

Draft Planning Proposal: Minimum Lot Sizes for Dual Occupancies and Semi-detached Dwellings

Analysis of Historical and Forecast Supply

Historical supply of dual occupancy and related development in Bayside LGA (2016-2021)

A 5-year review of approvals of dual occupancy developments in Bayside LGA's R2 zone (full DAs and CDCs), from November 2016 to November 2021, is included in *Table 1*.

Table 1 – Summary of approvals history of dual occupancy dwelling developments in Bayside LGA's R2 zone (November 2016-November 2021)

Year	Zone R2 Approvals	Average parent lot size (sqm)	Average resulting lot size where subdivision included (sqm)
Nov 2016-Nov 2017	16	772.45	387.24
Nov 2017-Nov 2018	15	737.49	369.75
Nov 2018-Nov 2019	7	745.26	376.23
Nov 2019-Nov 2020	10	821.25	405.52
Nov 2020-Nov 2021	29	750.53	367.94
TOTAL	77	765.4	381.34

The above approvals have occurred entirely on the former Rockdale LGA side of Bayside LGA. Of these, 60 were approved by way of full DAs, while 17 were approved by CDC under the LRHD Code, the earliest issued on 20 April 2021 (the LRHD Code having come into force in Bayside LGA in July 2020).

These approvals by CDC have occurred entirely within the 12 month period from November 2020 to November 2021.

As highlighted previously in this report, dual occupancies have only been permitted on the former Botany Bay LGA side since the adoption of the BLEP 2021 in August 2021. Prior to this, dual occupancies were only permitted on the former Rockdale LGA side.

While none of the above approvals of dual occupancy development occurred on the former Botany Bay side, semi-detached dwelling proposals have instead featured on this side of the LGA. A 5-year review of approvals of this housing typology is included in Table 2 below.

Table 2 – Summary of approvals history of semi-detached dwelling developments in Bayside LGA's R2 zone (November 2016-November 2021)

Year	Zone R2 Approvals	Average original lot size – where subdivision is included (sqm)	Average resulting lot size (sqm)
Nov 2016-Nov 2017	10	540.96	278.19
Nov 2017-Nov 2018	8	506.81	253.31
Nov 2018-Nov 2019	13	539.89	268.01
Nov 2019-Nov 2020	10	462.16	231.86

Nov 2020-Nov 2021	12	515.55	257.88
TOTAL	53	513.07	257.85

Further, 460 proposals for secondary dwellings have also been approved across Bayside LGA in this timeframe, including:

- 336 by way of full DAs; and
- 112 by way of CDC issued under *State Environmental Planning Policy (Housing) 2021* (Housing SEPP), formerly *State Environmental Planning Policy (Affordable Rental Housing) 2009*. These have largely occurred in Bayside's R2 zone.

Although not directly related to the draft PP, this suggests that secondary dwellings continue to be the preferred form of lower-density infill housing development in Bayside LGA.

Forecast supply of dual occupancy / semi-detached dwelling development in Bayside LGA (2021-2026) – Overview

Due to several key factors influencing development patterns over the past 5 years, it is difficult to accurately forecast future supply of dual occupancy and related lower-density infill housing development in the short term future. These factors include:

- The formation of Bayside LGA in September 2016 from former Rockdale and Botany Bay LGAs shortly before the beginning of the approvals history timeframe;
- Harmonisation of planning controls under the BLEP 2021 only occurring in August 2021, before which dual occupancies were not permitted anywhere on the former Botany Bay LGA side;
- Differing suburban lot patterns on either side of Bayside LGA: former Rockdale LGA typically possesses a more traditional suburban pattern, where lot sizes of 700 sqm or larger and frontage widths of 15m or wider are more common, whereas former Botany Bay LGA has a more inner-city suburban pattern, where these lot sizes and frontage widths are scarce;
- The commencement of the LRHD Code later in the approvals history timeframe: in July 2020 on the former Rockdale LGA side and August 2021 on the former Botany Bay LGA side; and
- The uncertain effects of the global Covid-19 pandemic on both the approvals history and forecast supply timeframes.

