



**Canterbury Bankstown
Development Control
Plan 2021**

**Chapter 1
Introduction**

**1.1
Introduction and
Administration**

DRAFT December 2020





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SECTION 1–INTRODUCTION

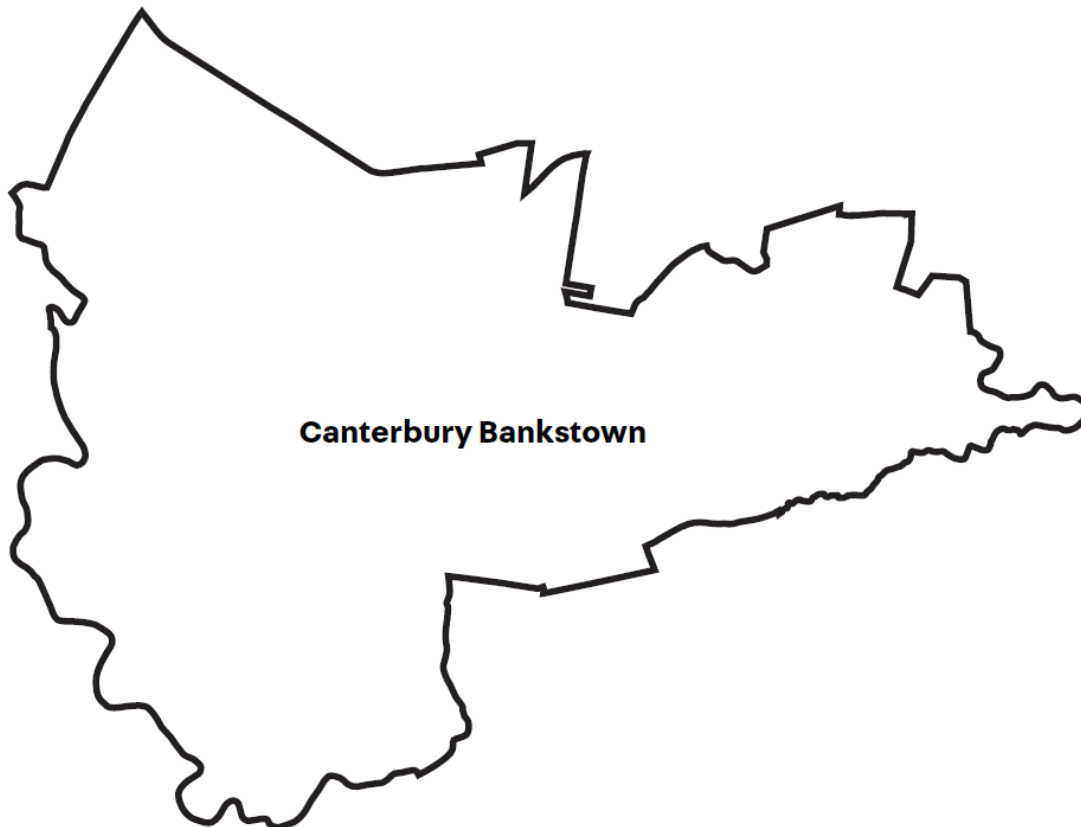
Explanation

Canterbury Bankstown is defined by its variety of centres, suburbs and river systems.

Canterbury Bankstown is a thriving and diverse area covering 110 square kilometres. It is positioned centrally in the Greater Sydney Region and supports a wide range of land uses including commercial centres, employment lands, industrial precincts, airport, transport infrastructure, hospitals, universities, schools, suburban neighbourhoods, corner shops, community facilities, parks, sporting ovals, bushland and waterways.

Connective City 2036 sets out Council’s vision to create opportunities for growth and improvement, while protecting and enhancing Canterbury Bankstown’s natural and suburban areas. The vision is for a City that provides a diversity of jobs and housing, supported by great transport connectivity, community infrastructure, and a blue and green web making the City more resilient in this changing climate.

Figure 1a: Canterbury Bankstown Local Government Area





Canterbury Bankstown Local Environmental Plan 2021 and Canterbury Bankstown Development Control Plan 2021 combine to implement *Connective City 2036*.

Canterbury Bankstown Local Environmental Plan 2021 is Council's principal planning document to regulate effective and orderly development. The LEP provides objectives, zones and development standards such as lot sizes, floor space ratios and building heights.

Canterbury Bankstown Development Control Plan 2021 supports the LEP by providing additional objectives and development controls to enhance the function, design and amenity of development.

Name of this DCP

This DCP is called Canterbury Bankstown Development Control Plan 2021.

Adoption and Commencement

Council adopted Canterbury Bankstown Development Control Plan 2021 on [date] and it came into effect on [date].

Land where this DCP Applies

This DCP applies to land within the Canterbury Bankstown Local Government Area.

