



Canterbury-Bankstown Development Control Plan 2023

Issues Paper – Draft Housekeeping Amendments

May 2024





LIST OF DRAFT HOUSEKEEPING AMENDMENTS

All Chapters.....3

Chapter 1.1 – Introduction and Administration 4

Chapter 2.3 – Tree Management 5

Chapter 3.2 – Parking 10

Chapter 3.3 – Waste Management 14

Chapter 3.5 – Subdivision 15

Chapter 3.7 – Landscape 15

Chapter 4.2 – Heritage Items.....16

Chapter 4.3 – Heritage Conservation Areas 17

Chapter 5.1 – Residential Accommodation (Former Bankstown LGA) 20

Chapter 5.2 – Residential Accommodation (Former Canterbury LGA) 25

Chapter 6.1 – Strategic Centres (General Requirements).....28

Chapter 7.1 – Commercial Centres (General Requirements).....30

Chapter 8.1 – Employment Lands (General Requirements).....32

Chapter 9.1 – Industrial Precincts (General Requirements).....33

Chapter 10.3 – Home Businesses 33

Chapter 10.5 – Places of Public Worship.....34

Heritage Character Statement.....35

Landscape Guide.....35



DRAFT HOUSEKEEPING AMENDMENTS – ALL CHAPTERS

Amendment	Draft housekeeping amendment		Comment and rationale								
1 Council’s vision	Add reference to Council’s overarching intent and vision for the City to the inside cover page of all chapters.		Update wording to align with Council’s policies. This amendment updates the DCP to reflect Council’s vision as outlined in the Community Strategic Plan and Integrated Planning framework. This amendment does not have any statutory weight. However, it is included to remind users and readers of Council’s overarching intent and vision for the City.								
2 Names of SEPPs	Update the names of certain State Environmental Planning Policies, wherever these appear in the DCP, to read: <table><tr><th>Former name</th><th>New name</th></tr><tr><td>State Environmental Planning Policy (Affordable Rental Housing) 2009</td><td><u>State Environmental Planning Policy (Housing) 2021</u></td></tr><tr><td>State Environmental Planning Policy No 65 (Design Quality of Residential Apartment Development)</td><td><u>State Environmental Planning Policy (Housing) 2021</u></td></tr><tr><td>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</td><td><u>State Environmental Planning Policy (Sustainable Buildings) 2022</u></td></tr></table>		Former name	New name	State Environmental Planning Policy (Affordable Rental Housing) 2009	<u>State Environmental Planning Policy (Housing) 2021</u>	State Environmental Planning Policy No 65 (Design Quality of Residential Apartment Development)	<u>State Environmental Planning Policy (Housing) 2021</u>	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	<u>State Environmental Planning Policy (Sustainable Buildings) 2022</u>	Update wording to align with State planning changes. This amendment updates the DCP to reflect the Department of Planning, Housing and Infrastructure’s changes to certain State Environmental Planning Policies.
Former name	New name										
State Environmental Planning Policy (Affordable Rental Housing) 2009	<u>State Environmental Planning Policy (Housing) 2021</u>										
State Environmental Planning Policy No 65 (Design Quality of Residential Apartment Development)	<u>State Environmental Planning Policy (Housing) 2021</u>										
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	<u>State Environmental Planning Policy (Sustainable Buildings) 2022</u>										
3 Reference to ‘application’	Replace ‘development application’, wherever it appears in the DCP, with ‘ <u>application</u> ’.		Reinstate former provisions that were inadvertently omitted during the consolidation of the former DCPs. This amendment reinstates the provision of the former Canterbury DCP 2012 (Part A, clause A1.9, page 4). The provision clarifies the current intent of the DCP, which is to apply the DCP to the assessment and determination of development applications, modification applications and determination reviews.								



DRAFT HOUSEKEEPING AMENDMENTS – CHAPTER 1.1 [INTRODUCTION AND ADMINISTRATION]

Amendment	Draft housekeeping amendment	Comment and rationale												
4 Definition 'application'	Section 1 (page 9) – Add definition to read: <u>Application means:</u> (a) <u>a development application,</u> (b) <u>an application to modify a development consent,</u> (c) <u>an application to review a determination of a development application, or</u> (d) <u>an application to review a determination of an application to modify a development consent.</u>	Reinstate former provisions that were inadvertently omitted during the consolidation of the former DCPs. This amendment reinstates the provision of the former Canterbury DCP 2012 (Part A, clause A1.9, page 4). The provision clarifies the current intent of the DCP, which is to apply the DCP to the assessment and determination of development applications, modification applications and determination reviews.												
5 Savings provision	Insert Section 3 (page 13) to read: <u>SECTION 3 – SAVINGS PROVISION</u> <u>Council adopted the Canterbury-Bankstown Development Control Plan 2023 on 25 May 2021. This DCP came into effect on 23 June 2023 and applies to applications lodged on or after this date.</u> <u>Table 1 – Amendments to this DCP</u> <table><tr><th><u>Amendment</u></th><th><u>Adoption date</u></th><th><u>Commencement date</u></th><th><u>Description of amendment</u></th></tr><tr><td><u>1</u></td><td><u>24 May 2022</u></td><td><u>28 July 2023</u></td><td><u>Insert Chapter 8.3 in relation to 167 Hume Highway, Greenacre. There is no savings provision in relation to Amendment 1.</u></td></tr><tr><td><u>2</u></td><td><u>23 May 2023</u></td><td><u>25 August 2023</u></td><td><u>Insert Chapter 11.12 in relation to 445 Canterbury Road, Campsie. There is no savings provision in relation to Amendment 2.</u></td></tr></table>	<u>Amendment</u>	<u>Adoption date</u>	<u>Commencement date</u>	<u>Description of amendment</u>	<u>1</u>	<u>24 May 2022</u>	<u>28 July 2023</u>	<u>Insert Chapter 8.3 in relation to 167 Hume Highway, Greenacre. There is no savings provision in relation to Amendment 1.</u>	<u>2</u>	<u>23 May 2023</u>	<u>25 August 2023</u>	<u>Insert Chapter 11.12 in relation to 445 Canterbury Road, Campsie. There is no savings provision in relation to Amendment 2.</u>	Reinstate former provisions that were inadvertently omitted during the consolidation of the former DCPs. This amendment repeats Council’s resolution about how Council will determine any undetermined development applications at the time that the DCP commenced. At its Ordinary Meeting of 25 May 2021, Council adopted the Canterbury-Bankstown Development Control 2023. The resolution included a savings provision for the DCP to apply to development applications lodged on or after the date that the DCP came into effect. This approach is the same taken by the former Bankstown DCP 2015 (Introduction, page 3) and former Canterbury DCP 2012 (Part A, clause A1.9, page 4), which is to have the savings provision sit in the DCP. This would make it easier for applicants to find the savings provision in the DCP, rather than referring to the Council minutes.
<u>Amendment</u>	<u>Adoption date</u>	<u>Commencement date</u>	<u>Description of amendment</u>											
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<u>2</u>	<u>23 May 2023</u>	<u>25 August 2023</u>	<u>Insert Chapter 11.12 in relation to 445 Canterbury Road, Campsie. There is no savings provision in relation to Amendment 2.</u>											



DRAFT HOUSEKEEPING AMENDMENTS – CHAPTER 2.3 [TREE MANAGEMENT]

Amendment	Draft housekeeping amendment	Comment and rationale
6 Objectives	Section 1 (page 4) – Add objectives to read: <u>O5</u> <i>To protect trees that contribute to the heritage significance of places.</i> <u>O6</u> <i>To protect trees from tree vandalism.</i>	Update objectives to support the existing controls. This amendment clarifies the current intent of the DCP by reinforcing the need to: - Protect trees that form part of heritage items, archaeological sites, aboriginal heritage sites, and heritage conservation areas. - Protect trees from tree vandalism. This amendment follows a Notice of Motion which raised concern about incidents of tree vandalism, such as 85 reported breaches of Council’s Tree Management Order involving wilful damage to protected trees in 2022-23 – refer to the Ordinary Meeting of 27 February 2024 (Item 10.2).
7 Works requiring a permit	Section 2 (page 5) – Amend clause 2.1 to read: A person must not cut down, fell, uproot, kill, poison, <i>vandalise</i>, ringbark, burn or otherwise destroy, lop or otherwise remove a substantial part of any prescribed tree defined in clause 2.3 or carry out excavation and earthworks within the tree protection zone except with a permit from Council and subject to any conditions specified in the permit.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP by reinforcing the need to protect trees from tree vandalism.
8 Prescribed trees	Section 2 (page 5) – Amend clause 2.3 to read: Chapter 2.3 of this DCP applies to ~~the following trees:~~ (a) <i>all trees regardless of size, species or origin, located on:</i> (i) <i>public land; or</i> (ii) <i>public places; or</i> (iii) <i>public reserves; or</i> (iv) <i>public roads; and</i> (b) <i>trees on all other land that satisfy one or more of the following criteria:</i> (i) all trees that are 5m or more in height; ~~and or~~ (ii) all mangroves, regardless of size; ~~and or~~ (iii) all trees, regardless of size, listed as Vulnerable or Endangered or a component of an Endangered Ecological Community listed under the Biodiversity Conservation Act 2016; ~~and or~~ (iv) all trees, regardless of size, listed under the Environmental Protection and Biodiversity Conservation Act 1999; ~~and or~~ (v) all trees, regardless of size, located on land included on the Biodiversity Map under the Canterbury-Bankstown Local	Amend wording to clarify the intent of the existing controls. <u>Prescribed trees on public land, public places, public reserves, public roads</u> This amendment clarifies the current intent of the DCP, which is to protect all trees in public areas, including Council’s ongoing investment in planting new trees under its capital works and environmental programs. This means residents cannot prune or remove trees in public areas without Council’s permission. <u>Prescribed trees on all other land</u> There are no proposed changes to the existing criteria that apply to privately owned land.



Amendment	Draft housekeeping amendment	Comment and rationale
	Environmental Plan 2023; ~~and~~ <u>or</u> (vi) all trees, regardless of size, located on sites listed as a heritage item in Schedule 5 of the Canterbury-Bankstown Local Environmental Plan 2023; ~~and~~ <u>or</u> (vii) all trees, regardless of size, located in the foreshore area under the Canterbury-Bankstown Local Environmental Plan 2023.	
9 Exemptions	Section 2 (page 6) – Amend clause 2.4 to read: <u>Exemptions on public land, public places, public reserves, and public roads</u> 2.4 <u>Despite clause 2.3, Chapter 2.3 of this DCP does not apply to:</u> (a) <u>the removal of, or any work to, any tree carried out by Council where the tree is located on land in the ownership, or the care, control or management of Council and the work is carried out by or on behalf of Council;</u> (b) <u>the removal of trees or bushland where it is essential for emergency access or emergency works by Council or a public authority;</u> (c) <u>any other exemptions granted to Council or a public authority in accordance with legislation;</u> (d) <u>tree works as conditioned by a development consent approval or works permit, where the tree work is carried out on a specified street tree(s) in accordance with the conditions of consent.</u> <u>Exemptions on all other land</u> 2.5 Despite clause 2.3, Chapter 2.3 of this DCP does not apply to: (a) trees located within 3m of the external wall of an approved dwelling, not including a secondary dwelling. The distance shall be measured from the external wall of the approved dwelling to the centre of the trunk of the tree at 1.4m above ground level; (b) the following tree species:	Amend wording to clarify the intent of the existing controls. <u>Exemptions on public land, public places, public reserves, and public roads</u> This amendment clarifies the current intent of the DCP, which is to limit exemptions to works carried out by Council and public authorities. This means residents cannot prune or remove trees in public areas without Council’s permission (e.g. development consents or work permits). <u>Exemptions on all other land</u> This amendment clarifies the current intent of the DCP, which is to protect trees from tree vandalism. This means residents may remove dying or dead trees from their property provided Council is satisfied that: - the tree is dying or dead; and - the condition of the tree is not the result of an act of tree vandalism or a breach of Chapter 2.3; and - the tree is not required as habitat for native fauna.