Regardless of whether or not this draft PP progresses, proposals for dual occupancy developments are likely to continue to heavily favour the former Rockdale LGA side. Lot size and width patterns across the R2 zone lend themselves to more achievable built form outcomes, while there are also fewer environmental constraints creating blanket exemptions from the Codes SEPP on this side.

On the other hand, the R2 zone on the former Botany Bay LGA side is substantially affected by various exemptions from complying development under the Codes SEPP, in particular:

- Groundwater exclusion zone (identified in maps under Schedule 5 of the Codes SEPP);
- Acid Sulfate Soils Classes 1 and 2;
- Sydney Airport noise contours: Australian Noise Exposure Forecast (ANEF) 25+; and
- Heritage Conservation Areas.

Further, restrictive lot patterns ensure the LRHD Code does not apply in many parts of the R2 zone, as lot sizes and widths often fall below measurements required for complying development, namely:

- Minimum lot size of 400 sqm; and
- Minimum lot width of 15m at the building line (or 12m if the car parking space is accessed only from a secondary road, parallel road or lane).

On this side, the suburb of Botany is most likely to contain suitable candidate sites for dual occupancy development, but is also almost entirely exempted from the Codes SEPP due to constraints listed above. This is explained in further detail in Urban Design Considerations, under Part 3C of this report. For these reasons, both the LRHD Code and this draft PP are expected to have a limited effect on forecast supply of dual occupancies on this side of Bayside LGA.

To determine forecast supply for the upcoming 5 years, a methodology has been used wherein the rate of take-up of lots observed in the 5-year approvals history is applied to the remaining supply of lots under current controls (in a 'do nothing' scenario) and proposed future controls (in a scenario where the draft PP progresses).

Owing to the variables outlined above, these should be taken to be baseline forecasts. It could be argued that these forecasts are likely to be greater as the effects of the pandemic weaken, confidence and supply chains improve and as the community becomes more familiar with the LRHD Code, in particular, the more generous floor area it allows compared to the BLEP 2021 (this is explained in more detail under Part 3C of this report).

Forecast Supply of Approvals – 'Do Nothing' Scenario

The following methodology is applied to determine forecast approvals for dual occupancy / semi-detached dwelling developments in a 'do nothing' scenario (where the draft PP does not progress):

Step 1	<i>Identify the number of approvals over the past 5 years that are fully compliant with current parent lot size and width controls</i>
Step 2	<i>Identify gross supply of lots that meet current parent lot size and width requirements:</i> <ul style="list-style-type: none"> - <i>Add all parent lots subject to fully compliant approvals in the 5-year approvals history, including lots now subdivided)</i> - <i>For CDCs, exclude lots subject to exemptions from the Codes SEPP</i>
Step 3	<i>Calculate the number of approvals in Step 1 as a percentage of gross lot supply in Step 2, to determine a rate of take-up</i>
Step 4	<i>Identify net supply of lots that meet current parent lot size and width requirements:</i> <ul style="list-style-type: none"> - <i>Subtract all lots subject to the 5-year approvals history</i> - <i>For CDCs, exclude lots subject to Codes SEPP exemptions</i>
Step 5	<i>Apply the rate of take-up in Step 3 to net lot supply in Step 4, to determine the forecast fully compliant approvals (for DAs) / total approvals (for CDCs)</i> <i>Steps 6-9 for DA approvals only:</i>
Step 6	<i>Identify the number of DA approvals that are not fully compliant with current parent lot size and width controls (i.e. subject to variation of controls under Clause 4.6 of the BLEP 2021)</i>
Step 7	<i>Determine the ratio of not fully compliant DA approvals to fully compliant DA approvals</i>
Step 8	<i>Apply this ratio to the forecast fully compliant DA approvals to determine the forecast DA approvals subject to Clause 4.6 variations</i>
Step 9	<i>Combine forecast fully compliant and not fully compliant DA approvals to determine total forecast DA approvals</i>
Step 10	<i>Combine forecast DA and CDC approvals to determine total forecast approvals</i>

