

SUMMARY OF CHANGES TO DRAFT WDCP 2012 (AMENDMENT NO. 2)

Issue	Outcome/Change	DCP Reference
PART A – PRELIMINARY INFORMATION		
1. Savings provision <ul style="list-style-type: none"> Amended to reflect the savings and transitional provision in WLEP 2012. Recommended by lawyers for the purposes of consistency with the LEP. 	<ul style="list-style-type: none"> Replaced word “may” with “must”. 	Part A1 Section 1.6 Page 2
2. Advertising and notification <ul style="list-style-type: none"> Cost and time for advertising, particularly for relatively minor works to heritage items is too high. Complaints regarding A4 Notification Plans: illegible and difficult to understand. 	<ul style="list-style-type: none"> Remove advertising requirement for heritage items. Retain neighbour notification and site notice requirements. Reduce notification period from 30 days to 28 days in line with <i>EP&A Regulation</i>. Additional lodgement information for Energy Assessments, Coastal Risk & Geotechnical Risk Assessments & 3D Digital Model. Remove requirements to provide A4 Notification Plans as part of lodgement information. 	Part A3 Table 1 – Notification Requirements Pages 15 See Note 6. on Page 15
PART B – GENERAL DESIGN PROVISIONS		
3. Energy Assessment Report <ul style="list-style-type: none"> Environmental Services advised that the existing Green Star Rating had limited application for buildings in Waverley. Recommendation to require the preparation of an energy assessment for buildings over a certain floor area. 	<ul style="list-style-type: none"> New section in Part B2 outlining the criteria for energy assessment reports. 	Part B2 Section 2.5 Page 27

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<p>4. Coastal Risk</p> <ul style="list-style-type: none"> Council adopted Coastal Management Policy 2012. Implications for certain land in the coastal inundation zone and along cliff tops (geotechnical) as identified in Policy. 	<ul style="list-style-type: none"> Introduce new Part B4 – Coastal Risk Management that identified properties and requirements for coastal inundation and geotechnical risk assessments. 	Part B4 Whole section Page 33-35
<p>5. Tree preservation</p> <ul style="list-style-type: none"> Council's Strategic Tree Manager reviewed Part and provided comments. Adoption of Draft Tree Management Policy. Bi-partisan working group requested changes outlined in the following column. 	<ul style="list-style-type: none"> Minimum height limit for tree preservation controls increased from 4 metres to 5 metres and canopy spread from 4 metres to 5 metres. Conforms with neighbouring Councils. Section updated in line with recently adopted Waverley Tree Management Policy. 	Part B5 Section 5.1 Control 5.1.1 (a)(i)-(iii) Page 37
<p>6. On-site detention (OSD)</p> <ul style="list-style-type: none"> No criteria identifying when OSD is required for certain development types. 	<ul style="list-style-type: none"> Insert new clause that identifies the type of development that need to provide OSD. 	Part B6 Section 6.1 Control (a) Page 40
<p>7. Transport</p> <ul style="list-style-type: none"> Wording at the start of Part B8 required clearer transport strategy that articulates the Council's policy. 	<ul style="list-style-type: none"> Revised wording at the start of Part B8 to include clearer transport strategy for Waverley. 	Part B8 Strategy Page 47
<p>8. Parking rates</p> <ul style="list-style-type: none"> Current parking rates insufficient for certain dwelling types. Bi-partisan working group requested increase detailed in the following column. 	<ul style="list-style-type: none"> Car parking rates have been increased for parking zones as follows: <ul style="list-style-type: none"> Bondi Junction: no change Parking Zone A <ul style="list-style-type: none"> 3 bed. min increased from 0 to 1.0. Parking Zone B <ul style="list-style-type: none"> 2 bed. min increased from 	Part B8 Table 2 Page 49

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	<ul style="list-style-type: none"> 0.8 to 1.0 – 2 bed max increased from 1.0 to 1.2 – 3 bed max increased from 1.5 to 2.0 – Parking Zone C <ul style="list-style-type: none"> – 2 bed min increased from 0.8 to 1.0 – 2 bed. max increased from 1.2 to 1.4 – 3 bed max increased from 1.8 to 2.0 	
9. Visitor parking <ul style="list-style-type: none"> • Additional visitor parking needs to be provided for mixed developments and residential flat buildings with more than 12 units. 	<ul style="list-style-type: none"> • Increase the rate of visitor parking provision from 1 space every 7 units down to 1 space every 4 units. 	Part B8 Control 8.1.1 (e) Page 49
10. Parking zone map <ul style="list-style-type: none"> • Parking zone map revised in working group meeting. 	<ul style="list-style-type: none"> • Parking zone C extended south to include properties on southern side of Murrivierie Road. 	Page 50 Parking Provision Map
11. Loading facilities <ul style="list-style-type: none"> • Manoeuvrability issues with trucks unable to enter and exit from sites in a forward direction. • Align controls with the Australian Standards. • Revise minimum height for loading docks and garbage trucks in response to new garbage truck fleet. 	<ul style="list-style-type: none"> • Section reviewed by Technical Services. Advise to retain current controls and include additional DA lodgement information. • Clearance height increased up to 4.3m for garbage trucks. 	Part B8 Section 8.2 Page 53 and Annexure B1-3 Page 95