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	<table><tr><th>Scientific Name</th><th>Common Name</th></tr><tr><td>Acacia baileyana</td><td>Cootamundra Wattle</td></tr><tr><td>Acacia podalyriifolia</td><td>Queensland Silver Wattle</td></tr><tr><td>Acacia saligna</td><td>Golden Wattle</td></tr><tr><td>Ailanthus altissima</td><td>Tree of Heaven</td></tr><tr><td>Bambusa spp.</td><td>Bamboo</td></tr><tr><td>Celtis sinensis</td><td>Hackberry</td></tr><tr><td>Cinnamomum camphora</td><td>Camphor Laurel (less than 10m in height)</td></tr><tr><td>Citrus limon cvs.</td><td>Lemon Tree</td></tr><tr><td>Citrus reticulata cvs.</td><td>Mandarin Tree</td></tr><tr><td>Citrus sinensis cvs.</td><td>Orange Tree</td></tr><tr><td>Citrus x paradisi cvs.</td><td>Grapefruit Tree</td></tr><tr><td>Eriobotrya japonica</td><td>Loquat Tree</td></tr><tr><td>Erythrina x syksei</td><td>Common Coral Tree</td></tr><tr><td>Eucalyptus nicholii</td><td>Narrow-leaved Peppermint</td></tr><tr><td>Eucalyptus scoparia</td><td>Willow Gum</td></tr><tr><td>Ficus elastica and cvs.</td><td>Rubber Tree</td></tr><tr><td>Gleditsia triacanthos</td><td>Honey Locust</td></tr><tr><td>Ligustrum lucidum</td><td>Broad-leaf Privet</td></tr><tr><td>Ligustrum sinense</td><td>Narrow-leaf Privet</td></tr><tr><td>Liquidambar styraciflua</td><td>Liquidambar</td></tr><tr><td>Malus domestica and cvs.</td><td>Apple Tree</td></tr><tr><td>Mangifera indica</td><td>Mango Tree</td></tr><tr><td>Morus spp.</td><td>Mulberry Tree</td></tr><tr><td>Musa spp.</td><td>Banana</td></tr><tr><td>Olea europaea subspecies africana</td><td>African Olive</td></tr><tr><td>Phoenix canariensis</td><td>Canary Island Date Palm (with a trunk less than 4m in height)</td></tr><tr><td>Phyllostachys spp.</td><td>Rhizomatous Bamboo</td></tr><tr><td>Pinus radiata</td><td>Radiata Pine Tree</td></tr><tr><td>Populus spp.</td><td>Poplars</td></tr><tr><td>Prunus avium / P. cerasus and cvs.</td><td>Cherry Tree</td></tr><tr><td>Prunus persica and cvs.</td><td>Peach Tree</td></tr><tr><td>Prunus spp. and cvs.</td><td>Plum Tree</td></tr><tr><td>Prunus spp. and cvs.</td><td>Apricot Tree</td></tr><tr><td>Pyrus communis and cvs.</td><td>European Pear</td></tr><tr><td>Robinia pseudoacacia and cvs.</td><td>Robinia</td></tr><tr><td>Salix spp.</td><td>Willow Tree</td></tr><tr><td>Schefflera actinophylla</td><td>Umbrella Tree</td></tr><tr><td>Schinus terebinthifolius</td><td>Broad-leaf Pepper Tree</td></tr><tr><td>Syagrus romanzoffiana</td><td>Cocos Palm</td></tr><tr><td>Toxicodendron succedaneum</td><td>Rhus Tree</td></tr><tr><td>X Cupressocyparis leylandii and cvs.</td><td>Leyland Cypress</td></tr></table> (c) plants declared a weed under the Biosecurity Act 2015; (d) ~~dead trees where they are not required as habitat for native fauna~~ <u>dying or dead tree provided Council is satisfied that:</u> (i) <u>the tree is dying or dead; and</u> (ii) <u>the condition of the tree is not the result of an act of tree vandalism or a breach of Chapter 2.3; and</u> (iii) <u>the tree is not required as habitat for native fauna;</u> (e) dangerous trees where it can be proved by the owner to Council’s satisfaction that pruning or removal is the only reasonable option to avoid an imminent threat to human life or property; (f) recognised horticultural varieties of trees grown for fruit production; (g) selective pruning of up to a total of 10% of the crown of an indigenous tree and up to a total of 20% of the crown of an exotic tree species over a 12 month period. Branches pruned must be no greater than 150mm in diameter. Pruning works must comply with the Australian Standard AS 4373–2007, Pruning of amenity trees and consist of the following pruning classes only: Crown maintenance: • deadwooding • crown thinning • selective pruning	Scientific Name	Common Name	Acacia baileyana	Cootamundra Wattle	Acacia podalyriifolia	Queensland Silver Wattle	Acacia saligna	Golden Wattle	Ailanthus altissima	Tree of Heaven	Bambusa spp.	Bamboo	Celtis sinensis	Hackberry	Cinnamomum camphora	Camphor Laurel (less than 10m in height)	Citrus limon cvs.	Lemon Tree	Citrus reticulata cvs.	Mandarin Tree	Citrus sinensis cvs.	Orange Tree	Citrus x paradisi cvs.	Grapefruit Tree	Eriobotrya japonica	Loquat Tree	Erythrina x syksei	Common Coral Tree	Eucalyptus nicholii	Narrow-leaved Peppermint	Eucalyptus scoparia	Willow Gum	Ficus elastica and cvs.	Rubber Tree	Gleditsia triacanthos	Honey Locust	Ligustrum lucidum	Broad-leaf Privet	Ligustrum sinense	Narrow-leaf Privet	Liquidambar styraciflua	Liquidambar	Malus domestica and cvs.	Apple Tree	Mangifera indica	Mango Tree	Morus spp.	Mulberry Tree	Musa spp.	Banana	Olea europaea subspecies africana	African Olive	Phoenix canariensis	Canary Island Date Palm (with a trunk less than 4m in height)	Phyllostachys spp.	Rhizomatous Bamboo	Pinus radiata	Radiata Pine Tree	Populus spp.	Poplars	Prunus avium / P. cerasus and cvs.	Cherry Tree	Prunus persica and cvs.	Peach Tree	Prunus spp. and cvs.	Plum Tree	Prunus spp. and cvs.	Apricot Tree	Pyrus communis and cvs.	European Pear	Robinia pseudoacacia and cvs.	Robinia	Salix spp.	Willow Tree	Schefflera actinophylla	Umbrella Tree	Schinus terebinthifolius	Broad-leaf Pepper Tree	Syagrus romanzoffiana	Cocos Palm	Toxicodendron succedaneum	Rhus Tree	X Cupressocyparis leylandii and cvs.	Leyland Cypress	
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Amendment	Draft housekeeping amendment	Comment and rationale
	Crown modification: • reduction pruning • crown lifting • remedial pruning • line clearance Note: Clause 2.4 (g) does not apply to any tree: • listed as Vulnerable or Endangered or a component of an Endangered Ecological Community listed under the Biodiversity Conservation Act 2016; or • listed under the Environmental Protection and Biodiversity Conservation Act 1999; or • located on a site listed as a heritage item in Schedule 5 of the Canterbury-Bankstown Local Environmental Plan 2023; or • located on land included on the Biodiversity Map under the Canterbury-Bankstown Local Environmental Plan 2023; or • located in a conservation corridor; or • located in the foreshore area under the Canterbury-Bankstown Local Environmental Plan 2023; (h) pruning of palms to remove fruit and dead fronds; (i) trees listed for removal under a current development consent; (j) tree works lawfully conducted in accordance with the Forestry Act 2012, Telecommunications Act 1997, Airports Act 1996, Roads Act 1993, Rural Fires Act 1997, Electricity Supply Act 1995, State Emergency and Rescue Management Act 1989, Surveying and Spatial Information Act 2002, and an Order issued under the Tree (Disputes between Neighbours) Act 2006.	
10 Matters for consideration	Section 2 (page 8) – Amend clause 2.5 to read: 2.6 Council will consider, but not be limited to, the following matters when determining an application to prune or remove a tree: (a) the suitability of the tree for site conditions; (b) the condition of the tree; (c) the contribution of the tree to the local landscape; (d) the environmental contribution of the tree; (e) the impact of the tree on the property and associated infrastructure; (f) the amenity of the occupants of the site; (g) <u>the impact on the heritage significance of an item or area;</u> (h) <u>any damage to the tree that may or may not be the result of tree vandalism.</u> Note: The dropping of leaves, flowers, fruits, seeds or small elements of deadwood are part of a tree’s normal life cycle, and ordinarily will not provide the basis for the pruning or removal of ~~the~~ <u>a</u> tree. Renumber subsequent clauses in Section 2 accordingly.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP by reinforcing the need to: • Protect trees that form part of heritage items, archaeological sites, aboriginal heritage sites, and heritage conservation areas. • Protect trees from tree vandalism. For example, in 2022–23, there were 85 reported breaches of Council’s Tree Management Order involving wilful damage to protected trees – refer to the Ordinary Meeting of 27 February 2024 (Item 10.2).



Amendment	Draft housekeeping amendment	Comment and rationale
11 Definitions	Section 3 (page 11) – Amend the definition to read: <i>dying or dead tree</i> means a tree that no longer has a functioning xylem and/or phloem system, evidenced by permanent leaf loss, permanent desiccation of branches and stems, and bark peeling off back to the sapwood.	Update wording to align with State planning changes. This amendment updates the DCP to reflect the State Environmental Planning Policy (Biodiversity and Conservation) 2021, which uses the term ‘dying or dead’.
	Section 3 (page 11) – Amend the definition to read: <i>indigenous tree</i> means a tree species ~~that existed in New South Wales before European settlement~~ <i>originating from Australia</i> .	Amend wording to clarify the intent of the existing controls. This amendment updates the DCP to better align with the definition of exotic trees, which mean a tree species not originating from Australia.
	Section 3 (page 12) – Amend the definition to read: <i>tree</i> means, for the purpose of Chapter 2.3 of this DCP, a long lived perennial plant ~~greater than 5m in height~~ with one or ~~relatively few~~ <i>more</i> main stems or trunks.	Amend wording to clarify the intent of the existing controls. This amendment updates the DCP to reflect clause 2.3, which proposes to apply Chapter 2.3 to all trees on public land, regardless of size, species or origin.
12 Definitions	Section 3 (page 11) – Add the following definitions to read: <i>public land</i> <i>has the same meaning as in the Local Government Act 1993.</i> <i>public places</i> <i>has the same meaning as in the Local Government Act 1993.</i> <i>public reserves</i> <i>has the same meaning as in the Local Government Act 1993.</i> <i>public roads</i> <i>has the same meaning as in the Local Government Act 1993.</i>	Amend wording to clarify the intent of the existing controls. This amendment updates the DCP to reflect clause 2.3, which proposes to apply Chapter 2.3 to trees on public land, places, reserves and roads.
	Section 3 (page 12) – Add the following definition to read: <i>tree vandalism</i> <i>means but is not limited to:</i> (a) <i>wounding to tree trunks or the breaking or tearing of roots or branches;</i> (b) <i>wounding to tree trunks or branches from fixing objects using nails, wires, staples or similar fastening materials;</i> (c) <i>applying herbicides or other chemicals that have the effect of harming a tree or its Tree Protection Zone;</i> (d) <i>spilling or washing off toxic chemicals that cause injury or damage to a tree;</i> (e) <i>drilling or other actions that cause injury or damage to a tree;</i> (f) <i>damage to tree roots from stockpiling materials, soil compaction, filling, excavation or altering soil levels within its Tree Protection Zone;</i> (g) <i>failure to protect a tree during works.</i>	Amend wording to clarify the intent of the existing controls. This amendment updates the DCP to explain what is meant by tree vandalism.