FORMER ROCKDALE LGA SIDE

Applying this methodology on the former Rockdale LGA side, a forecast for approvals is determined as outlined below:

Step 1 *Identify the number of approvals over the past 5 years that are fully compliant with current parent lot size and width controls*

The number of approvals are as follows:

Fully compliant DA approvals:	36
CDC approvals:	17

Step 2 *Identify gross supply of lots that meet current parent lot size and width requirements:*

- *Add all parent lots subject to fully compliant approvals in the 5-year approvals history, including lots now subdivided)*
- *For CDCs, exclude lots subject to exemptions from the Codes SEPP*

The existing lot size and width requirements and the gross number of available DP lots are as follows:

For DA approvals:	700 sqm minimum lot size and 15m frontage width, specified in RDCP 2011 (including parent lots subject to fully compliant DA approvals in the 5-year approvals history that are now subdivided):	785 DP lots
For CDCs:	400 sqm minimum lot size and 15m lot width, specified in LRHD Code, excluding lots subject to Codes SEPP exemptions (for the purpose of this exercise, only the regular minimum lot width control of 15m is applied):	4,699 DP lots

Step 3 *Calculate the number of approvals in Step 1 as a percentage of gross lot supply in Step 2, to determine a rate of take-up*

The rate of take-up of lots that meet current requirements are:

For fully compliant DA approvals:	4.59%
For CDCs:	0.362%

Step 4 *Identify net supply of lots that meet current parent lot size and width requirements (subtract all lots subject to the 5-year approvals history)*

The net number of available DP lots are as follows:

For DA approvals:	700 sqm minimum lot size and 15m frontage width, specified in RDCP 2011 (subtracting parent lots that meet lot size and width requirements and are subject to fully compliant DA approvals in the 5-year approvals history):	749 DP lots
For CDCs:	400 sqm minimum lot size and 15m lot width, specified in LRHD Code, excluding lots subject to Codes SEPP exemptions (subtracting parent lots subject to CDCs in the 5-year approvals history):	4,682 DP lots

Step 5 *Apply the rate of take-up in Step 3 to net lot supply in Step 4, to determine the forecast fully compliant approvals (for DAs) / total approvals (for CDCs)*

Applying the rates of take-up identified in Step 3, the following forecasts of approvals are determined (as LRHD Code CDC approvals have only been issued in the final year of the 5-year approvals history, to determine a full 5-year forecast, the forecast for CDCs is multiplied by 5):

Forecast fully compliant DA approvals:	34
Forecast CDCs:	85

Step 6 *Identify the number of DA approvals that are not fully compliant with current parent lot size and width controls (i.e. subject to variation of controls under Clause 4.6 of the BLEP 2021)*

Of the 60 DA approvals that have occurred on the former Rockdale LGA side, 24 were not fully compliant with lot size and width controls.

Step 7 *Determine the ratio of not fully compliant DA approvals to fully compliant DA approvals*

The ratio of not fully compliant DA approvals (24) to fully compliant DA approvals (36) is 0.67:1.

Step 8 *Apply this ratio to the forecast fully compliant DA approvals to determine the forecast DA approvals subject to Clause 4.6 variations*

When applying a ratio of 0.67:1 to the forecast fully compliant DA approvals (determined in Step 5), a forecast of 23 DA approvals subject to Clause 4.6 variations is determined.

Step 9 *Combine forecast fully compliant and not fully compliant DA approvals to determine total forecast DA approvals*

Combining the aforementioned approvals figures, a total forecast of 57 DA approvals is determined.