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<p>12. Urban design provisions for car parking</p> <ul style="list-style-type: none"> Current controls need revision to provide greater clarity for design solutions for car parking. 	<ul style="list-style-type: none"> Section reviewed with Council's Heritage Architect. Minor wording revisions recommended. 	<p>Part B8 Section 8.4 Page 55</p>
<p>13. Streetscape controls for heritage (Queens Park Conservation Area)</p> <ul style="list-style-type: none"> Review of Part B9 – Heritage 	<ul style="list-style-type: none"> Council's Heritage Architect reviewed section and advised that no specific changes were required. Queens Park Conservation Area section moved from Part C1 to (now) Part B9 – Heritage. Additional wording at the front of the section to give the provisions for Queens Park higher order than the standard controls in Part C1 – Residential Development. 	<p>Part B9 Pages 59-89</p> <p>Queens Park specific section in Section 9.16 Pages 81-89</p>
PART C – RESIDENTIAL DEVELOPMENT		
<p>14. Height</p> <ul style="list-style-type: none"> Height is a development standard in WLEP 2012. DCP should not include overall maximum height limits. 	<ul style="list-style-type: none"> Section revised to explain the relationship between the LEP height standards and the height provisions in the DCP. Additional introduction paragraph relating to different heights for a range of development types and noting specific issues with flat roof dwellings. Updated Figure 1. 	<p>Part C1 Pages 108-109</p> <p>Figure 1 Page 109</p>
<p>15. Floor space ratios</p> <ul style="list-style-type: none"> All references to floor space ratios have been removed. Floor space ratios are now determined by WLEP 2012. 	<ul style="list-style-type: none"> Remove floor space ratios from the DCP including the sliding graph and table. 	<p>No reference in new DCP.</p> <p>Existing DCP Part C1 Section 1.3 Pages 12-14</p>

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16. Dual occupancy development specific controls needed to be consolidated into single section	<ul style="list-style-type: none"> New Section 1.3 combining dual occupancy specific objectives & controls from current DCP. 	Part C1 Section 1.3 Page 111
17. Front and rear building lines <ul style="list-style-type: none"> Development assessment officers indicated that the current predominant front and rear building line controls were unclear. 	<ul style="list-style-type: none"> Control amended to increase the number of properties considered when determining the front and rear building line. Reworded part of the control that relates to determining the rear building line on the ground and first floor level. Updated Figure 5 and included new Figure 6 for rear building lines. Included additional requirement to consider "Tenacity" Planning Principle as part of front building line assessment. 	Part C1 Section 1.4 Pages 112-113 Entire Section
18. Roof terraces and elevated balconies <ul style="list-style-type: none"> Include maximum area controls for roof terraces and elevated balconies. 	<ul style="list-style-type: none"> Adopt maximum area requirements in line with WDCP 2010 as follows: 15m² - roof terraces 10m² - elevated balconies Additional consideration of "Super Studio" Planning Principle when assessing proposed roof terraces. New control for Special Character Areas in Part C2 that discourages roof terraces in higher density areas. 	Part C1 Controls 1.7 (c) & (d) Page 120 Part C2 New Controls 2.1.1 (f) pg. 139 2.1.2(h) pg. 140 2.1.3 (h) pg. 142
19. Car parking for dwellings <ul style="list-style-type: none"> Whole section reviewed at the request of the Working Group. 	<ul style="list-style-type: none"> Whole section reviewed with development assessment team and council's heritage architect. New 	Part C1 Section 1.10 Whole Section Pages 124-127