DRAFT HOUSEKEEPING AMENDMENTS – CHAPTER 3.2 [PARKING]

Amendment	Draft housekeeping amendment			Comment and rationale						
13 Reference to ‘parking space’	Section 2 (page 6) – Replace ‘space’ and ‘parking space’, wherever these appear in the second column of the Off-Street Parking Schedule marked ‘Car spaces’, with ‘ <u>car space</u> ’.			Amend wording for consistency purposes.						
14 Drop-off and pick-up for medical centres	Section 2 (page 9) – Amend the Off-Street Parking Schedule for medical centres to read: <table><tr><th>Land use</th><th>Car spaces</th><th>Bicycle spaces</th></tr><tr><td>Medical centres</td><td>1 car space per 25m² gross floor area. Medical centres must also provide: - Parking spaces suitable for an ambulance and visitors with disabilities. <u>At least 1 car space for safe drop-off and pick-up, either on-site or on-street based on availability, safety and a parking study.</u> </td><td>Not applicable</td></tr></table>			Land use	Car spaces	Bicycle spaces	Medical centres	1 car space per 25m ² gross floor area. Medical centres must also provide: - Parking spaces suitable for an ambulance and visitors with disabilities. <u>At least 1 car space for safe drop-off and pick-up, either on-site or on-street based on availability, safety and a parking study.</u>	Not applicable	Amend wording to implement Council resolution. This amendment implements a Council resolution to <i>review its planning controls to ensure that new developments that have high usage need for drop-off and pick-up areas be required to provide for them at the DA stage of the planning process</i> – refer to the Ordinary Meeting of 30 April 2024 (Item 10.3).
Land use	Car spaces	Bicycle spaces								
Medical centres	1 car space per 25m ² gross floor area. Medical centres must also provide: - Parking spaces suitable for an ambulance and visitors with disabilities. <u>At least 1 car space for safe drop-off and pick-up, either on-site or on-street based on availability, safety and a parking study.</u>	Not applicable								
15 Parking rate for places of public worship	Section 2 (page 10) – Amend the Off-Street Parking Schedule for places of public worship to read: <table><tr><th>Land use</th><th>Car spaces</th><th>Bicycle spaces</th></tr><tr><td>Places of public worship</td><td><u>Place of public worship that is located outside a centre (B2, B4 Zone) and where the gross floor area of the assembly area is 500m² or less:</u> 1 car space per 5m² of the assembly area <u>or a rate based on a parking study, if the applicant is seeking a reduced parking provision.</u> - Car parking for ancillary uses and social/special events must be provided on-site on the basis of a parking study to be submitted with the application. <u>Place of public worship that is located within a centre (B2, B4 Zone); or where the gross floor area of the assembly area is greater than 500m²:</u> <u>1 car space per 5m² of the assembly area, however this rate is to be validated through a parking study, to be submitted with the</u> </td><td>Visitors: 1 space per 20</td></tr></table>			Land use	Car spaces	Bicycle spaces	Places of public worship	<u>Place of public worship that is located outside a centre (B2, B4 Zone) and where the gross floor area of the assembly area is 500m² or less:</u> 1 car space per 5m² of the assembly area <u>or a rate based on a parking study, if the applicant is seeking a reduced parking provision.</u> - Car parking for ancillary uses and social/special events must be provided on-site on the basis of a parking study to be submitted with the application. <u>Place of public worship that is located within a centre (B2, B4 Zone); or where the gross floor area of the assembly area is greater than 500m²:</u> <u>1 car space per 5m² of the assembly area, however this rate is to be validated through a parking study, to be submitted with the</u>	Visitors: 1 space per 20	Amend wording to implement Council resolution. This amendment implements a Council resolution to undertake a review of parking rates applied to new or expanding places of public worship in Canterbury-Bankstown. The review looked at other councils’ planning rules and best practice across Australia, and considered issues raised in development applications and court appeals. Council officers also visited places of public worship of different faiths in Canterbury-Bankstown (both in and out of centres) to observe traffic and parking movements before and after services. The review found that: Traffic congestion and increased demand for on-street parking are issues in relation to places of public worship during normal services and special
Land use	Car spaces	Bicycle spaces								
Places of public worship	<u>Place of public worship that is located outside a centre (B2, B4 Zone) and where the gross floor area of the assembly area is 500m² or less:</u> 1 car space per 5m² of the assembly area <u>or a rate based on a parking study, if the applicant is seeking a reduced parking provision.</u> - Car parking for ancillary uses and social/special events must be provided on-site on the basis of a parking study to be submitted with the application. <u>Place of public worship that is located within a centre (B2, B4 Zone); or where the gross floor area of the assembly area is greater than 500m²:</u> <u>1 car space per 5m² of the assembly area, however this rate is to be validated through a parking study, to be submitted with the</u>	Visitors: 1 space per 20								



Amendment	Draft housekeeping amendment			Comment and rationale												
		<u>application.</u> <u>In addition to the requirements of Chapter 10.5, the parking study must consider other comparable places of public worship in terms of building size, worshipper capacity, type of worship (i.e. seated or unseated), accessibility and potential use of alternative means of transport, existing short term parking availability and vehicle occupancy rates. The parking study should correlate with the submitted plan of management.</u> - Car parking for ancillary uses and social/special events must be provided on-site on the basis of a parking study to be submitted with the application.		events. - Most councils require places of public worship to provide on-site parking and apply a numerical parking rate based on gross floor area. - The existing parking rate is appropriate for smaller places of public worship where the gross floor area of the assembly area is 500m² or less, or a rate based on a parking study, if the applicant is seeking a reduced parking provision. - For larger places of public worship that tend to draw from a regional catchment area, a parking study is required to validate whether the existing parking rate is adequate given the greater reliance on cars. - Development applications need to provide additional details to better assess the impact of traffic and parking on the surrounding area.												
16 Parking rate for gyms	Section 2 (page 10) – Amend the Off-Street Parking Schedule for recreation facilities to read: <table><tr><th>Land use</th><th>Car spaces</th><th>Bicycle spaces</th></tr><tr><td rowspan="4">Recreation facilities</td><td><u>Bowling alleys</u> 3 spaces per lane</td><td><u>Bowling alleys</u> 1 space per 4 lanes</td></tr><tr><td><u>Gymnasiums</u> <u>3 spaces per 100m² gross floor area</u></td><td></td></tr><tr><td><u>Squash/tennis courts</u> 3 spaces per court</td><td><u>Squash/tennis courts</u> 1 space per 4 courts</td></tr><tr><td><u>Other facilities</u> Parking study with a survey of similar facilities is required.</td><td><u>Other facilities</u> Staff: 1 space per 400m² gross floor area Visitors: 1 space per 200m² gross floor area</td></tr></table>			Land use	Car spaces	Bicycle spaces	Recreation facilities	<u>Bowling alleys</u> 3 spaces per lane	<u>Bowling alleys</u> 1 space per 4 lanes	<u>Gymnasiums</u> <u>3 spaces per 100m² gross floor area</u>		<u>Squash/tennis courts</u> 3 spaces per court	<u>Squash/tennis courts</u> 1 space per 4 courts	<u>Other facilities</u> Parking study with a survey of similar facilities is required.	<u>Other facilities</u> Staff: 1 space per 400m ² gross floor area Visitors: 1 space per 200m ² gross floor area	Update wording to align with State planning changes. This amendment updates the DCP to provide additional guidance in the assessment and determination of proposed gyms, taking into consideration the recommended parking rate in the Transport for NSW’s Guide to Traffic Generating Developments (page 5-24) and Draft Guide to Transport Impact Assessment (page 8-25).
Land use	Car spaces	Bicycle spaces														
Recreation facilities	<u>Bowling alleys</u> 3 spaces per lane	<u>Bowling alleys</u> 1 space per 4 lanes														
	<u>Gymnasiums</u> <u>3 spaces per 100m² gross floor area</u>															
	<u>Squash/tennis courts</u> 3 spaces per court	<u>Squash/tennis courts</u> 1 space per 4 courts														
	<u>Other facilities</u> Parking study with a survey of similar facilities is required.	<u>Other facilities</u> Staff: 1 space per 400m ² gross floor area Visitors: 1 space per 200m ² gross floor area														



Amendment	Draft housekeeping amendment			Comment and rationale
17 Parking rate for restaurants	Section 2 (page 10) – Amend the Off-Street Parking Schedule for restaurants by correcting ‘restautants’ to read ‘restaurants’.			Fix spelling error.
18 Parking rate for shop top housing in the former Bankstown LGA	Section 2 (page 13) – Amend the Off-Street Parking Schedule for shop top housing in the former Bankstown LGA to read:			Update wording to align with State planning changes. This amendment updates the DCP to correspond with the Department of Planning, Housing and Infrastructure’s change to the definition of shop top housing. The definition broadens ground floor uses to include commercial premises and health services facilities. This amendment also reinstates the B1 and B4 parking rates, which were omitted during the consolidation of the former DCPs to the Canterbury-Bankstown Development Control Plan 2023.
	Land use	Car spaces	Bicycle spaces	
	Shop top housing in the former Bankstown LGA	Zone R4 – 1 car space per ~~retail/business~~ <i>commercial premises/health services facility</i> in addition to the off-street parking requirements for residential flat buildings. Zone <i>B1 or</i> B2 – 1 car space per dwelling; ~~A retail premises must comply with the off-street parking requirements for shops;~~ ~~A business premises must comply with the off-street parking requirements for business premises.~~ <i>Any use within the group term ‘commercial premises’ must comply with the off-street parking rate for that use;</i> <i>Any use within the group term ‘health services facilities’ must comply with the off-street parking rate for that use.</i> Zone B4 – <i>Minimum 1 car space and maximum 3 car spaces per dwelling; and 1 visitor car space per 5 dwellings.</i> <i>Any use within the group term ‘commercial premises’ must comply with the off-street parking rate for that use;</i> <i>Any use within the group term ‘health services facilities’ must comply with the off-street parking rate for that use.</i>	Not applicable	



