

Draft DCP Amendments

Amendment No.	Draft DCP Amendment
1	<p><u>All chapters</u></p> <p>Amend the name of the Draft DCP to read: <i>Canterbury-Bankstown Development Control Plan 2022</i>.</p>
2	<p><u>All chapters</u></p> <p>Reference the new state environmental planning policies where required.</p>
3	<p><u>Chapter 1.1 [Introduction and Administration]</u></p> <p>Transfer the existing ‘front building line’ definition from the Bankstown LEP 2015 to Chapter 1.1 (Section 3) to read: <i>front building line means:</i></p> <p>(a) <i>for a lot that has only one road frontage—the line the consent authority is satisfied is the minimum setback a building should be from the road alignment, or</i></p> <p>(b) <i>for a lot that has more than one road frontage—the shortest of the lines (excluding an access handle or right of way for access) that can be calculated under paragraph (a).</i></p>
4	<p><u>Chapter 2.4 [Pipeline Corridors]</u></p> <p>Replace Chapter 2.1 (Section 2) with a new Chapter 2.4 to read:</p> <p><u>SECTION 1—MOOMBA TO SYDNEY PIPELINE CORRIDOR</u></p> <p><u>Explanation</u></p> <p><i>The pipeline corridor crosses through the Canterbury-Bankstown Local Government Area. The SEPP (Transport and Infrastructure) 2021 and State guidelines require development on land adjacent to the pipeline corridor (Licence 15) to consider potential safety risks or risks to the integrity of the pipeline and to consequently introduce planning controls to manage the level of risk.</i></p> <p><u>Objectives</u></p> <p>O1 <i>To identify matters for consideration in the assessment of development on land adjacent to the pipeline corridor.</i></p> <p>O2 <i>To provide for consultation with relevant pipeline operators about certain development during the assessment process.</i></p>

Development Controls

Pipeline easement

1.1 *The pipeline operator that manages the pipeline easement must consent to any proposed works within the easement or within three metres of the pipeline through the Third Party Works Authorisation process.*

Residential development

1.2 *This clause applies to development for the purposes of residential accommodation on land identified as "Area 2" on the Hazard Area Map as follows:*

- (1) The objective of this clause is to allow residential development on land adjacent to the pipeline corridor provided:*
 - (a) buildings incorporate measures to adequately mitigate the impacts of exposure to the pipeline,*
 - (b) buildings incorporate measures for features exposed to the pipeline to withstand a heat flux of 20kW/m²,*
 - (c) buildings provide reliable evacuation access.*
- (2) Before granting development consent, Council must be satisfied that the development:*
 - (a) complies with appropriate performance solutions assessed by the verification method in accordance with section A2.2(2)(b) of the Building Code of Australia, and*
 - (b) complies with the performance standards set for '3m from the boundary' under the Building Code of Australia, including but not limited to:*
 - (i) development must be 'TYPE A' construction regardless of rise in storey and must incorporate fire-resisting construction in accordance with the details specified in C1.1 of the Building Code of Australia, noting that the fire-resistance level is achieved when subjecting a system to the AS1530.4 standard fire test,*
 - (ii) development must protect openings that face the pipeline in accordance with C3.4 of the Building Code of Australia, noting that if passive protection or performance solutions are relied upon the system would need to achieve the same fire resistance level or better as the fire resisting element it is located within,*
 - (iii) development must protect service openings in accordance with C3.15 of the Building Code of Australia,*
 - (iv) development must protect the construction joints, spaces and the like in and between building elements in a manner identical to a tested prototype in accordance with AS1530.4-2012 to achieve the required fire-resistance level,*

	<p>(v) <i>fire stair exits must discharge into locations that are shielded away from the pipeline location, and</i></p> <p>(c) <i>submits an appropriate emergency response plan for use by building occupants, and</i></p> <p>(d) <i>submits a report prepared by a qualified consultant to the satisfaction of Council, which verifies that if all of the commitments relating to the building design and construction listed in the report are fulfilled, the development will comply with this clause.</i></p> <p>(3) <i>In this clause, qualified consultant means a consultant who holds a current registration as a 'Building Surveyor-Unrestricted' or 'Certifier-Fire Safety' for the purposes of section 6(4) of the Building and Development Certifiers Act 2018.</i></p> <p>1.3 <i>Development may be carried out using performance solutions in accordance with clause A2.1 – (1) or (3) of the Building Code of Australia provided the development satisfies or exceeds the relevant performance requirements outlined in clause 1.2. The design fire must address:</i></p> <p>(a) <i>vertical fire spread,</i></p> <p>(b) <i>horizontal fire spread, and</i></p> <p>(c) <i>a fire brigade intervention scenario in the Building Code of Australia that is not less than the requirements in clause 1.2.</i></p> <p><u>Safety management plans</u></p> <p>1.4 <i>Council requires the erection of new buildings on land shown in Figures 1–4 to submit a safety management plan in accordance with the Australian Standard 2885 (Standard for Gas and Liquid Petroleum Pipelines) to assess the land use and construction risks.</i></p> <p>1.5 <i>Council may require other development on land adjacent to the pipeline corridor to submit a safety management study in accordance with the Australian Standard 2885 (Standard for Gas and Liquid Petroleum Pipelines) to assess the land use and construction risks.</i></p>
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Figure 1: Land in East Hills (shown blue) where new buildings must submit a safety management plan (subject to formatting)



