

## ATTACHMENT 1 – Summary of amendments in Draft WDCP 2012 (Amendment No. 8)

The table below outlines the proposed changes with references to the document parts and page numbers.

#	Issue	Proposed Outcome	Reference
<b>General Changes to DCP</b>			
1.	General Spelling Errors, Formatting Issues and Grammatical Errors	<ul style="list-style-type: none"> <li>Minor Updates</li> </ul>	Throughout
<b>Waverley Development Application Guide</b>			
2.	Public Art Requirements	<ul style="list-style-type: none"> <li>Add to the DA Guide Public Art requirements that have a clear trigger and state what the value of the public art will be, that is: Any development in a B1, B3 or B4 zone and with a construction cost of over \$10 million, is required to integrate a public artwork into the development. The value of the public artwork is to be a minimum of 1% of the construction costs. This does not include administration or associated costs.</li> </ul>	DA Guide, p26
3.	Clarify requirements for context plan	<ul style="list-style-type: none"> <li>Clarify requirements for when a context plan is needed.</li> </ul>	DA Guide, p15
<b>Waverley Community Participation Plan</b>			
4.	Integrated development	<ul style="list-style-type: none"> <li>Add 'Integrated Development' and Type C</li> </ul>	CPP, p37
5.	Notification of subdivisions	<ul style="list-style-type: none"> <li>Reconsider notifications of subdivisions where minor, text added to note that at Council's discretion notification of a subdivision may be reduced.</li> </ul>	CPP, p34 and p37
6.	Notification over Christmas period	<ul style="list-style-type: none"> <li>Update p37 to comply with the requirements of the EP&amp;A Act</li> </ul>	CPP, p37
<b>PART A – PRELIMINARY INFORMATION</b>			
<b>A1 Statutory Information</b>			
7.	Amendment changes	<ul style="list-style-type: none"> <li>Updated to reflect this amendment.</li> </ul>	
8.	Roads Act	<ul style="list-style-type: none"> <li>Add reference to 'Roads Act 1993'</li> </ul>	1.4, p1
9.	Other plans and policies	<ul style="list-style-type: none"> <li>Add a more specific list of other plans, standards and codes to part 1.4 to ensure applicants are aware of requirements in other documents.</li> </ul>	1.4, p1
<b>A2 Advertising and Notification</b>			
10.	Section removed as this is now replaced by the Community Participation Plan	<ul style="list-style-type: none"> <li>This section is to be removed as it has been replaced with the Community Participation Plan as required by the EP&amp;A Act and Regulations.</li> </ul>	A2, p5
<b>PART B – GENERAL PROVISIONS</b>			
<b>B1 Waste</b>			
11.	Remove control duplication	<ul style="list-style-type: none"> <li>Remove controls:</li> </ul>	1.4.1.3, p16

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		<ul style="list-style-type: none"> <li>○ (a) Waste storage space is to be designed with flexibility to accommodate a future change in use to a use with a higher waste generation rate.</li> <li>○ (g) All new developments are to provide adequate storage for waste to accommodate future change of uses including grease traps.</li> <li>• Replace with “All new developments are to provide adequate storage for waste to accommodate future change of use, including increased waste generation rates and grease traps.”</li> </ul>	
12.	Clarify land uses and waste services	<ul style="list-style-type: none"> <li>• Provide clarification around less frequent landuses and the appropriate waste services.</li> </ul>	1.4, p14
<b>B2 Ecologically Sustainable Development</b>			
13.	Correct Header	<ul style="list-style-type: none"> <li>• Correct header from “Environmentally” to “Ecologically”</li> </ul>	Whole section
<b>B3 Landscaping and Biodiversity</b>			
14.	Increase Indigenous plant variety	<ul style="list-style-type: none"> <li>• Require a greater range and diversity of local native plants. Previously this control allowed plants native to Australia but not to the local area.</li> </ul>	P32
<b>B6 Stormwater</b>			
15.	Clarify flooding controls	<ul style="list-style-type: none"> <li>• Clarify existing flooding controls, as there was some confusion around control (c). Section has been split into two separate sections, flood areas, and non-flood areas.</li> <li>• A flood study has been completed, which recommends additional controls be included in the LEP/DCP. These controls will be included in the comprehensive review of the LEP and DCP.</li> </ul>	6.2, p43
<b>B8 Transport</b>			
16.	Medium density residential	<ul style="list-style-type: none"> <li>• Change medium density residential from ‘2-19’ dwellings to ‘3-19’ dwellings, to align dual occupancy with low density car parking rates.</li> </ul>	8.2.2, p54
17.	Reference to Australian Standard	<ul style="list-style-type: none"> <li>• Change reference to updated Australian Standard.</li> </ul>	8.2.6, p57
18.	Clarify bicycle parking	<ul style="list-style-type: none"> <li>▪ Update Table 4 to clarify medium and high-density residential dwellings.</li> </ul>	8.2.6, p58
19.	Correct Car Share rates	<ul style="list-style-type: none"> <li>• Correct car share provision rates in Table 3.</li> </ul>	8.2.2, p54
<b>B9 Heritage</b>			
20.	Remove duplication	<ul style="list-style-type: none"> <li>• Duplication of controls removed.</li> </ul>	9.19.3, p92
21.	Clarification of Annexure	<ul style="list-style-type: none"> <li>• New text in preamble - For development within the Charing Cross and Queens Park Heritage Conservation Areas, also refer to Annexures B9-1 and B9-2.</li> </ul>	Preamble, p65
22.	New control to protect streetscape	<ul style="list-style-type: none"> <li>• New control - Building services including air conditioning units, satellite dishes and aerials are not to be visible from the</li> </ul>	9.4, 72