Amendment	Draft housekeeping amendment	Comment and rationale						
19 Parking rate for vehicle body repair workshops/ vehicle repair stations	Section 2 (page 14) – Amend the Off-Street Parking Schedule by inserting an omitted number ‘4’ for vehicle body repair workshops/vehicle repair stations to read: <table border="1"> <thead> <tr> <th>Land use</th><th>Car spaces</th><th>Bicycle spaces</th></tr> </thead> <tbody> <tr> <td>Vehicle body repair workshops/vehicle repair stations</td><td> 1 car space per 20m² retail GFA; and 6 car spaces per work bay, to be split as follows: • 1 car space for staff; • 1 car space for visitors; • <u>4</u> car spaces for vehicles awaiting assessment or repairs. </td><td>1 space per 5 staff</td></tr> </tbody> </table>	Land use	Car spaces	Bicycle spaces	Vehicle body repair workshops/vehicle repair stations	1 car space per 20m ² retail GFA; and 6 car spaces per work bay, to be split as follows: • 1 car space for staff; • 1 car space for visitors; • <u>4</u> car spaces for vehicles awaiting assessment or repairs.	1 space per 5 staff	Reinstate former provisions that were inadvertently omitted during the consolidation of the former DCPs. This amendment reinstates the parking rate for vehicles awaiting assessment or repairs, which was omitted during the consolidation of the former DCPs to the Canterbury-Bankstown Development Control Plan 2023.
Land use	Car spaces	Bicycle spaces						
Vehicle body repair workshops/vehicle repair stations	1 car space per 20m ² retail GFA; and 6 car spaces per work bay, to be split as follows: • 1 car space for staff; • 1 car space for visitors; • <u>4</u> car spaces for vehicles awaiting assessment or repairs.	1 space per 5 staff						
20 Electric vehicle charging equipment	Section 3 (page 17) – Add the following objectives: 04 <u>To encourage the electrification of vehicles.</u> 05 <u>To ensure development provides for the current and future electric vehicle charging needs of residents and occupants.</u> Section 3 (page 23) – Add the following clauses: <u>Electric vehicle charging equipment</u> 3.48 <u>All car spaces in Class 2 buildings must be serviced by a cable tray:</u> (a) <u>located within 10m of the car spaces;</u> (b) <u>sized to accommodate the same number of cables as car spaces that the cable tray serves;</u> (c) <u>that terminates at the closest electric vehicle distribution board as required by section J9D4 of the National Construction Code 2022 Volume One;</u> (d) <u>that enables installation of charging stations in individual car spaces without works that require the consent of the building owner.</u> <u>Note: Section J9D4 ‘Facilities for electric vehicle charging equipment’ in the National Construction Code 2022 Volume One – Building Code of Australia contains details for the provision and design of distribution boards to support electric vehicle charging units in car parks.</u> 3.49 <u>Development may propose an alternative to a cable tray if it demonstrates the same or better than the requirements of clause 3.48.</u>	Update wording to align with National planning changes. This amendment updates the DCP to support the National Construction Code, which contains details for the provision and design of distribution boards to support electric vehicle charging equipment in car parks. This amendment will require the car parks of apartments and shop top housing to include ceiling cable trays to allow residents to install electric vehicle charging stations to individual bays, when required. This amendment is consistent with Council’s Resilient CBCity Strategy (page 33), which recommends implementing planning controls that will ensure the installation of electric vehicle chargers in high density development.						



DRAFT HOUSEKEEPING AMENDMENTS – CHAPTER 3.3 [WASTE MANAGEMENT]

Amendment	Draft housekeeping amendment	Comment and rationale
21 Objectives	Section 1 (page 5) – Amend the objectives to read: 03 To maximise residential amenity and minimise adverse environmental and health related impacts associated with waste management such as odour and noise from bin storage, collection areas <u>and waste collection vehicles</u> . 05 To ensure development facilitates all waste streams being handled, stored and collected in a manner to reduce risk to health and safety of all users including <u>pedestrians</u> , maintenance (such as caretakers), collection staff and contractors (and required vehicles and equipment).	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to ensure development consider the amenity of residents and pedestrians when designing bin storage areas and nominated collection points.
22 Nominated collection points	Section 3 (page 9) – Amend clause 3.4 to read: The location of the <u>nominated collection point and</u> bin storage area must not adversely impact on ~~the~~ the streetscape, building design or amenity of dwellings.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to ensure bin storage areas and nominated collection points are easy to access and do not adversely impact on the streetscape.
23 On-street waste collection	Section 3 (page 9) – Add a clause following clause 3.9 to read: 3.10 <u>Council cannot provide a collect and return service at locations where waste collection vehicles are not permitted to stop in accordance with road rules.</u> Renumber subsequent clauses in Section 3 accordingly.	Update wording to align with State planning changes. This amendment updates the DCP to comply with the Transport for NSW’s road rules e.g. Council’s waste trucks are not permitted to stop to collect waste in no stopping zones.
24 Nominated collection points	Section 3 (page 13) – Amend clause 3.23 to read: 3.24 The design of the bin storage areas of mixed use development must ensure: (a) the residential component of mixed use development complies with the development controls for residential flat buildings; (b) <u>the commercial component of mixed use development complies with the development controls for commercial development;</u> (c) the bin storage areas for the residential and commercial components of development are separate with restricted access to prevent unauthorised access and illegal dumping; (d) compliance with the requirements of the applicable Waste Design for New Developments Guide.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to ensure bin storage areas and nominated collection points are easy to access and do not adversely impact on the streetscape.



DRAFT HOUSEKEEPING AMENDMENTS – CHAPTER 3.5 [SUBDIVISION]

Amendment	Draft housekeeping amendment	Comment and rationale
25 Access handle width	Section 2 (page 5) – Amend the objective to read: ~~The~~ <u>To</u> ensure the access handle provides safe and convenient vehicle <u>and pedestrian</u> access to the dwelling at all times. Section 2 (page 6) – Amend clause 2.2 to read: Where the subdivision of land is creating: (a) a single battle-axe lot, the minimum width of an access handle is 3.75m; or (b) two or more battle-axe lots, the minimum width of an access handle is 3.75m plus a passing bay at 30m intervals.	Update wording to align with State planning changes. This amendment updates the DCP to be consistent with the Australian Standards AS 2890.1, which requires a minimum 3.75m width to address safety and sight distances.

DRAFT HOUSEKEEPING AMENDMENTS – CHAPTER 3.7 [LANDSCAPE]

Amendment	Draft housekeeping amendment	Comment and rationale
26 Tree protection	Section 2 (page 6) – Amend clause 2.6 to read: Development must consider the retention of existing trees, <u>including street trees</u>, in the building design.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to promote the retention of trees in urban areas.
27 Landscape features	Section 3 (page 7) – Amend clause 3.4 to read: <u>4</u> <u>Small ponds provide water and habitat.</u>	Reinstate former provisions that were inadvertently omitted during the consolidation of the former DCPs. This amendment reinstates feature ‘4’ when describing the diagram to encourage native wildlife.



DRAFT HOUSEKEEPING AMENDMENTS – CHAPTER 4.2 [HERITAGE ITEMS]

Amendment	Draft housekeeping amendment	Comment and rationale
28 Garages	Section 6 (page 12) – Separate clause 6.2 into two clauses to read: 6.2 <i>Garages must solely locate at the rear of the site.</i> 6.3 ~~Locate garages and~~ Carports <i>must locate</i> at the rear of the house. If this is not possible and side access is available, ~~locate garages or carports~~ <i>a carport may be located</i> at least 1m behind the predominant building line, and to the rear of any front verandah. The ~~prescribed 1m~~ setback may need to be increased where these structures obscure any significant or characteristic features of the place such as side entrances, porticos, windows or the like. Renumber subsequent clauses in Section 6 accordingly.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to have garages locate at the rear of heritage items so as not to obscure any significant or characteristic features of the place.
29 Gates	Section 6 (page 13) – Amend clause 6.4 (page 12) to read: 6.5 Original <i>or early</i> fences <i>or gates</i> are not to be removed, <i>altered</i> or widened to create car access from the main street frontage.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to apply the same development controls to fences and gates.
30 Gates	Section 7 (page 14) – Amend Section 7 to read: <u>SECTION 7–FENCES AND GATES</u> <u>Explanation</u> ~~Fencing is~~ <i>Fences and gates</i> are of particular importance to a heritage item. Fences <i>and gates</i> establish the setting of a place, define the garden allotment and complement the style and character of the building or place. A poorly designed and built fence can detract considerably from the visual amenity of a place and obscure important views. It is important to design new fences <i>and gates</i> that are appropriate to the period and style of the place. <u>Objectives</u> O1 To retain original or early front ~~fencing~~ <i>fences and gates</i>. O2 To ensure that new or replacement fences <i>and gates</i> are consistent with the period and style of the heritage item. O3 To ensure that materials, finishes and colours of fences and gates are consistent with the period and style of the heritage item. <u>Development controls</u> 7.1 Retain and conserve original or early fences, gates and associated features. 7.2 Reinstatement of known <i>original and</i> early ~~fencing~~ <i>fences and gates</i> is appropriate and encouraged. 7.3 New front fences <i>and gates</i> are to be of a design and height that is appropriate to the period and style of the building.	



DRAFT HOUSEKEEPING AMENDMENTS – CHAPTER 4.3 [HERITAGE CONSERVATION AREAS]

Amendment	Draft housekeeping amendment	Comment and rationale
31 Infill development	Section 4 (page 12) – Amend clause 4.4 to read: The bulk, height, scale, predominant roof form, <u>materials</u> and building envelope of infill development must be consistent with nearby contributory buildings and that of the heritage conservation area as a whole.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to ensure materials are compatible with heritage conservation areas.
32 Infill development	Section 4 (page 12) – Amend clause 4.7 to read: Street facing balconies are ~~generally not supported~~ <u>permitted</u> .	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to not permit street facing balconies.
33 Garages	Section 7 (page 16) – Separate clause 7.2 into two clauses to read: 7.2 <u>Garages must solely locate at the rear of the site.</u> 7.3 ~~Locate garages and~~ Carports <u>must locate</u> at the rear of the house. If this is not possible and side access is available, ~~locate garages or carports~~ <u>a carport may be located</u> at least 1m behind the predominant building line, and to the rear of any front verandah. The ~~prescribed 1m~~ setback may need to be increased where these structures obscure any significant or characteristic features of the place such as side entrances, porticos, windows or the like. Renumber subsequent clauses in Section 7 accordingly.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to have garages locate at the rear of heritage items so as not to obscure any significant or characteristic features of the place.
34 Gates	Section 7 (page 17) – Amend clause 7.4 (page 17) to read: 7.5 Original <u>or early</u> fences <u>or gates</u> are not to be removed, <u>altered</u> or widened to create car access from the main street frontage.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to apply the same development controls to fences and gates.
35 Garages	Section 7 (page 17) – Amend clause 7.13 to read: 7.14 For new development, locate ~~garages~~ <u>at-grade car spaces</u> and carports behind the predominant building line. Garages within the front elevation of an infill building are not supported <u>and are to be located in the rear yard area. For new development that is not single or detached dwellings, car parking entrances are to be at the side of the building, appropriately set back, and are not to be visually dominant. Any at-grade car parking is to be appropriately screened from the street preferably with landscaping.</u>	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to have garages locate at the rear of heritage items so as not to obscure any significant or



Amendment	Draft housekeeping amendment	Comment and rationale
		characteristic features of the place.
36 Gates	Section 8 (page 18) – Amend the explanation and objectives to read: <u>SECTION 8–FENCES AND GATES</u> <u>Explanation</u> ~~Fencing is~~ <i>Fences and gates</i> are of particular importance to a heritage item. Fences <i>and gates</i> establish the setting of a place, define the garden allotment and complement the style and character of the building or place. A poorly designed and built fence can detract considerably from the visual amenity of a place and obscure important views. It is important to design new fences <i>and gates</i> that are appropriate to the period and style of the place. <u>Objectives</u> O1 To retain original or early front ~~fencing~~ <i>fences and gates</i>. O2 To ensure that new or replacement fences <i>and gates</i> are consistent with the period and style of the heritage item. O3 To ensure that materials, finishes and colours of fences and gates are consistent with the period and style of the heritage item.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to apply the same development controls to fences and gates.
37 Gates	Section 8 (page 18) – Amend clause 8.2 to read: Reinstatement of known <i>original and</i> early ~~fencing~~ <i>fences and gates</i> is appropriate and encouraged.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to apply the same development controls to fences and gates.
38 Gates	Section 8 (page 18) – Amend clause 8.3 to read: New front fences <i>and gates</i> are to be of a design and height that is appropriate to the period and style of the building.	
39 Trees	Section 9 (page 21) – Amend clause 9.6 to read: <i>Existing trees and plantings that contribute to the character of the heritage conservation area are to be retained.</i> Where ~~early or original~~ plantings cannot be retained due to age or disease, replace with the same or similar plant species where possible. If plants of a similar species cannot be used, then the use of plants native to the local area is encouraged.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP by reinforcing the need to protect trees that form part of heritage conservation areas.
40 Outbuildings	Section 10 (page 22) – Amend clause 10.5 to read: The roof form of an outbuilding shall be <i>subservient</i> to the principal dwelling and use a simple hip, gable, or skillion form.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to ensure outbuildings are compatible with significant or characteristic features of the place.