Objectives

- 01** To have a single, dynamic document that supports Canterbury Bankstown Local Environmental Plan 2021.
- 02** To have objectives and development controls that establish clear guidelines for effective and orderly development in Canterbury Bankstown.
- 03** To have a high quality urban environment and built form character in Canterbury Bankstown.
- 04** To have development that contributes to the prosperity of Canterbury Bankstown.
- 05** To have development that protects and enhances the natural environment in Canterbury Bankstown.



- 06** To have development that incorporates the principles of ecologically sustainable development including:
- (a) the conservation of energy and natural resources, particularly water and soil;
 - (b) the avoidance of environmentally damaging materials;
 - (c) the avoidance of significant adverse impact on the natural environment, particularly areas of remnant vegetation, watercourses and native flora and fauna;
 - (d) waste avoidance and waste minimisation;
 - (e) encouraging the use of public transport.
- 07** To have a safe and secure environment in Canterbury Bankstown.
- 08** To have development that considers the following general environmental matters:
- (a) flora and fauna, including threatened species;
 - (b) water quality of surface water bodies and ground water;
 - (c) any catchment management plan or study applying to the land;
 - (d) the reduction of stormwater run-off by minimising the area of impervious surfaces, increasing infiltration and the use of rainwater tanks.

Relationship of this DCP to Environmental Planning Instruments and Policies

This DCP is to be read in conjunction with the environmental planning instruments and policies that apply to Canterbury Bankstown, namely:

- *Environmental Planning and Assessment Act 1979*
- *Biodiversity Conservation Act 2016* and other relevant state legislation
- State Environmental Planning Policies
- Deemed State Environmental Planning Policy—Georges River Catchment
- Local Strategic Planning Statement, *Connective City 2036*
- Canterbury Bankstown Local Environmental Plan 2021
- Development Contributions Plans and Planning Agreements Policy
- Community Participation Plan
- Guidelines that support Canterbury Bankstown Development Control Plan 2021, namely:
 - Demolition and Construction Guide
 - Development Engineering Guide
 - Heritage Guide and Heritage Conservation Area Character Statements
 - Landscape Guide
 - Tree Management Manual
 - Waste Management Guide
- Any policies or studies adopted or recognised by Council that are relevant to development applications.



How to Use this DCP

The *Environmental Planning and Assessment Act 1979* requires Council to take into consideration Canterbury Bankstown Development Control Plan 2021 in determining development applications. Canterbury Bankstown Development Control Plan 2021 is a multi-layered document and it is important to read all chapters of this DCP.

The objectives and development controls of any one chapter of this DCP cannot be read in isolation. Development applications must refer to all relevant chapters of this DCP.

The following steps provide a general guide to using this DCP:

Step 1–Refer to Introduction

Refer to Chapter 1 of this DCP to check the citation and objectives. This includes:

- A reference on how this DCP relates to other planning instruments. It is important to confirm the zone and site conditions to identify whether the proposal is permissible on the site.
- The index of chapters in this DCP and the index of amendments to confirm the latest version of this DCP.
- Definitions of certain terms used in this DCP.

Step 2–Check if exempt or complying development

It is important to first check whether the proposal is exempt or complying development (refer to State Environmental Planning Policies and Canterbury Bankstown Local Environmental Plan 2021).

Exempt development is development of a minor nature that does not require development approval. Complying development is routine development that can be certified by Council or private certifiers. If the proposal is not exempt or complying development, a development application is required to be lodged with Council.

Step 3–Check the objectives and development controls of this DCP

Check the objectives and development controls that may apply to the proposal. The chapters of this DCP include:

- 1 Introduction
- 2 Site Considerations
- 3 General Requirements
- 4 Heritage
- 5 Residential Accommodation



- 6 Strategic Centres
- 7 Commercial Centres
- 8 Employment Lands
- 9 Industrial Precincts
- 10 Other Development
- 11 Key Development Sites

Step 4–Lodge development application

Applicants should discuss their proposal with Council to confirm the issues that must be taken into account when preparing development applications, and to check any need for the preparation of reports by specialist consultants.

Council reviews this DCP on a periodic basis. It is important for applicants to refer to the latest version of this DCP when preparing development applications. Applicants should check with Council to confirm the latest version of this DCP.



SECTION 2–DEFINITIONS

Boarding room means a room or suite of rooms within boarding houses and group homes occupied or so constructed or adapted as to be capable of being occupied by one or more lodgers.

Building height plane means a plane projected over the site at a 45° angle, extending from 1.8 metres above the ground level (existing) at the boundary of any adjoining residential zone. The Building Height Plane defines the envelope or space within which a non–residential building should be confined.

Canterbury Bankstown means the Canterbury Bankstown Local Government Area.

Community event means a function or event open to the public or a section of the public that is a ceremony, cultural celebration, exhibition, fete, fair, gathering, market or sporting event.

