housing in Zone R2 once the Department of Planning, Industry and Environment approves the planning proposal to prohibit multi dwelling housing in Zone R2 in the former Bankstown LGA. The DCP controls would no longer be relevant.

Table 2: Key Draft Housekeeping Amendments to Canterbury DCP 2012

Development controls	Summary of Key Draft Housekeeping Amendments to Canterbury DCP 2012
Engineering Specifications (Appendix 1)	Align the stormwater disposal requirements for dual occupancy development with Bankstown DCP 2015.
Parking Rate for Boarding Houses (Part B, Table B1.2)	Align the parking rate for boarding houses with Bankstown DCP 2015.
Rear Setbacks to Rear Lanes in Business Zones (Part D)	<p>Section D1.3.4 previously did not require business zoned land to provide a rear setback if the land adjoined a rear lane. The reason is the rear lane would act as a separation buffer to adjacent properties.</p> <p>The housekeeping amendments (Amendment No. 5) to the DCP inadvertently removed this development control. To address this anomaly, it is proposed to reinstate this development control.</p>
Vehicular Crossings (Part B)	Align the maximum width for residential vehicular crossings with Council's Vehicular Crossing Policy and Bankstown DCP 2015 (maximum 5.5 metres).

### Next Steps

Should Council support the recommendations of this report, the next step is to exhibit the draft housekeeping amendments for public comment. Council will receive a further report following the exhibition period.