Amendment	Draft housekeeping amendment	Comment and rationale
41 Seniors housing	Add Section 23 (page 45) to read: <u>SECTION 23–SENIORS HOUSING</u> <u>Explanation</u> <i>The State Environment Planning Policy (Housing) 2021 allows seniors housing in heritage conservation areas, which may require a different building footprint and size than other residential accommodation. The SEPP requires seniors housing to complement heritage conservation areas. This section seeks to achieve this, along with the relevant controls in the SEPP and Seniors Housing Design Guide.</i> <u>Objectives</u> O1 <i>To ensure that seniors housing maintains and conserves existing contributory buildings.</i> O2 <i>To ensure seniors housing is compatible with the character and significance of the heritage conservation areas as set out in the Area Character Statements.</i> O3 <i>To discourage site consolidation for the purposes of seniors housing.</i> <u>Development controls</u> 23.1 <i>Development must retain and appropriately conserve any existing contributory buildings.</i> 23.2 <i>Development should maintain the existing subdivision pattern by locating on lots in heritage conservation areas that meet the requirements of the State Environment Planning Policy (Housing) 2021 and avoiding site consolidations.</i>	Update wording to align with State planning changes. This amendment updates the DCP to reflect the Department of Planning, Housing and Infrastructure’s changes to the SEPP (Housing) 2021 in December 2023. The changes repealed the prohibition of seniors housing in heritage conservation areas.



DRAFT HOUSEKEEPING AMENDMENTS – CHAPTER 5.1 [RESIDENTIAL ACCOMMODATION (FORMER BANKSTOWN LGA)]

Amendment	Draft housekeeping amendment	Comment and rationale
42 Desired character	Section 1 (page 5) – Amend C1 to read: The desired character is to have a low density residential environment in Zone R2 where the typical features are dwelling houses, dual occupancies, ~~and~~ secondary dwellings, <u>and ancillary development</u> within a generous landscaped setting. The site cover and building form of development must be compatible with the prevailing suburban character and amenity of this zone. This zone is also the most restrictive in terms of other permitted uses that are considered suitable. These are generally restricted to facilities and services that meet the day-to-day needs of residents.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to ensure buildings and structures (including ancillary development) on a site maintain the generous landscaped setting in the low density residential environment.
43 Setbacks	Add ' <u>setbacks</u> ' to Objective O1 in Section 2 (page 7), Section 4 (page 18), Section 5 (page 24), Section 6 (page 30), Section 8 (page 39), Section 9 (page 45) and Section 10 (page 53). Add ' <u>setbacks</u> ' to Objective O3 in Section 3 (page 13).	Update objectives to support the existing controls. This amendment clarifies the current intent of the DCP by reinforcing the need to ensure setbacks are consistent with the prevailing and desired character of the residential areas.
44 Internal amenity	Amend Objective O2 in Section 2 (page 7), Section 4 (page 18), Section 5 (page 24), Section 6 (page 30), Section 7 (page 35), Section 8 (page 39), Section 9 (page 45) and Section 10 (page 53) to read: To ensure the building form, ~~and~~ building design, <u>room sizes and internal layout</u> of [insert development type] provide appropriate amenity to residents in terms of private open space, access to sunlight, privacy, <u>and useability</u> . Amend Objective O4 in Section 3 (page 13) to read: To ensure the building form, ~~and~~ building design, <u>room sizes and internal layout</u> of [insert development type] provide appropriate amenity to residents in terms of private open space, access to sunlight, privacy, <u>and useability</u> . Add Objective O6 in Section 7 (page 35) to read: <u>To ensure the building form, building design, room sizes and internal layout of [insert development type] provide appropriate amenity to residents in terms of private open space, access to sunlight, privacy, and useability.</u>	Update objectives to support the existing controls. This amendment clarifies the current intent of the DCP by reinforcing the need to ensure the building form and building design: • demonstrate the usability and functionality of rooms and circulation spaces, and • provide access to daylight and sunlight, natural ventilation, and privacy to residents.
45 Private open space	Add objective in Section 2 (page 7), Section 3 (page 13), Section 4 (page 18), Section 5 (page 24), Section 6 (page 30), Section 7 (page 35), Section 8 (page 39), Section 9 (page 45) and Section 10 (page 53) to read: <u>To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.</u> Renumber the remaining objectives accordingly.	Update objectives to support the existing controls. This amendment clarifies the current intent of the DCP by reinforcing the need to ensure private open spaces deliver daylight and sunlight, natural ventilation, and acoustic and visual privacy to residents.
46 Basements	Add objective in Section 2 (page 7), Section 4 (page 18), Section 5 (page 24), Section 6 (page 30), Section 8 (page 39), Section 9 (page 45), Section 10 (page 53) to read: <u>To ensure basements are well-designed and integrate into the overall design of the development.</u> Renumber the remaining objectives accordingly.	Update objectives to support the existing controls. This amendment clarifies the current intent of the DCP by reinforcing the need to ensure basements do not



Amendment	Draft housekeeping amendment	Comment and rationale
		project beyond the ground floor perimeter of dwellings to enable setbacks and deep soil planting.
47 Landscape	Add objectives in Section 2 (page 7), Section 3 (page 13), Section 4 (page 18), Section 5 (page 24), Section 6 (page 30), Section 7 (page 35), Section 8 (page 39), Section 9 (page 45) and Section 10 (page 53) to read: <i>To ensure the landscape design contributes to a high quality streetscape and amenity.</i> <i>To provide deep soil zones to allow for and support healthy plant and tree growth.</i> Renumber the remaining objectives accordingly.	Update objectives to support the existing controls. This amendment clarifies the current intent of the DCP by reinforcing the objectives of Chapter 3.7.
48 Fill	Separate clauses 2.3 (page 7), 3.6 (page 14), 4.4 (page 19), 5.3 (page 24), 6.3 (page 30), 8.4 (page 40), 9.5 (page 46) and 10.4 (page 53) into two clauses to read: ~~Any reconstituted ground level on the site must not exceed a height of 600mm above the ground level (existing) of an adjoining site except where:~~ ~~(a) the [insert development type] is required to be raised to achieve a suitable freeboard in accordance with Chapter 2.2 of this DCP;~~ ~~or~~ ~~(b) the fill is contained within the ground floor perimeter of the [insert development type] to a height no greater than 1 metre above the ground level (existing) of the site.~~ <i>Any reconstituted ground level on the site within the ground floor perimeter of the [insert development type] must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch and any building facade cut-outs.</i> <i>Any reconstituted ground level on the site outside of the ground floor perimeter of the [insert development type] must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch and any building facade cut-outs.</i> Renumber the remaining clauses accordingly.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP by making clear the height restrictions that apply to dwellings and outdoor areas.
49 Basement level within ground floor perimeter	Add a second sentence to clauses 2.9 (page 8), 4.11 (page 19), 5.10 (page 25), 9.11 (page 47) and 10.10 (page 54) to read: <i>For the purposes of this clause, the ground floor perimeter includes the front porch and any building facade cut-outs.</i>	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP by describing the building elements that form the ground floor perimeter.



Amendment	Draft housekeeping amendment	Comment and rationale
50 Wall height for dual occupancies	Section 4 – Amend clause 4.8 (page 19) to read: ~~For the portion of the building wall that has a wall height less than or equal to 7 metres,~~ The minimum setback <u>for a building wall</u> to the side boundary of the site is 0.9 metre. Council may increase the minimum setback to reduce any impact on the amenity of an adjoining dwelling or to avoid the drip line of a tree on an adjoining site. Section 4 – Delete clause 4.9 (page 19), which reads: ~~For the portion of the building wall that has a wall height greater than 7 metres, the minimum setback to the side boundary of the site is 1.5 metres.~~ Renumber the remaining clauses in Section 4 accordingly.	Remove duplication of existing controls. This amendment removes an inconsistency with the Canterbury-Bankstown LEP 2023. Clause 4.3(2C) of the LEP limits the wall height to 7m.
51 Side boundary access	Section 4 (page 19) – Amend clause 4.10 to read: The minimum setback between a dual occupancy and the side boundary must be clear of obstacles such as a hot water unit, waste storage area, storage shed and the like. <u>The intended outcome is to provide a clear path at all times for residents and visitors to access the rear yard and/or carry out maintenance works.</u>	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to require a clear path for residents and visitors to access the rear yard and/or carry out maintenance works e.g. trades people accessing the rear yard to construct an outbuilding or install a swimming pool, or cleaning or removing garden waste.
52 Garage design for semi-detached and attached dwellings	Add a second sentence to clauses 5.28 (page 28) and 6.24 (page 34) to read: <u>Council does not permit internal stacked or tandem garages.</u>	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is apply the same provisions to dual occupancies, semi-detached dwellings and attached dwellings.
53 Parking rate for multi dwelling housing	Section 7 (page 37) – Delete clause 7.13, which reads: ~~Multi dwelling housing must provide:~~ ~~(a) a minimum 1 car space per dwelling with 2 or less bedrooms; and~~ ~~(b) a minimum 2 car spaces per dwelling with 3 or more bedrooms; and~~ ~~(c) must locate the car parking spaces behind the front building line.~~ Renumber the remaining clauses in Section 7 accordingly.	Remove duplication of existing controls. This amendment removes a duplication with Chapter 3.2, which provides the parking rate for multi dwelling housing.