Step 10 *Combine forecast DA and CDC approvals to determine total forecast approvals*

Combining forecast DA and CDC approvals, a total forecast for approvals on the former Rockdale LGA side is determined as follows:

Forecast DA approvals:	57
Forecast CDCs:	85
Total Forecast Approvals:	142

FORMER BOTANY BAY LGA SIDE

The 5-year approvals history for the former Botany Bay LGA side contains no DA or CDC approvals for dual occupancies, due in part to this land use only becoming permissible at finalisation of the BLEP 2021 in August 2021 (and therefore permitted as complying development under the LRHD Code). Instead, only approvals for semi-detached dwellings can be found on this side (either on two existing consecutive lots or bundled with approval for Torrens title subdivision of the parent lot).

Further, there are currently no equivalent minimum lot size or width controls in BBDCP 2013. Instead, built form outcomes for semi-detached dwellings are guided primarily by BLEP 2021 Height of Buildings and FSR controls, as well as BBDCP 2013 setback, landscaping and parking provisions.

Therefore, to determine forecast DA approvals for dual occupancy / semi-detached dwelling development in a 'do nothing' scenario, a nominal minimum lot width of 12m is applied. In addition, separate lot supply counts for lot sizes between 400-499 sqm and 500 sqm or larger are calculated. These nominal lot size and width categories generally capture all approved semi-detached dwelling developments in the 5-year approvals history.

A simple forecast of CDCs is determined by applying the rate of take-up for CDCs observed on the former Rockdale LGA side (0.362%) to the supply of applicable lots on the former Botany Bay LGA side.

Applying the above methodology on the former Botany Bay LGA side, a forecast for approvals is determined as outlined below:

Step 1 *Identify the number of approvals over the past 5 years that are fully compliant with current parent lot size and width controls*

The number of approvals are as follows:

DA approvals:	53
CDC approvals:	0

Step 2 *Identify gross supply of lots that meet current parent lot size and width requirements:*

- *Add all parent lots subject to fully compliant approvals in the 5-year approvals history, including lots now subdivided)*
- *For CDCs, exclude lots subject to exemptions from the Codes SEPP*

Applying the above nominal minimum lot size categories and lot width of 12m, the gross number of available DP lots is as follows:

For DA approvals:	400-499 sqm lot size and 12m frontage width (including parent lots in the 5-year approvals history that are now subdivided):	1,399 DP lots
	500+ sqm lot size and 12m frontage width (including parent lots in the 5-year approvals history that are now subdivided):	1,228 DP lots
For CDCs:	400 sqm minimum lot size and 15m lot width, specified in LRHD Code, excluding lots subject to Codes SEPP exemptions (subtracting parent lots subject to CDCs in the 5-year approvals history):	356 DP lots

Step 3 *Calculate the number of approvals in Step 1 as a percentage of gross lot supply in Step 2, to determine a rate of take-up*

The rate of take-up of lots that meet current requirements are:

For DA approvals on 400-499 sqm lots with 12m frontage width:	1.56%
For DA approvals on 500+ sqm lots with 12m frontage width:	1.95%
For CDCs:	0.362%

Step 4 *Identify net supply of lots that meet current parent lot size and width requirements (subtract all lots subject to the 5-year approvals history)*

The net number of available DP lots are as follows (applying the above nominal lot size and width specifications):

For DA approvals:	400-499 sqm lot size and 12m frontage width (subtracting parent lots in the 5-year approvals history that have not yet been subdivided):	1,392 DP lots
	500+ sqm lot size and 12m frontage width (subtracting parent lots in the 5-year approvals history that have not yet been subdivided):	1,214 DP lots
For CDCs:	400 sqm minimum lot size and 15m lot width, specified in LRHD Code, excluding lots subject to Codes SEPP exemptions (subtracting parent lots subject to CDCs in the 5-year approvals history):	356 DP lots

Step 5 *Apply the rate of take-up in Step 3 to net lot supply in Step 4, to determine the forecast fully compliant approvals (for DAs) / total approvals (for CDCs)*

