



## Canterbury-Bankstown Development Control Plan 2023

### Draft Amendments – New Employment Zones

September 2024



Note: Draft amendments to the DCP are shown as:

- ~~Single strike through~~ is deleted text
- *Italics & underlined* is added text



## DRAFT AMENDMENTS – ALL CHAPTERS

### [1] Zone names

Update zone names, wherever these appear in the DCP, to read:

| Former name             | New name                |
|-------------------------|-------------------------|
| B1 Neighbourhood Centre | E1 Local Centre         |
| B2 Local Centre         | E1 Local Centre         |
| B4 Mixed Use            | MU1 Mixed Use           |
| B5 Business Development | E3 Productivity Support |
| B6 Enterprise Corridor  | E3 Productivity Support |
| B7 Business Park        | SP4 Enterprise          |
| IN1 General Industrial  | E4 General Industrial   |
| IN2 Light Industrial    | E4 General Industrial   |

### [2] Zone references

Update zone references, wherever these appear in the DCP, to read:

| Former reference | New reference        |
|------------------|----------------------|
| Business zones   | E1, E3, MU1, and SP4 |
| Industrial zones | E4                   |



## DRAFT AMENDMENTS – CHAPTER 3.2 [PARKING]

### [3] Monetary contributions in lieu of providing off-street parking spaces

Section 2 (page 14) – Amend clause 2.8 to read:

Council may consider accepting additional developer contributions (i.e. to be paid on top of the normal amount of Section 7.11 and 7.12 contributions that is payable) in lieu of providing off-street parking spaces for non-residential development on land within:

- Zone ~~B4~~ MU1 Mixed Use in the Bankstown City Centre, and
- Zone ~~B2~~ E1 Local Centre in the former Bankstown Local Government Area *that is not identified as “Area 1” on the Land Zoning Map.*

These funds will be used by Council to build car parking spaces at sites identified by Council strategies. The amount of parking that can be offset is up to 100% of a development's non-residential parking requirement under the DCP. This clause does not apply to dwellings.

## DRAFT AMENDMENTS – CHAPTER 3.6 [SIGNS]

### [4] Definitions

Section 4 (page 10) – Amend the following definitions to read:

**Zone 1** covers areas with generally very high off-street ambient lighting. This includes land zoned ~~B8~~ SP5 Metropolitan Centre.

**Zone 2** covers areas with generally high off-street ambient lighting e.g. some major shopping/commercial centres with a significant number of off-street illuminated devices and lights. This includes land zoned ~~B3~~ E2 Commercial ~~Core~~ Centre and ~~B4~~ MU1 Mixed Use.

**Zone 3** covers areas with generally medium off-street ambient lighting e.g. small to medium shopping/commercial centres. This includes land in business, industrial and special use zones not including Zones ~~B3, B4 and B8~~ E2 Commercial Centre, MU1 Mixed Use, and SP5 Metropolitan Centre.



## DRAFT AMENDMENTS – CHAPTER 5.2 [RESIDENTIAL ACCOMMODATION IN THE FORMER CANTERBURY LGA]

### [5] Isolated sites

Section 6.2.1 (page 93) and Section 6.3.1 (page 102) – Amend clause C1 to read:

Development on land within Zone R4 High Density Residential is not to result in a site adjoining such land having an area of less than 1,000m<sup>2</sup> or a width of less than 20m at the front building line for the purpose of multi dwelling housing.

Development on land within Zone ~~B5 Business Development~~ E3 Productivity Support that is identified as “Area 9” on the Special Provisions Map is not to result in a site adjoining such land having a site frontage of less than 30m for the purpose of shop top housing.

### [6] Roof top terraces

Section 6.2.10 (page 97) and Section 6.3.10 (page 109) – Amend clause C1 to read:

Roof terraces are permitted with consent in ~~all business Zones~~ E1 and E3 except ~~the B1 Zone~~ land that is identified as “Area 1” on the Land Zoning Map.

### [7] Boarding houses

Section 8.4 (page 117) – Amend clause C2, Table 16 to read:

~~B5 Business Development~~ E3 Productivity Support that is identified as “Area 9” on the Special Provisions Map

Section 8.6 (page 119) – Amend clause C1, Table 18 to read:

~~B5 Business Development~~ E3 Productivity Support that is identified as “Area 9” on the Special Provisions Map



## DRAFT AMENDMENTS – CHAPTER 8.1 [EMPLOYMENT LANDS]

### [8] Zone references

Update zone references, wherever these appear in the chapter, to read:

| Former reference    | New reference                 |
|---------------------|-------------------------------|
| Enterprise Corridor | Productivity Support Precinct |
| Business Park       | Enterprise Precinct           |

### [9] Desired character

Section 1 (page 4) – Delete Character Statement C1. Renumber the remaining character statements accordingly.

### [10] Business Development Precinct

Section 2 (page 6) – Delete Section 2. Renumber the remaining sections accordingly.

## DRAFT AMENDMENTS – CHAPTER 8.2 [CANTERBURY ROAD ENTERPRISE CORRIDOR]

### [11] Desired character

Section 2 (page 5) – Update the desired character references, wherever these appear in the chapter, to read:

| Former reference                          | New reference   |
|---|---|
| Urban General (B5–Business Development)   | Urban General (E3 Productivity Support identified as “Area 9” on the Special Provisions Map)        |
| Urban Enterprise (B6–Enterprise Corridor) | Urban Enterprise (E3 Productivity Support not identified as “Area 9” on the Special Provisions Map) |



**[12] Minimum frontage**

Section 3.1 (page 10) – Amend clause C1 to read:

Development on land within Zone ~~B5 Business Development~~ E3 Productivity Support *that is identified as “Area 9” on the Special Provisions Map* is not to result in a site adjoining such land having a site frontage of less than 30m for the purpose of shop top housing.

**[13] Setbacks**

Section 4.2 (page 12) – Amend the zone references in clause C2 to read:

| Former reference   | New reference   |
|--|---|
| B5 Zone along Canterbury Road and any secondary frontage | Zone E3 along Canterbury Road and any secondary frontage (identified as “Area 9” on the Special Provisions Map)     |
| B6 Zone along Canterbury Road and any secondary frontage | Zone E3 along Canterbury Road and any secondary frontage (not identified as “Area 9” on the Special Provisions Map) |

**DRAFT AMENDMENTS – CHAPTER 9.1 [INDUSTRIAL PRECINCTS]**

**[14] Desired character**

Section 1 (page 4) – Delete Character Statement C2.