Amendment	Draft housekeeping amendment	Comment and rationale												
54 Blank walls	Section 8 (page 39) – Add the following objective to read: 07 <u>To minimise the effect of blank walls.</u> Section 8 (page 44) – Add the following clauses to read: <u>Blank walls</u> 8.31 <u>Large areas of blank, minimally or poorly articulated walls are not acceptable. Measures to avoid this may include windows, awnings, sun shading devices, pergolas, green walls, public art or a recognisable increased setback to the upper storey.</u> 8.32 <u>Blank walls are not permitted where facing the public domain.</u> 8.33 <u>The maximum length of any blank wall must not exceed 5m.</u> 8.34 <u>The maximum height of a blank wall must not exceed 3m.</u> 8.35 <u>Where adjacent development is unlikely to occur in the short term, blank side walls should include public art or murals.</u>	Amend wording to clarify the intent of the existing controls. This amendment provides additional guidance to limit the extent of blank walls in the business zones and high density residential zone by requiring development to include certain facade features. Where adjacent development is unlikely to occur in the short term, blank side walls should include public art or murals.												
55 Livable housing	Section 11 (page 59) – Amend the table in clause 11.1 to read: <table><tr><th>Development types</th><th>Development controls</th></tr><tr><td>Dwelling houses</td><td>New dwelling must achieve the Silver Standard.</td></tr><tr><td>Secondary dwellings</td><td>New dwelling must achieve the Silver Standard.</td></tr><tr><td>Dual occupancies and semi-detached dwelling</td><td>At least one dwelling must achieve the Gold Standard; and the second dwelling must achieve the Silver Standard.</td></tr><tr><td>Multi dwelling housing and attached dwellings</td><td> ~~A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.~~ <u>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</u> <u>a minimum 20% of new dwellings must achieve the Silver Standard; and</u> <u>a minimum 20% of new dwellings must achieve the Gold Standard.</u> </td></tr><tr><td>Residential flat buildings and shop top housing</td><td> ~~A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.~~ <u>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</u> <u>a minimum 20% of new dwellings must achieve the Silver Standard; and</u> <u>a minimum 20% of new dwellings must achieve the Gold Standard.</u> However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent </td></tr></table>	Development types	Development controls	Dwelling houses	New dwelling must achieve the Silver Standard.	Secondary dwellings	New dwelling must achieve the Silver Standard.	Dual occupancies and semi-detached dwelling	At least one dwelling must achieve the Gold Standard; and the second dwelling must achieve the Silver Standard.	Multi dwelling housing and attached dwellings	~~A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.~~ <u>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</u> <u>a minimum 20% of new dwellings must achieve the Silver Standard; and</u> <u>a minimum 20% of new dwellings must achieve the Gold Standard.</u>	Residential flat buildings and shop top housing	~~A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.~~ <u>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</u> <u>a minimum 20% of new dwellings must achieve the Silver Standard; and</u> <u>a minimum 20% of new dwellings must achieve the Gold Standard.</u> However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to have a minimum 40% of new dwellings comply with the Livable Housing Design Guidelines. The clarification avoids any misinterpretation that solely complying with the Gold Standard satisfies the development control, given that the Gold Standard incorporates the Silver Standard requirements.
Development types	Development controls													
Dwelling houses	New dwelling must achieve the Silver Standard.													
Secondary dwellings	New dwelling must achieve the Silver Standard.													
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Multi dwelling housing and attached dwellings	~~A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.~~ <u>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</u> <u>a minimum 20% of new dwellings must achieve the Silver Standard; and</u> <u>a minimum 20% of new dwellings must achieve the Gold Standard.</u>													
Residential flat buildings and shop top housing	~~A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.~~ <u>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</u> <u>a minimum 20% of new dwellings must achieve the Silver Standard; and</u> <u>a minimum 20% of new dwellings must achieve the Gold Standard.</u> However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent													



Amendment	Draft housekeeping amendment		Comment and rationale				
		<table><tr><td></td><td>with the LEP definition.</td></tr><tr><td>Boarding houses</td><td>A minimum 20% of new boarding rooms must achieve the Silver Standard.</td></tr></table>		with the LEP definition.	Boarding houses	A minimum 20% of new boarding rooms must achieve the Silver Standard.	
	with the LEP definition.						
Boarding houses	A minimum 20% of new boarding rooms must achieve the Silver Standard.						
56 Front fences	Section 13 (page 64) – Amend clause 13.2 to read: The external appearance of a front fence ~~along the front boundary of the site~~ <u>forward of the front building line</u> or facing a classified road must ensure: (a) the section of the front fence that comprises solid construction (not including solid piers) must not exceed a fence height of 1 metre above natural ground level; and (b) the remaining height of the front fence must comprise open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design. Despite this clause, the solid construction of a fence behind the front building line of dwelling houses and dual occupancies on corner sites may achieve a fence height up to 1.8 metres.		Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to apply the development control to front fences that are located on or adjacent to the street boundary of the site.				
57 Boatsheds	Section 13 (page 65) – Amend clause 13.9 to read: The maximum storey limit for boatsheds is single storey. ~~An attic and basement is~~ <u>Attics and/or basements are</u> not permitted.		Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to prohibit attics or basements. The clarification avoids any misinterpretation that the development control only applies to boatshed designs with joint attic and basement.				
58 Under-grounding of overhead wires	Section 14 (page 67) – Add the following objectives to read: <i>O10 To ensure development contribute to a high quality streetscape.</i> <i>O11 To minimise visual clutter in the streetscape associated with overhead infrastructure.</i> Section 14 (page 67) – Add the following clause to read: <u>New buildings in Zone R4 (undergrounding overhead wires)</u> <i>14.6 New buildings must ensure:</i> (a) <u><i>all overhead wires, including but not limited to electrical and telecommunication services wires, along the street frontages of the site are located underground as part of the development;</i></u> (b) <u><i>any redundant power poles are removed and replaced with underground supplied street lighting columns;</i></u> (c) <u><i>all works are carried out at the landowner’s expense.</i></u>		Amend wording to clarify the intent of the existing controls. The existing controls require new buildings in the business zones and high density residential zone to carry out public domain works to improve the look and amenity of the streetscape for residents, shoppers, workers and visitors (e.g. new footpaths and street tree planting). This amendment provides additional guidance would require new buildings to underground any street power lines fronting the site. This would occur as part of the public domain works and would assist to achieve greater street tree canopy.				



DRAFT HOUSEKEEPING AMENDMENTS – CHAPTER 5.2 [RESIDENTIAL ACCOMMODATION (FORMER CANTERBURY LGA)]

Amendment	Draft housekeeping amendment	Comment and rationale
59 Road definitions	Section 1 (page 6) – Reinstate definition to read: <u>Definitions</u> <u>Local road</u> means any road or street other than a major road. <u>Major road</u> means the following roads in the former Canterbury Local Government Area: <u>• Albert Street; • Bayview Avenue; • Beamish Street (between Brighton Avenue and Canterbury Road); • Belmore Road; • Bexley Road; • Bonds Road; • Brighton Avenue; • Burlington Avenue (between Fore Street and Karool Avenue); • Burwood Road; • Canterbury Road; • Fore Street; • Fifth Avenue; • Georges River Road; • Hartill-Law Avenue; • Homer Street (between Bexley Road and the Cooks River); • Jeffery Street (between Canterbury Road and King Street); • King Street; • Karool Avenue (between Permanent Avenue and Burlington Avenue); • King Georges Road; • Kingsgrove Road; • Lakemba Street (between Albert Street and King Georges Road); • Loch Street; • Milton Street; • Moorefields Road; • Moxon Road; • New Canterbury Road; • Ninth Avenue; • Orissa Street; • Permanent Avenue; • Punchbowl Road; • Second Avenue; • Thompson Street (between Burlington Avenue and Permanent Avenue); • Viking Street; • Wardell Road; • William Street; and • Wiggs Road.</u>	Reinstate former provisions that were inadvertently omitted during the consolidation of the former DCPs. This amendment reinstates the definitions for local roads and major roads from the former Canterbury Development Control Plan 2012 – Part G, page 2 for the purposes of residential development in the former Canterbury Local Government Area.
60 Solar access	Amend clauses 2.10 (page 20), 3.12 (page 41), 4.12 (page 60), 5.3.12 (page 99) and 6.3.13 (page 127) to read: C1 Where site orientation permits at least primary living areas of dwellings must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June. <u>Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.</u> C2 Principal areas of private open space must receive a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June to at least 50% of the open space surface area. <u>Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.</u> C3 ~~Dwellings must comply with the following:~~ ~~(a) At least one living room window and at least 50% or 35m² with minimum dimension of 2.5m (whichever is the lesser), of ground level private open space.~~ ~~(b) Receive a minimum of 3 hours sunlight between 8.00am and 4.00pm on 21 June.~~ ~~(c) Where existing overshadowing by buildings and fences is already greater than this control, sunlight is not to be reduced by more than 20%.~~ Renumber the remaining clauses accordingly.	Remove duplication of existing controls. This amendment removes a duplication of the solar access controls.
61 Torrens Title subdivision of	Section 3 (page 44) – Transfer the content of Policy 53-056 to read: <u>3.15 Torrens Title subdivision</u>	Remove duplication of existing controls. This amendment consolidates the DCP and Policy 53-056, to make it easier for applicants to view Council's



Amendment	Draft housekeeping amendment	Comment and rationale
dual occupancies	<u>Development control</u> C1 <u>Torrens Title subdivision of any dual occupancy approved by the former Canterbury City Council prior to 1 November 2005 are to be considered on its individual merits and subject to the following criteria:</u> 1.1 <u>an objection under clause 4.6 of the Canterbury-Bankstown Local Environmental Plan 2023 being submitted with the development application objecting to the minimum frontage requirements applied to subdivision of lots containing an existing dwelling contained in the Canterbury-Bankstown Local Environmental Plan 2023, if necessary; and</u> 1.2 <u>the proposed subdivision would have been permitted at the time the original consent for the dual occupancy was issued; and</u> 1.3 <u>the proposed subdivision complies with a minimum 230m² lot size; and</u> 1.4 <u>the proposal does not include dual occupancies involving the conversion of existing garages or outbuildings, granny flats or the like as it was never the intention of Council that these types of dual occupancies should be subdivided.</u> Repeal Policy 53-056.	planning rules. Policy 53-056 of the former Canterbury City Council contains the controls in relation to the Torrens Title subdivision of dual occupancies. The consolidation of the planning rules would mean repealing Policy 53-056 to streamline Council's policy register.
62 Blank walls	Section 5.2.10 (page 74) and 5.3.9 (page 93) – Add the following objective to read: O8 <u>To minimise the effect of blank walls.</u> Section 5.2.10 (page 77) and 5.3.9 (page 96) – Add the following clauses to read: <u>Blank walls</u> C36 <u>Large areas of blank, minimally or poorly articulated walls are not acceptable. Measures to avoid this may include windows, awnings, sun shading devices, pergolas, green walls, public art or a recognisable increased setback to the upper storey.</u> C37 <u>Blank walls are not permitted where facing the public domain.</u> C38 <u>The maximum length of any blank wall must not exceed 5m.</u> C39 <u>The maximum height of a blank wall must not exceed 3m.</u> C40 <u>Where adjacent development is unlikely to occur in the short term, blank side walls should include public art or murals.</u>	Amend wording to clarify the intent of the existing controls. This amendment provides additional guidance to limit the extent of blank walls in the business zones and high density residential zone by requiring development to include certain facade features. Where adjacent development is unlikely to occur in the short term, blank side walls should include public art or murals.
63 Under-grounding of overhead wires	Section 5.2.15 (page 81), 5.3.16 (page 102), 6.2.11 (page 111) and 6.3.12 (page 125) – Add the following objectives to read: O2 <u>To ensure development contribute to a high quality streetscape.</u> O3 <u>To minimise visual clutter in the streetscape associated with overhead infrastructure.</u> Section 5.2.15 (page 83), 5.3.16 (page 104), 6.2.11 (page 112) and 6.3.12 (page 126) – Add the following clause to read: C14 <u>New buildings must ensure:</u> (a) <u>all overhead wires, including but not limited to electrical and telecommunication services wires, along the street frontages of the site are located underground as part of the development;</u> (b) <u>any redundant power poles are removed and replaced with underground supplied street lighting columns;</u> (c) <u>all works are carried out at the landowner's expense.</u>	Amend wording to clarify the intent of the existing controls. The existing controls require new buildings in the business zones and high density residential zone to carry out public domain works to improve the look and amenity of the streetscape for residents, shoppers, workers and visitors (e.g. new footpaths and street tree planting). This amendment provides additional guidance would require new buildings to underground any street power