Figure 2: Land in Panania (shown blue) where new buildings must submit a safety management plan (subject to formatting)



Figure 3: Land in Revesby (shown blue) where new buildings must submit a safety management plan (subject to formatting)

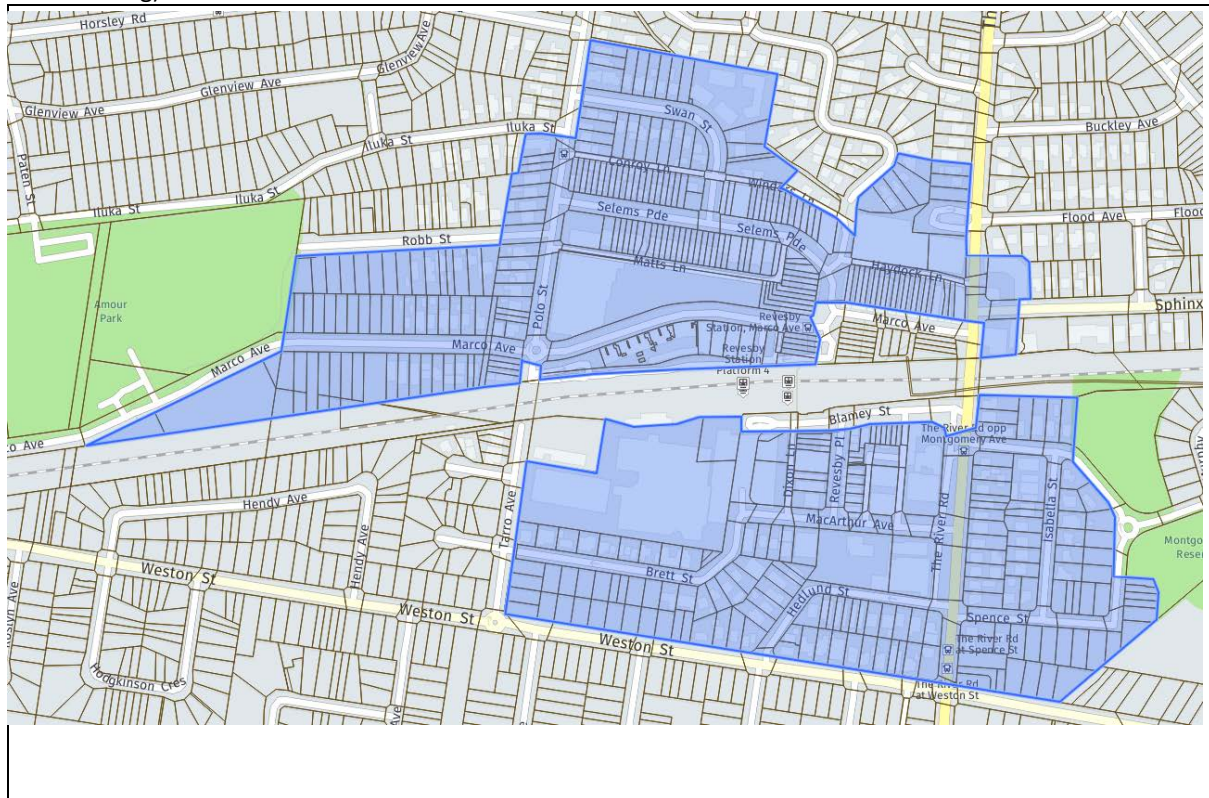


Figure 4: Land in Padstow (shown blue) where new buildings must submit a safety management plan (subject to formatting)



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5	<p data-bbox="405 282 683 315"><u>Chapter 3.2 [Parking]</u></p> <p data-bbox="405 356 1370 468">Transfer the existing control from the Canterbury DCP 2012 (B1.4.1, C20) to Chapter 3.2 (Section 3, clause 3.7) to read: <i>Mechanical parking devices, including car lifts, will not be supported.</i></p> <p data-bbox="405 512 1019 546">Renumber the subsequent clauses accordingly.</p>
6	<p data-bbox="405 595 1310 629"><u>Chapter 5.1 [Residential Development in the Former Bankstown LGA]</u></p> <p data-bbox="405 669 1386 860">Transfer the existing control from the Bankstown DCP 2015 (B1, clause 4.3) to Chapter 5.1 (Section 4, clause 4.1) to read: <i>For development that establishes a dual occupancy and a secondary dwelling on the same allotment, the two dwellings forming the dual occupancy may be subdivided provided the minimum lot size is 450m² per dwelling.</i></p> <p data-bbox="405 904 1019 938">Renumber the subsequent clauses accordingly.</p>