Contributory building means a building that dates from the key period of significance that has little alteration to its original form, scale, proportions and materials. Previous unsympathetic alterations to the exterior are reversible or can be improved (for example through the use of compatible materials and finishes).

DCP means Canterbury Bankstown Development Control Plan 2021.

Deep soil zone means an area of soil within a development that is unimpeded by buildings or structures above and below ground. Deep soil zones exclude basement car parks, services, swimming pools and impervious surfaces including car parks, driveways and roof areas.

Desired character means the ideal image, form, quality (character) of development that this DCP seeks to achieve for Canterbury Bankstown in the future.

Development control means the minimum control that must be met if Council is to consider a development application for approval.

Fence height means the vertical distance measured from any point along the top of the fence to the ground level (existing) (this is taken to be the level where the fence posts enter the ground) immediately below that point.

Food premises means food premises as defined in the Food Act 2003.

Former Bankstown Local Government Area (LGA) means the map of the former Bankstown Local Government Area held in the office of Council.



Former Canterbury Local Government Area (LGA) means the map of the former Canterbury Local Government Area held in the office of Council.

Front dwelling means a dwelling that faces the street at or adjacent to the front building line.

Hardstand means an open paved, concrete, or grassed space designed to allow for car parking.

Landscape buffer zone means an area on a site that allows deep soil planting and may allow an entry and exit driveway to the site. Landscape buffer zones exclude other forms of development such as buildings, car parks and the like.

Lane means a narrow roadway that measures 6 metres or less in width between the made or unmade kerb alignments.

LEP means Canterbury Bankstown Local Environmental Plan 2021.

Lightweight appearance means an appearance achieved by balconies, carports, pergolas or verandas that are supported by slender posts, which are constructed of steel or timber, and by balconies that do not have masonry balustrades.

Living area means a room used for normal domestic activities and includes a living room, lounge room, kitchen, dining room, family room, playroom and sunroom.

Neutral building means:

- (a) a building that dates from the key period of significance, with some later alterations, but with the overall form, scale and proportions retained. Previous unsympathetic alterations to the exterior are reversible or can be improved; (for example through the use of compatible materials and finishes); or
- (b) a building that does not date from the key period of significance but is compatible with the surrounding area in terms of its form, scale, proportions and materials.

Non-contributory building means:

- (a) a building that dates from the key period of significance that has considerable later alterations, and no longer retains its original form, scale, proportions or materials. Previous unsympathetic alterations to the exterior are not reversible; or
- (b) a building that does not date from the key period of significance and is not compatible with the surrounding area in its form, scale, proportions and materials.



Open space means any open or vacant area on a site that is designed, constructed, or adapted for living or outdoor recreation, but does not include:

- (a) a driveway, parking area, drying area or other service area, undercroft area, balcony and the like; or
- (b) any above ground terrace, deck, or verandah where the height of the floor level is more than 300mm above the ground level (existing).

Outbuilding means any of the following class 10a buildings under the Building Code of Australia:

- (a) balcony, deck, patio, pergola, terrace or verandah that is detached from a building,
- (b) cabana, cubby house, fernery, garden shed, gazebo or greenhouse that is detached from a building,
- (c) carport that is detached from a building,
- (d) farm building that is detached from a building,
- (e) garage that is detached from a building,
- (f) rainwater tank (above ground) that is detached from a building,
- (g) shade structure that is detached from a building,
- (h) shed that is detached from a building.

Primary street means in the opinion of Council, the principal public road that provides access to the major entry (front door) to the dwelling or building.

Primary street frontage means:

- (a) the single frontage where a site has a single frontage to the street; or
- (b) the shortest frontage where a corner site has two or more frontages to the street; or
- (c) the two frontages where a site (not including a corner site) runs between two streets.

Riparian corridor means a watercourse, the banks of the watercourse, and the area located within 15 metres of the watercourse (measured from the top of the banks).

Secondary street means in the case of a site that has access from more than one public road (not including a lane), a road that is not the primary street.

Secondary street frontage means:

- (a) the longer frontages where a corner site has two or more frontages to the street; and
- (b) any frontage of a site that adjoins a lane.

Sub-floor area means an area beneath the lowest habitable storey of a building, but not a basement or an undercroft.

Undercroft means an area used only for car parking, storage or services that is located at, or substantially at, ground level.



Wall height means the vertical distance between the ground level (existing) and the underside of the eaves at the wall line or the top of the parapet or the flat roof (whichever is the highest).



SECTION 3–LIST OF AMENDMENTS

Council amended Canterbury Bankstown Development Control Plan 2021 on the following dates:

| Amendment number | Adoption date | Effective date | Subject of amendment |
|-------------------------|----------------------|-----------------------|-----------------------------|
| | | | |