Amendment	Draft housekeeping amendment	Comment and rationale														
		lines fronting the site. This would occur as part of the public domain works and would assist to achieve greater street tree canopy.														
64 Livable housing	Section 9 (page 142) – Amend the table in clause C1 to read: <table><tr><th>Development types</th><th>Development controls</th></tr><tr><td>Dwelling houses</td><td>New dwelling must achieve the Silver Standard.</td></tr><tr><td>Secondary dwellings</td><td>New dwelling must achieve the Silver Standard.</td></tr><tr><td>Dual occupancies and semi-detached dwelling</td><td>At least one dwelling must achieve the Gold Standard; and the second dwelling must achieve the Silver Standard.</td></tr><tr><td>Multi dwelling housing and attached dwellings</td><td> ~~A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.~~ <u>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</u> <u>a minimum 20% of new dwellings must achieve the Silver Standard; and</u> <u>a minimum 20% of new dwellings must achieve the Gold Standard.</u> </td></tr><tr><td>Residential flat buildings and shop top housing</td><td> ~~A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.~~ <u>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</u> <u>a minimum 20% of new dwellings must achieve the Silver Standard; and</u> <u>a minimum 20% of new dwellings must achieve the Gold Standard.</u> However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent with the LEP definition. </td></tr><tr><td>Boarding houses</td><td>A minimum 20% of new boarding rooms must achieve the Silver Standard.</td></tr></table>	Development types	Development controls	Dwelling houses	New dwelling must achieve the Silver Standard.	Secondary dwellings	New dwelling must achieve the Silver Standard.	Dual occupancies and semi-detached dwelling	At least one dwelling must achieve the Gold Standard; and the second dwelling must achieve the Silver Standard.	Multi dwelling housing and attached dwellings	~~A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.~~ <u>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</u> <u>a minimum 20% of new dwellings must achieve the Silver Standard; and</u> <u>a minimum 20% of new dwellings must achieve the Gold Standard.</u>	Residential flat buildings and shop top housing	~~A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.~~ <u>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</u> <u>a minimum 20% of new dwellings must achieve the Silver Standard; and</u> <u>a minimum 20% of new dwellings must achieve the Gold Standard.</u> However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent with the LEP definition.	Boarding houses	A minimum 20% of new boarding rooms must achieve the Silver Standard.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to have a minimum 40% of new dwellings comply with the Livable Housing Design Guidelines. The clarification avoids any misinterpretation that solely complying with the Gold Standard satisfies the development control, given that the Gold Standard incorporates the Silver Standard requirements.
Development types	Development controls															
Dwelling houses	New dwelling must achieve the Silver Standard.															
Secondary dwellings	New dwelling must achieve the Silver Standard.															
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Boarding houses	A minimum 20% of new boarding rooms must achieve the Silver Standard.															



DRAFT HOUSEKEEPING AMENDMENTS – CHAPTER 6.1 [STRATEGIC CENTRES (GENERAL REQUIREMENTS)]

Amendment	Draft housekeeping amendment	Comment and rationale						
65 Blank walls	Section 3 (page 10) – Add the following objective to read: 04 <u>To minimise the effect of blank walls.</u> Section 3 (page 11) – Amend clauses 3.5 to 3.7 to read: 3.5 ~~Development must architecturally treat blank walls that can be viewed from the street or other public domain area (such as railway corridors) by incorporating public art, variation in building materials and/or other architectural design methods to Council’s satisfaction.~~ 3.65 Building services such as downpipes and balcony drainage must integrate with the facade design. 3.76 The design of balcony balustrades on the lower levels may be predominantly solid and/or opaque to provide privacy to residents and to screen drying areas. <u>Blank walls</u> 3.7 <u>Large areas of blank, minimally or poorly articulated walls are not acceptable. Measures to avoid this may include windows, awnings, sun shading devices, pergolas, green walls, public art or a recognisable increased setback to the upper storey.</u> 3.8 <u>Blank walls are not permitted where facing the public domain.</u> 3.9 <u>The maximum length of any blank wall must not exceed 5m.</u> 3.10 <u>The maximum height of a blank wall must not exceed 3m.</u> 3.11 <u>Where adjacent development is unlikely to occur in the short term, blank side walls should include public art or murals.</u>	Amend wording to clarify the intent of the existing controls. This amendment provides additional guidance to limit the extent of blank walls in the business zones and high density residential zone by requiring development to include certain facade features. Where adjacent development is unlikely to occur in the short term, blank side walls should include public art or murals.						
66 Livable housing	Section 8 (page 20) – Amend the table in clause 8.5 to read: <table><tr><th>Development types</th><th>Development controls</th></tr><tr><td>Residential flat buildings and shop top housing</td><td> ~~A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.~~ <u>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</u> <u>a minimum 20% of new dwellings must achieve the Silver Standard; and</u> <u>a minimum 20% of new dwellings must achieve the Gold Standard.</u> However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent with the LEP definition. </td></tr><tr><td>Boarding houses</td><td>A minimum 20% of new boarding rooms must achieve the Silver Standard.</td></tr></table>	Development types	Development controls	Residential flat buildings and shop top housing	~~A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.~~ <u>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</u> <u>a minimum 20% of new dwellings must achieve the Silver Standard; and</u> <u>a minimum 20% of new dwellings must achieve the Gold Standard.</u> However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent with the LEP definition.	Boarding houses	A minimum 20% of new boarding rooms must achieve the Silver Standard.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to have a minimum 40% of new dwellings comply with the Livable Housing Design Guidelines. The clarification avoids any misinterpretation that solely complying with the Gold Standard satisfies the development control, given that the Gold Standard incorporates the Silver Standard requirements.
Development types	Development controls							
Residential flat buildings and shop top housing	~~A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.~~ <u>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</u> <u>a minimum 20% of new dwellings must achieve the Silver Standard; and</u> <u>a minimum 20% of new dwellings must achieve the Gold Standard.</u> However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent with the LEP definition.							
Boarding houses	A minimum 20% of new boarding rooms must achieve the Silver Standard.							



Amendment	Draft housekeeping amendment	Comment and rationale
67 Under-grounding of overhead wires	Section 8 (page 19) – Add the following objectives to read: O10 <u>To ensure development contribute to a high quality streetscape.</u> O11 <u>To minimise visual clutter in the streetscape associated with overhead infrastructure.</u> Section 8 (page 23) – Add the following clause to read: 8.22 <u>New buildings must ensure:</u> (a) <u>all overhead wires, including but not limited to electrical and telecommunication services wires, along the street frontages of the site are located underground as part of the development;</u> (b) <u>any redundant power poles are removed and replaced with underground supplied street lighting columns;</u> (c) <u>all works are carried out at the landowner’s expense.</u>	Amend wording to clarify the intent of the existing controls. The existing controls require new buildings in the business zones and high density residential zone to carry out public domain works to improve the look and amenity of the streetscape for residents, shoppers, workers and visitors (e.g. new footpaths and street tree planting). This amendment provides additional guidance would require new buildings to underground any street power lines fronting the site. This would occur as part of the public domain works and would assist to achieve greater street tree canopy.



DRAFT HOUSEKEEPING AMENDMENTS – CHAPTER 7.1 [COMMERCIAL CENTRES (GENERAL REQUIREMENTS)]

Amendment	Draft housekeeping amendment	Comment and rationale
68 Blank walls	Section 3 (page 10) – Add the following objective to read: 04 <u>To minimise the effect of blank walls.</u> Section 3 (page 11) – Amend clauses 3.5 to 3.7 to read: 3.5 ~~Development must architecturally treat blank walls that can be viewed from the street or other public domain area (such as railway corridors) by incorporating public art, variation in building materials and/or other architectural design methods to Council's satisfaction.~~ 3.65 Building services such as downpipes and balcony drainage must integrate with the facade design. 3.76 The design of balcony balustrades on the lower levels may be predominantly solid and/or opaque to provide privacy to residents and to screen drying areas. Blank walls 3.7 <u>Large areas of blank, minimally or poorly articulated walls are not acceptable. Measures to avoid this may include windows, awnings, sun shading devices, pergolas, green walls, public art or a recognisable increased setback to the upper storey.</u> 3.8 <u>Blank walls are not permitted where facing the public domain.</u> 3.9 <u>The maximum length of any blank wall must not exceed 5m.</u> 3.10 <u>The maximum height of a blank wall must not exceed 3m.</u> 3.11 <u>Where adjacent development is unlikely to occur in the short term, blank side walls should include public art or murals.</u>	Amend wording to clarify the intent of the existing controls. This amendment provides additional guidance to limit the extent of blank walls in the business zones and high density residential zone by requiring development to include certain facade features. Where adjacent development is unlikely to occur in the short term, blank side walls should include public art or murals.
69 Under-grounding of overhead wires	Section 9 (page 23) – Add the following objectives to read: 011 <u>To ensure development contribute to a high quality streetscape.</u> 012 <u>To minimise visual clutter in the streetscape associated with overhead infrastructure.</u> Section 9 (page 26) – Add the following clause to read: 9.23 <u>New buildings must ensure:</u> (a) <u>all overhead wires, including but not limited to electrical and telecommunication services wires, along the street frontages of the site are located underground as part of the development;</u> (b) <u>any redundant power poles are removed and replaced with underground supplied street lighting columns;</u> (c) <u>all works are carried out at the landowner's expense.</u>	Amend wording to clarify the intent of the existing controls. The existing controls require new buildings in the business zones and high density residential zone to carry out public domain works to improve the look and amenity of the streetscape for residents, shoppers, workers and visitors (e.g. new footpaths and street tree planting). This amendment provides additional guidance would require new buildings to underground any street power lines fronting the site. This would occur as part of the public domain works and would assist to achieve greater street tree canopy.