Applying the rates of take-up identified in Step 3, the following forecasts of approvals are determined (as LRHD Code CDC approvals have only been issued in the final year of the 5-year approvals history, to determine a full 5-year forecast, the forecast for CDCs is multiplied by 5):

Forecast DA approvals:	46
Forecast CDCs:	6

Steps 6-9 are not included in this forecast, owing to the absence of existing lot size and width controls. Without these controls, no ratio of not fully compliant to fully compliant DA approvals can be calculated in a 'do nothing' context. Therefore this forecast is taken simply as a total forecast for all DA approvals on the former Botany Bay LGA side.

Step 10 *Combine forecast DA and CDC approvals to determine total forecast approvals*

Combining forecast DA and CDC approvals, a total forecast for approvals on the former Botany Bay LGA side is determined as follows:

Forecast DA approvals:	46
Forecast CDCs:	6
Total Forecast Approvals:	52

Total Forecast Supply of Approvals – 'Do Nothing' Scenario

Combining the above forecasts, a total forecast for approvals by full DA and CDC under a 'do nothing' scenario is identified below:

DA Approvals In Former Rockdale LGA	57
CDC Approvals In Former Rockdale LGA	85
DA Approvals In Former Botany Bay LGA	46
CDC Approvals In Former Botany Bay LGA	6
Total Approvals – 'Do Nothing' Scenario	194

Forecast Supply of DA Approvals – PP Scenario

The following methodology is applied to determine forecast supply of dual occupancy / semi-detached dwelling developments in the *PP scenario* (where the draft PP progresses):

Step 1	<i>Identify supply of lots that meet proposed (PP) parent lot size and width requirements (subtract any lots subject to approvals in the 5-year approvals history that already meet proposed lot size and width requirements)</i>
Step 2	<i>Apply the rate of take-up identified in 'Do Nothing' Scenario to the lot supply identified in Step 1, to determine the forecast fully compliant DA approvals (for DAs) / total approvals (for CDCs)</i>
	<i>Steps 3-4 for DA approvals only:</i>
Step 3	<i>Apply the ratio of not fully compliant DA approvals to fully compliant DA approvals identified in 'Do Nothing' Scenario to the forecast determined in Step 2, to determine the forecast DA approvals subject to Clause 4.6 variations</i>
Step 4	<i>Combine forecast fully compliant and not fully compliant DA approvals to determine total forecast DA approvals</i>
Step 5	<i>Combine forecast DA and CDC approvals to determine total forecast approvals</i>

This methodology is applied to the following options considered by Council:

<i>Option</i>	<i>Minimum lot size for construction of dual occupancies</i>	<i>Minimum lot size for subdivision of dual occupancies or construction of semi-detached dwellings</i>	<i>Minimum lot width for dual occupancies</i>	<i>Minimum lot width for subdivision of dual occupancies or construction of semi-detached dwellings</i>
Option 1	Area A: 500 sqm Remainder of R2 zone: 600 sqm	Area A: 250 sqm Remainder of R2 zone: 300 sqm	15m for lots with single road frontage	7.5m for lots with single road frontage
Option 2	Area A: 500 sqm Remainder of R2 zone: 650 sqm	Area A: 250 sqm Remainder of R2 zone: 325 sqm	12m for lots with multiple road frontages	6m for lots with multiple road frontages
Option 3	Entire R2 zone: 650 sqm	Entire R2 zone: 325 sqm		
Option 4 (Council resolution)	Area A: 550 sqm Remainder of R2 zone: 650 sqm	Area A: 275 sqm Remainder of R2 zone: 325 sqm		

FORMER ROCKDALE LGA SIDE

Applying this methodology on the former Rockdale LGA side, a forecast for approvals is determined as outlined below:

Step 1 *Identify supply of lots that meet proposed (PP) parent lot size and width requirements (subtract any lots subject to approvals in the 5-year approvals history that already meet proposed lot size and width requirements)*