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		streetscape. Suggestion from a previous Queen's Park Precinct submissio	
23.	Landscape Conservation Areas	<ul style="list-style-type: none"> <li>Add preamble text to clarify that development approval is required for areas included on the National Heritage List, which includes Landscape Conservation Areas.</li> </ul>	
<b>B10 Safety</b>			
24.	Add provision about CCTV cameras	<ul style="list-style-type: none"> <li>Add control to say that where a development proposes a public space that may result in the gathering of groups, this space may require the provision of CCTV cameras. This is in response to a Council Motion as outlined in the Council report for this DCP Amendment.</li> </ul>	10.1, p94
<b>Annexures</b>			
25.	Queens Park clarification	<ul style="list-style-type: none"> <li>Correct reference to specific objectives as these have all been incorporated into the main heritage chapter.</li> <li>Add map of area</li> <li>Add to preamble - Any property within the QPCA must have regard for the Desired Future Character as outlined in Annexure B9-2 and adhere to the Objectives and Controls within Part B9. Suggested in a previous submission from the Queens Park Precinct.</li> </ul>	Annexure B9-2, p141
<b>PART C – RESIDENTIAL DEVELOPMENT</b>			
<b>General Notes</b>			
26.	Inter-War Buildings	<ul style="list-style-type: none"> <li>A note about Inter-War buildings has been added here to ensure applicants refer to Part B17 which now has the Inter-War provisions.</li> </ul>	General Notes, p140
<b>C2 Low Density Residential Development</b>			
27.	Ancillary buildings	<ul style="list-style-type: none"> <li>Remove reference in preamble to 'side setbacks'. In many cases an ancillary building may be able to be built to the side setback with no unreasonable impact on the neighbouring property. Control 2.16.2b also permits wall heights on property boundaries.</li> </ul>	2.16, p178
28.	Car port location	<ul style="list-style-type: none"> <li>Clarify the purpose of the reason for the 5.4m space to reduce the flexible application of this control.</li> </ul>	2.8.3, p162
29.	Solar Access	<ul style="list-style-type: none"> <li>Provide further clarification to objectives.</li> <li>Clarify controls to reduce the overshadowing of new developments on neighbouring developments, particularly where the proposed development is seeking a variation of the development control.</li> <li>Remove reference to Victorian case law.</li> </ul>	2.6, p159
30.	Correct part reference	<ul style="list-style-type: none"> <li>Correct reference to C2.14 Dual Frontage Development</li> </ul>	2.16.1, p178
31.	Driveway crossovers	<ul style="list-style-type: none"> <li>Add to 2.8.6b that Properties with more than 1 dwelling must share a vehicle crossing to reduce the impact to street parking and allow more space for street trees.</li> </ul>	2.8.6, p164 2.15, p177
32.	Clarify setbacks	<ul style="list-style-type: none"> <li>To address confusion where a building height is between 8.5m and 12.5m (requiring a 1.5m setback), but is also a 2 storey</li> </ul>	2.2.2, p152