Amendment	Draft housekeeping amendment	Comment and rationale						
70 Livable housing	Section 9 (page 23) – Amend the table in clause 9.5 to read: <table><tr><th>Development types</th><th>Development controls</th></tr><tr><td>Residential flat buildings and shop top housing</td><td> ~~A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.~~ <i><u>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</u></i> <i><u>a minimum 20% of new dwellings must achieve the Silver Standard; and</u></i> <i><u>a minimum 20% of new dwellings must achieve the Gold Standard.</u></i> However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent with the LEP definition. </td></tr><tr><td>Boarding houses</td><td>A minimum 20% of new boarding rooms must achieve the Silver Standard.</td></tr></table>	Development types	Development controls	Residential flat buildings and shop top housing	~~A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.~~ <i><u>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</u></i> <i><u>a minimum 20% of new dwellings must achieve the Silver Standard; and</u></i> <i><u>a minimum 20% of new dwellings must achieve the Gold Standard.</u></i> However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent with the LEP definition.	Boarding houses	A minimum 20% of new boarding rooms must achieve the Silver Standard.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to have a minimum 40% of new dwellings comply with the Livable Housing Design Guidelines. The clarification avoids any misinterpretation that solely complying with the Gold Standard satisfies the development control, given that the Gold Standard incorporates the Silver Standard requirements.
Development types	Development controls							
Residential flat buildings and shop top housing	~~A minimum 20% of new dwellings must achieve the Silver Standard; and a minimum 20% of new dwellings must achieve the Gold Standard.~~ <i><u>A minimum 40% of new dwellings must comply with the Livable Housing Design Guidelines (Livable Housing Australia), to be split as follows:</u></i> <i><u>a minimum 20% of new dwellings must achieve the Silver Standard; and</u></i> <i><u>a minimum 20% of new dwellings must achieve the Gold Standard.</u></i> However, it is noted that shop top housing will not deliver dwellings at the ground floor as this would be inconsistent with the LEP definition.							
Boarding houses	A minimum 20% of new boarding rooms must achieve the Silver Standard.							
71 Front fences	Section 9 (page 24) – Amend clause 9.12 to read: The external appearance of a front fence ~~along the street boundary of the site~~ <u>forward of the front building line</u> must ensure: (a) the section of the front fence that comprises solid construction (not including solid piers) ~~must~~ <u>does</u> not exceed a fence height of 1m above ~~natural~~ ground level <u>(existing)</u>; and (b) the remaining height of the front fence ~~must~~ comprises open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to apply the development control to front fences that are located on or adjacent to the street boundary of the site.						



DRAFT HOUSEKEEPING AMENDMENTS – CHAPTER 8.1 [EMPLOYMENT LANDS (GENERAL REQUIREMENTS)]

Amendment	Draft housekeeping amendment	Comment and rationale
72 Blank walls	Section 2 (page 6) – Add the following objective to read: <i>O6 To minimise the effect of blank walls.</i> Section 2 (page 11) – Add the following clauses to read: <i>Blank walls</i> <i>2.8 Large areas of blank, minimally or poorly articulated walls are not acceptable. Measures to avoid this may include windows, awnings, sun shading devices, pergolas, green walls, public art or a recognisable increased setback to the upper storey.</i> <i>2.9 Blank walls are not permitted where facing the public domain.</i> <i>2.10 The maximum length of any blank wall must not exceed 5m.</i> <i>2.11 The maximum height of a blank wall must not exceed 3m.</i> <i>2.12 Where adjacent development is unlikely to occur in the short term, blank side walls should include public art or murals.</i> Renumber the remaining clauses in Section 2 accordingly.	Amend wording to clarify the intent of the existing controls. This amendment provides additional guidance to limit the extent of blank walls in the business zones and high density residential zone by requiring development to include certain facade features. Where adjacent development is unlikely to occur in the short term, blank side walls should include public art or murals.
73 Blank walls	Section 3 (page 9) – Add the following objective to read: <i>O15 To minimise the effect of blank walls.</i> Section 3 (page 12) – Add the following clauses to read: <i>Blank walls</i> <i>3.9 Large areas of blank, minimally or poorly articulated walls are not acceptable. Measures to avoid this may include windows, awnings, sun shading devices, pergolas, green walls, public art or a recognisable increased setback to the upper storey.</i> <i>3.10 Blank walls are not permitted where facing the public domain.</i> <i>3.11 The maximum length of any blank wall must not exceed 5m.</i> <i>3.12 The maximum height of a blank wall must not exceed 3m.</i> <i>3.13 Where adjacent development is unlikely to occur in the short term, blank side walls should include public art or murals.</i> Renumber the remaining clauses in Section 3 accordingly.	



DRAFT HOUSEKEEPING AMENDMENTS – CHAPTER 9.1 [INDUSTRIAL PRECINCTS (GENERAL REQUIREMENTS)]

Amendment	Draft housekeeping amendment	Comment and rationale
74 Front fences	Section 5 (page 18) – Amend clause 5.12 to read: The external appearance of <u>a</u> front fence ~~along the primary and secondary street frontages~~ <u>forward of the front building line</u> must ensure: (a) the section of the front fence that comprises solid construction (not including ~~pillars~~ <u>solid piers</u>) does not exceed a fence height of 1m above ground level (existing); and (b) the remaining height of the front fence comprises open style construction such as spaced timber pickets or wrought iron that enhance and unify the building design.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to apply the development control to front fences that are located on or adjacent to the street boundary of the site.

DRAFT HOUSEKEEPING AMENDMENTS – CHAPTER 10.3 [HOME BUSINESSES]

Amendment	Draft housekeeping amendment	Comment and rationale
75 Home industries	Replace ‘home business’ with ‘<u>home business or home industry</u>’ throughout Chapter 10.3.	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to apply the same provisions to home businesses and home industries. Home industries mean an industrial activity, whether or not involving the sale of items online, carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling.
76 Food premises	Section 1 (page 4) – Add clause 1.4 to read: <u>Food premises</u> 1.4 <u>A home business or home industry that involves the manufacture of food products must comply with:</u> (a) <u>Food Act 2003;</u> (b) <u>Food Regulation 2010;</u> (c) <u>FSANZ Food Standards Code; and</u> (d) <u>Australian Standard AS 4674–2004, Design, construction and fitout of food premises.</u>	Amend wording to clarify the intent of the existing controls. This amendment clarifies the current intent of the DCP, which is to ensure home businesses and home industries that involve the manufacture of food products comply with hygiene standards.



DRAFT HOUSEKEEPING AMENDMENTS – CHAPTER 10.5 [PLACES OF PUBLIC WORSHIP]

Amendment	Draft housekeeping amendment	Comment and rationale
77 Assembly areas	Section 1 (page 6) – Amend the definition of ‘assembly area’ to read: assembly area means the sum of that portion of the gross floor area of a building to be used for public assembly for the purpose of worship or other purposes and any outdoor area that may be used for public assembly for the purpose of worship or other purposes. It includes: • halls; • mezzanines; • secondary areas of assembly such as choir or musicians' areas, altar areas confessional areas, podiums, staging and the like; • rooms used for religious instruction; • <u>any excessive internal circulation space</u>; and • rooms and any outdoor areas <u>(including covered areas)</u> capable of being used for overspill accommodation of the congregation during a worship service. Ancillary areas such as kitchens, toilets, washrooms and residential accommodation, which are not normally used for worship, are not considered to be part of the assembly area.	Amend wording to clarify the intent of the existing controls. This amendment implements a Council resolution to undertake a review of parking rates applied to new or expanding places of public worship in Canterbury-Bankstown. The review looked at other councils’ planning rules and best practice across Australia, and considered issues raised in development applications and court appeals. Council officers also visited places of public worship of different faiths in Canterbury-Bankstown (both in and out of centres) to observe traffic and parking movements before and after services.
78 Management plans	Section 6 (page 21) – Amend clause 6.5 to read: Council requires development applications to submit a Management Plan to determine: - hours of operation and days of operation; - special events: a detailed calendar of any festivals and special events must be supplied with the application, together with details of the arrangements for parking during these times; - number of persons attending at any one time, including non-worship and ancillary activities, and proposed measures to minimise impacts on the surrounding amenity; - expected ‘catchment area’ from which the congregation will travel; ~~and~~ - any proposed street parades and road closures; <u>the function and operation of indoor and outdoor spaces on the site to be used during normal services and special events;</u> <u>the circulation of people and vehicles within the site and how movements will be managed;</u> <u>traffic and parking control measures to manage on-site and off-site parking, such as but not limited to pick up/drop off arrangements and parking patrol of surrounding streets;</u> <u>the complaints handling and resolution procedures, with a complaints register to be submitted to Council annually.</u>	The review found that: • Traffic congestion and increased demand for on-street parking are issues in relation to places of public worship during normal services and special events. • Development applications need to provide additional details to better assess the impact of traffic and parking on the surrounding area.



DRAFT HOUSEKEEPING AMENDMENTS – HERITAGE CHARACTER STATEMENT

Amendment	Draft housekeeping amendment	Comment and rationale																																							
79 Hurlstone Park Heritage Conservation Areas	Add building contribution rankings for the Duntroon Street Heritage Conservation Area (page 18) to read: <table><tr><th>Number</th><th>Street</th><th>Ranking</th></tr><tr><td>4</td><td>Fernhill Street</td><td>1</td></tr><tr><td>6</td><td>Fernhill Street</td><td>1</td></tr><tr><td>8</td><td>Fernhill Street</td><td>1</td></tr><tr><td>10</td><td>Fernhill Street</td><td>1</td></tr><tr><td>12</td><td>Fernhill Street</td><td>2</td></tr><tr><td>14</td><td>Fernhill Street</td><td>3</td></tr><tr><td>16</td><td>Fernhill Street</td><td>1</td></tr><tr><td>18</td><td>Fernhill Street</td><td>3</td></tr><tr><td>20</td><td>Fernhill Street</td><td>1</td></tr><tr><td>20A</td><td>Fernhill Street</td><td>1</td></tr><tr><td>22</td><td>Fernhill Street</td><td>1</td></tr><tr><td>24</td><td>Fernhill Street</td><td>1</td></tr></table>	Number	Street	Ranking	4	Fernhill Street	1	6	Fernhill Street	1	8	Fernhill Street	1	10	Fernhill Street	1	12	Fernhill Street	2	14	Fernhill Street	3	16	Fernhill Street	1	18	Fernhill Street	3	20	Fernhill Street	1	20A	Fernhill Street	1	22	Fernhill Street	1	24	Fernhill Street	1	Reinstate former provisions that were inadvertently omitted during the consolidation of the former DCPs. The former Canterbury DCP 2012 omitted to provide rankings to all dwellings within the heritage conservation area. This amendment corrects the omission.
Number	Street	Ranking																																							
4	Fernhill Street	1																																							
6	Fernhill Street	1																																							
8	Fernhill Street	1																																							
10	Fernhill Street	1																																							
12	Fernhill Street	2																																							
14	Fernhill Street	3																																							
16	Fernhill Street	1																																							
18	Fernhill Street	3																																							
20	Fernhill Street	1																																							
20A	Fernhill Street	1																																							
22	Fernhill Street	1																																							
24	Fernhill Street	1																																							

DRAFT HOUSEKEEPING AMENDMENTS – LANDSCAPE GUIDE

Amendment	Draft housekeeping amendment	Comment and rationale				
80 Landscape plan	Amend clause 2.1 (page 4) to read: <table><tr><th>Development type</th><th>DA lodgement requirement</th></tr><tr><td>Dwelling houses/swimming pools</td><td>~~No requirement~~ <u>Landscape plan</u></td></tr></table>	Development type	DA lodgement requirement	Dwelling houses/swimming pools	~~No requirement~~ <u>Landscape plan</u>	Amend wording to clarify the intent of the existing controls. This amendment ensures the DCP is consistent with the DA Checklist, which requires a landscape plan to be submitted with development applications in relation to dwelling houses and swimming pools.
Development type	DA lodgement requirement					
Dwelling houses/swimming pools	~~No requirement~~ <u>Landscape plan</u>					
81 Prescribed trees	Replace ‘significant tree’, wherever it appears in the DCP and Landscape Guide, with ‘ <u>prescribed tree</u> ’.	Amend wording to clarify the intent of the existing controls. This amendment refers to prescribed trees, which is defined in Chapter 2.3. To date, there is no significant tree register to identify the location of significant trees in Canterbury-Bankstown.				