The proposed (PP) lot size and width requirements and the net number of available DP lots are as follows:

For DA approvals:	Option 1 – 600 sqm minimum lot size and 15m lot width (subtracting parent lots subject to fully compliant DA approvals in the 5-year approvals history that already meet proposed lot size and width requirements):	1,905 DP lots
	Options 2, 3 and 4 – 650 sqm minimum lot size and 15m lot width (subtracting parent lots subject to fully compliant DA approvals in the 5-year approvals history that already meet proposed lot size and width requirements):	1,408 DP lots
For CDCs:	Option 1 – 600 sqm minimum lot size and 15m lot width, specified in LRHD Code, excluding lots subject to Codes SEPP exemptions (subtracting parent lots subject to CDCs in the 5-year approvals history):	1,833 DP lots
	Options 2, 3 and 4 – 650 sqm minimum lot size and 15m lot width, specified in LRHD Code, excluding lots subject to Codes SEPP exemptions (subtracting parent lots subject to CDCs in the 5-year approvals history):	1,357 DP lots

Step 2 *Apply the rate of take-up identified in 'Do Nothing' Scenario to the lot supply identified in Step 1, to determine the forecast fully compliant DA approvals (for DAs) / total approvals (for CDCs)*

Applying the rates of take-up identified in the 'do nothing' scenario, the following forecasts of approvals are determined (as LRHD Code CDC approvals have only been issued in the final year of the 5-year approvals history, to determine a full 5-year forecast, the forecast for CDCs is multiplied by 5):

Forecast fully compliant DA approvals under Option 1 (using rate of 4.59%):	87
Forecast fully compliant DA approvals under Options 2, 3 and 4 (using rate of 4.59%):	65
Forecast CDCs under Option 1 (using rate of 0.362%):	33
Forecast CDC under Options 2, 3 and 4 (using rate of 0.362%):	25

Step 3 *Apply the ratio of not fully compliant DA approvals to fully compliant DA approvals identified in 'Do Nothing' Scenario to the forecast determined in Step 2, to determine the forecast DA approvals subject to Clause 4.6 variations*

When applying a ratio of 0.67:1 (identified in the 'do nothing' scenario) to the forecast fully compliant DA approvals (determined in Step 2), the following forecasts of approvals subject to Clause 4.6 variations are determined for each Option:

Forecast DA approvals subject to Clause 4.6 variation under Option 1:	59
Forecast DA approvals subject to Clause 4.6 variation under Options 2, 3 and 4:	44

Step 4 *Combine forecast fully compliant and not fully compliant DA approvals to determine total forecast DA approvals*

When combining the aforementioned approvals figures, the following total forecasts of DA approvals are determined for each Option:

Total Forecast DA approvals under Option 1:	146
Total Forecast DA approvals under Options 2, 3 and 4:	109

Step 5 *Combine forecast DA and CDC approvals to determine total forecast approvals*

Combining forecast DA and CDC approvals, the following total forecast approvals on the former Rockdale LGA side are determined for each Option:

<i>Option</i>	<i>Forecast DA approvals</i>	<i>Forecast CDCs</i>	<i>Total Forecast Approvals</i>
Option 1	146	33	179
Options 2, 3 and 4	109	25	134

FORMER BOTANY BAY LGA SIDE

Applying the above methodology on the former Botany Bay LGA side, a forecast for DA approvals is determined as outlined below:

Step 1 *Identify supply of lots that meet proposed (PP) parent lot size and width requirements (subtract any lots subject to approvals in the 5-year approvals history that already meet proposed lot size and width requirements)*

The net number of available DP lots are as follows:

<i>Option</i>	<i>Type of approvals</i>	<i>Lot requirements</i>	<i>Number of DP lots</i>
Option 1	For DA approvals in Area A	500 sqm minimum lot size and 15m frontage width (subtracting parent lots in the 5-year approvals history yet to be subdivided)	202 DP lots
	For DA approvals outside Area A	600 sqm minimum lot size and 15m frontage width (subtracting parent lots in the 5-year approvals history yet to be subdivided)	154 DP lots
	For CDCs in Area A	500 sqm minimum lot size and 15m lot width, specified in LRHD Code, excluding lots subject to Codes SEPP exemptions	62 DP lots
	For CDCs outside Area A	600 sqm minimum lot size and 15m lot width, specified in LRHD Code, excluding lots subject to Codes SEPP exemptions	96 DP lots

Option 2	For DA approvals in Area A	500 sqm minimum lot size and 15m frontage width (subtracting parent lots in the 5-year approvals history yet to be subdivided)	202 DP lots
	For DA approvals outside Area A	650 sqm minimum lot size and 15m frontage width (subtracting parent lots in the 5-year approvals history yet to be subdivided)	54 DP lots
	For CDCs in Area A	500 sqm minimum lot size and 15m lot width, specified in LRHD Code, excluding lots subject to Codes SEPP exemptions	62 DP lots
	For CDCs outside Area A	650 sqm minimum lot size and 15m lot width, specified in LRHD Code, excluding lots subject to Codes SEPP exemptions	53 DP lots
Option 3	For DA approvals	650 sqm minimum lot size and 15m frontage width (subtracting parent lots in the 5-year approvals history yet to be subdivided)	154 DP lots
	For CDCs	650 sqm minimum lot size and 15m lot width, specified in LRHD Code, excluding lots subject to Codes SEPP exemptions	70 DP lots
Option 4	For DA approvals in Area A	550 sqm minimum lot size and 15m frontage width (subtracting parent lots in the 5-year approvals history yet to be subdivided)	182 DP lots
	For DA approvals outside Area A	650 sqm minimum lot size and 15m frontage width (subtracting parent lots in the 5-year approvals history yet to be subdivided)	54 DP lots
	For CDCs in Area A	550 sqm minimum lot size and 15m lot width, specified in LRHD Code, excluding lots subject to Codes SEPP exemptions	41 DP lots
	For CDCs outside Area A	650 sqm minimum lot size and 15m lot width, specified in LRHD Code, excluding lots subject to Codes SEPP exemptions	53 DP lots

Step 2 *Apply the rate of take-up identified in 'Do Nothing' Scenario to the lot supply identified in Step 1, to determine the forecast fully compliant DA approvals (for DAs) / total approvals (for CDCs)*

Applying a rate of take-up identified in the 'do nothing' scenario, the following forecasts of approvals are determined (as LRHD Code CDC approvals have only been issued in the final year of the 5-year approvals history, to determine a full 5-year forecast, the forecast for CDCs is multiplied by 5):

<i>Option</i>	<i>Type of approval</i>	<i>Number of approvals</i>
Option 1	Forecast DA approvals (using rate of 1.95%)	7
	Forecast CDCs (using rate of 0.362%)	3
Option 2	Forecast DA approvals (using rate of 1.95%)	5
	Forecast CDCs (using rate of 0.362%)	2
Option 3	Forecast DA approvals (using rate of 1.95%)	3
	Forecast CDCs (using rate of 0.362%)	1
Option 4	Forecast DA approvals (using rate of 1.95%)	5
	Forecast CDCs (using rate of 0.362%)	1

Step 3 *Apply the ratio of not fully compliant DA approvals to fully compliant DA approvals identified in 'Do Nothing' Scenario to the forecast determined in Step 2, to determine the forecast DA approvals subject to Clause 4.6 variations*

In the absence of existing lot size and width controls on the former Botany Bay LGA side, it is not possible to calculate a ratio of not fully compliant to fully compliant DA approvals and, therefore, determine a forecast of future DA approvals subject to variations of these controls. However, it can be assumed that a proportion of DA approvals will be issued in the future that are not fully compliant with the proposed new lot size and width controls.