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#	Issue	Proposed Outcome	Reference
		building that exceeds the maximum height building standard of the LEP (requiring a 1.2m setback).	
33.	Dual frontage development	<ul style="list-style-type: none"> <li>Suggestion from a previous Queens Park Precinct submission to require the use of a laneway development to be specified, and that if it is proposed to be used as a dwelling, that it comply with the relevant provisions.</li> </ul>	2.14.1, p173
34.	Strengthen semi-detached dwelling controls	<ul style="list-style-type: none"> <li>To provide greater clarity around the demolition of semi-detached dwellings and to maintain the character of semi-detached dwellings, additional controls are proposed.</li> </ul>	2.13, p169
<b>C3 Other Residential Development</b>			
35.	Combine C4 with C3 as per Amd 5	<ul style="list-style-type: none"> <li>Amd 6 of the DCP separated these two sections to more appropriately align with SEPP 65 and the ADG, however feedback from planners, applicants, Waverley's advisory and determination panels is that this has made assessing SEPP 65 buildings more difficult as there were less site specific provisions to assess a development against. Whilst the original intention of this separation of the two chapters into Medium and High Density Residential Development was to create clarity around the planning controls, this merger is proposed to be undone to provide advisory and determining roles with additional provisions to guide SEPP 65 development such as setbacks, sunlight access, etc.</li> <li>To clarify where an ADG provision overrules the DCP, as per CI 6A of SEPP 65, this has been identified in the relevant DCP sections.</li> <li>Some controls appear as though they have been newly added, but this is the result of the de-merger of Parts C3 and C4.</li> </ul>	C3/C4
36.	Specify the types of residential development that C3 applies to	<ul style="list-style-type: none"> <li>For clarity that C3 applies to the remaining typologies of residential development. This means that excluding low density, every other residential land use has been included in this section.</li> </ul>	C3 preamble, p179
37.	Explanation of relationship between DCP and SEPPs	<ul style="list-style-type: none"> <li>As this section applies to development that SEPP 65 and the Code SEPP (Low Rise Medium Density Housing Code), extra explanations have been added to clarify the relationship between the DCP and each SEPP.</li> </ul>	C3 preamble, p179
38.	Excavation	<ul style="list-style-type: none"> <li>Excavation has been reintroduced here to ensure that these controls are being applied to residential development.</li> </ul>	3.3, p186
39.	Setbacks	<ul style="list-style-type: none"> <li>ADG Note added to Part 3F</li> </ul>	3.4, p187
40.	Length and depth of buildings	<ul style="list-style-type: none"> <li>ADG Note added to Part 3F.</li> </ul>	3.5, p189
41.	Landscaping	<ul style="list-style-type: none"> <li>Re-merger of previous controls.</li> </ul>	3.10, p195
42.	Private Open Space	<ul style="list-style-type: none"> <li>ADG Note added to Part 4E.</li> </ul>	3.12, p197
43.	Vehicular access and parking	<ul style="list-style-type: none"> <li>Re-merger of previous controls.</li> </ul>	3.13, p199
44.	Solar Access and Overshadowing	<ul style="list-style-type: none"> <li>ADG Note added to Part 4A.</li> </ul>	3.14, p200
45.	Visual Privacy and Security	<ul style="list-style-type: none"> <li>Re-merger of previous controls.</li> </ul>	3.15, p203
46.	Dwelling Size and Layout	<ul style="list-style-type: none"> <li>ADG Note added to Part 4D.</li> </ul>	3.17, p205
47.	Ceiling Heights	<ul style="list-style-type: none"> <li>ADG Note added to Part 4C.</li> </ul>	3.18, p206
48.	Storage	<ul style="list-style-type: none"> <li>ADG Note added to Part 4G.</li> </ul>	3.19, p207

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49.	Natural Ventilation	<ul style="list-style-type: none"> <li>ADG Note added to Part 4B.</li> </ul>	3.20, p209
<b>C4 High Density Residential Development</b>			
50.	Section deleted	<ul style="list-style-type: none"> <li>See note above in C3.</li> </ul>	p213
<b>PART D – COMMERCIAL DEVELOPMENT</b>			
<b>D1 Commercial and Retail Development</b>			
51.	Correct numbering	<ul style="list-style-type: none"> <li>Correct subheading numbering in 1.2 Design.</li> </ul>	1.2, p229
<b>D2 Outdoor Dining</b>			
52.	Preamble	<ul style="list-style-type: none"> <li>Clarify that display of goods/signs requires an Activity Application with Council.</li> </ul>	D2, p235
53.	Footpath seating approvals	<ul style="list-style-type: none"> <li>Increase approvals from 3 years to 5 years. This issue has been raised by the Development Assessment team to reduce assessments for areas that are able to have appropriate footpath seating.</li> </ul>	2.3.2, p241
54.	Eligibility	<ul style="list-style-type: none"> <li>Clarify that other food and beverage providers may be eligible for footpath seating.</li> </ul>	2.1, p235
55.	Bronte Beach footpath	<ul style="list-style-type: none"> <li>Update the image and control relating to Bronte Beach footpath seating requirements following the public works footpath upgrade.</li> </ul>	2.4.5, p250
<b>PART E – SITE SPECIFIC DEVELOPMENT</b>			
<b>E1 Bondi Junction Area</b>			
56.	Correct number of storeys figure	<ul style="list-style-type: none"> <li>Correct figure 25 key to read 9 storeys on hatching symbol.</li> <li>Update text to clarify that buildings must not exceed this.</li> </ul>	1.13, p283
<b>E2 Bondi Beachfront Area</b>			
57.	Remove incorrect figure reference	<ul style="list-style-type: none"> <li>Remove incorrect figure reference, which should have been removed in the previous amendment.</li> </ul>	2.2.4, p321
<b>PART F – DEVELOPMENT SPECIFIC</b>			
<b>F1 Shared Residential Accommodation</b>			
58.	Student housing	<ul style="list-style-type: none"> <li>Add student housing to this section.</li> </ul>	F1, p379
<b>Definitions</b>			
59.	Solid Fuel Heating	<ul style="list-style-type: none"> <li>A number of questions have been asked about this as 'solid fuel heater' is not defined in any documents.</li> </ul>	