For the purpose of this exercise, the ratio calculated on the former Rockdale LGA side (0.67:1) can also be applied on the former Botany Bay LGA side. This would result in the following forecast DA approvals subject to Clause 4.6 variations, under each Option:

Forecast DA approvals subject to Clause 4.6 variation under 5
Option 1:

Forecast DA approvals subject to Clause 4.6 variation under 3
Option 2:

Forecast DA approvals subject to Clause 4.6 variation under 2
Option 3:

Forecast DA approvals subject to Clause 4.6 variation under 3
Option 4:

Step 4 *Combine forecast fully compliant and not fully compliant DA approvals to determine total forecast DA approvals*

Combining the aforementioned approvals figures, the following total forecast DA approvals are determined for the former Botany Bay LGA side, under each Option:

Total forecast DA approvals under Option 1:	12
Total forecast DA approvals under Option 2:	8
Total forecast DA approvals under Option 3:	5
Total forecast DA approvals under Option 4:	8

Step 5 *Combine forecast DA and CDC approvals to determine total forecast approvals*

Combining forecast DA and CDC approvals, the following total forecasts for approvals on the former Botany Bay LGA side are determined, under each Option:

Option	Forecast DA approvals	Forecast CDCs	Total Forecast Approvals
Option 1	12	3	15
Option 2	8	2	10
Option 3	5	1	6
Option 4	8	1	9

Total Forecast Supply of Approvals – PP Scenario

Combining the above forecasts, a total forecast for approvals by full DA and CDC under a PP scenario is identified below:

	Option 1	Option 2	Option 3	Option 4
DA Approvals in Former Rockdale LGA	146	109	109	109
CDC Approvals in Former Rockdale LGA	33	25	25	25
DA Approvals in Former Botany Bay LGA	12	8	5	8
CDC Approvals in Former Botany Bay LGA	3	2	1	1
TOTAL APPROVALS	194	144	140	143

Summary of 5-year approvals forecast

In summary, a total of **143** approvals for dual occupancy and semi-detached developments are forecast for the upcoming 5 years, as a result of the proposed LEP controls resolved by Council to proceed to a Gateway Determination under Option 4.

By comparison, Options 1, 2 and 3 are forecast to result in decreased numbers of future approvals, of **194, 144 and 140**, respectively, when compared with the forecast under a 'do nothing' scenario.

As previously explained, these should be taken to be baseline forecasts, factoring in an approvals history that has been influenced by changes to the statutory planning framework, as well as disruptions caused by the ongoing Covid-19 pandemic. It is arguable that the LGA will see greater take-up as post-pandemic economic conditions improve and landowners familiarise themselves with the proposed new controls under both the LEP and LRHD Code.

The following observations are also made in support of the draft PP:

1. Lot width is considered critical to ensuring good design outcomes, as it determines the prevailing form of the streetscape. This is explained in further detail in Urban Design Considerations, under Part 3C of this report. Further to this point, the proposed lot width controls are essentially carried over from the LRHD Code. This ensures a consistent response to the issue under both full DA and CDC processes.
2. The need to better control design outcomes is a key factor behind this draft PP. While lot width is critical to the future form of a streetscape, lot size is instrumental to built form on a site, particularly under the LRHD Code where a sliding scale of gross floor area allowance is applied based on lot size. As explained in Part 3C of this report, when developed for dual occupancies under the Code, sites smaller than 500 sqm will infill the full extent of the allowable site envelope. Development under the default Code controls will therefore result in excessive bulk that is at odds with the more traditional suburban elements of the LGA.
3. There is a need for lot size and width controls on the former Botany Bay LGA side. The absence of these controls leaves Council reliant on LEP building height and FSR controls, as well as DCP setback, landscaping and parking controls, to manage built form outcomes on this side of the LGA.
4. Further to Point 1, although already established under the LRHD Code, the minimum lot width requirement of 15m (for lots with a single, primary road frontage) places a significant limitation on lot supply, particular on the former Botany Bay LGA side.