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	structure including a Strategy and Objectives and Parking Rates, Location, Design, Dimensions and Driveways controls.	
20. Parking rates for dwelling houses <ul style="list-style-type: none"> Working Group proposed an increase in the parking rates as outlined in the following column. 	<ul style="list-style-type: none"> Parking rates increased as follows: 1 space for a dwelling with 2 or less bedrooms; and 2 spaces for a dwelling with 3 or more bedrooms. 	Part C1 Control 1.10.1 (a) Page 124
21. Parking on rear laneways <ul style="list-style-type: none"> Construction of garages opposite properties without on-site parking (residents still parking on the lane). Manoeuvring issues when cars are parked on the lane. 	<ul style="list-style-type: none"> Insert new clauses that ensure that proposed garages cannot result in the loss of laneway parking. Require compliance with the Australian Standards for swept paths. 	Part C1 Control 1.10.2 (d) Page 126
22. Undersized car spaces <ul style="list-style-type: none"> Minimum dimensions for car spaces are too restrictive for smaller vehicles (under 4.5m) that comprise a significant portion of the Australian fleet. 	<ul style="list-style-type: none"> Align the minimum dimensions for car spaces with those adopted in adjoining council areas and the Australian Standards: 5.4m x 2.4m. Minor reduction from current 5.5m length. 	Part C1 Control 1.10.4 (a) Page 127
23. Alterations to the front of buildings to provide car parking <ul style="list-style-type: none"> Clearer guidelines required to enable sensitive integration of car parking at the front of dwellings. 	<ul style="list-style-type: none"> New controls drafted that provide greater design directions and desirable streetscape outcomes for car parking in front of dwellings. 	Part C1 Controls 1.10.3 Page 130
24. Swimming pools <ul style="list-style-type: none"> No controls for swimming pools. Need to provide some guidance to applicants. 	<ul style="list-style-type: none"> New section introduced in Part C1 that addresses location, visual and acoustic privacy and BASIX. 	Part C1 New Section 1.12 Page 130

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<p>25. Laneway development & secondary dwellings in QP</p> <ul style="list-style-type: none"> Detailed controls are required particularly for laneway development in conservation areas. 	<ul style="list-style-type: none"> Laneway development separated from secondary dwelling and ancillary development controls. New section with additional controls developed with Council's Heritage Architect for laneway development in conservation area. 	<p>Part C1</p> <p>New Section 1.14 – Secondary Dwellings and ancillary buildings Page 132</p> <p>New Section 1.15 – Laneway Development Pages 133-135</p> <p>Laneway development in conservation areas Control 1.15.2 Page 134</p>
<p>26. Height for multi-unit and multi dwelling housing</p> <ul style="list-style-type: none"> Control diagrams do not support the written controls. Overall maximum height needs to be removed as height is covered by LEP. 	<ul style="list-style-type: none"> Control diagrams updated to remove dotted line from buildings. Table updated to remove floor space ratios and increase minimum external wall height from 6.5m to 7m for R3 zone buildings with an overall height of 9.5m. 	<p>Part C2</p> <p>Section 2.3 Control (e) and Figures 21-23 Pages 144-145</p>
<p>27. Basement Parking</p> <ul style="list-style-type: none"> The provision of basement parking is creating issues with the provision of deep soil zones. 	<ul style="list-style-type: none"> Update existing objective to include a reference to retaining deep soil zones. Introduce new control that states basement parking must not result in non-compliance with the requirements for deep soil zones. 	<p>Part C2</p> <p>Section 2.10 Objective (a) Control (f) Page 153</p>
<p>28. Attic and roof design</p> <ul style="list-style-type: none"> Remove restriction for attic levels in R4 zones. Minor rewording of current controls required. Control diagrams 	<ul style="list-style-type: none"> Introduction permits attic levels in R4 zones. Minor rewording to existing controls. Dotted lines removed from the control diagrams. 	<p>Part C2</p> <p>Section 2.21 Pages 169-170</p>

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needed updating as applicants were designing buildings to the dotted lines.		
PART D – COMMERCIAL DEVELOPMENT		
29. Footpath seating <ul style="list-style-type: none"> Footpath seating maps are illegible. Compliance & Place Manager raised concerns regarding “A-Frame” signage in footway areas. 	<ul style="list-style-type: none"> Higher resolution versions of footpath seating maps placed in DCP. Comment regarding the restriction of “A Frame” signs included at the front of the Part. Section renamed “Footpath Activity and Seating” with a view to a more comprehensive review of this Part in the next round of amendments. 	Part D3 Pages 188-206
PART E – SITE SPECIFIC DEVELOPMENT		
30. Bondi Junction Urban Design Review (BJUDR)	<ul style="list-style-type: none"> Recommendations from the BJUDR incorporated as updated controls, maps and diagrams as required. 	Part E1 Pages 207-277
31. Bondi Beachfront <ul style="list-style-type: none"> Whole section required higher resolution maps. 	<ul style="list-style-type: none"> High resolution maps have been included throughout section. Some minor corrections to controls. 	Part E2 Pages 278-310
32. Screening to balconies on Campbell Parade not required	<ul style="list-style-type: none"> Removal of controls 2.2.2(f)(ii), 2.2.3(f)(ii) and 2.2.4(g)(ii) which required the screening of balconies for all applications. 	Part E2 Pages 290, 295 & 298
33. Local Village Centres <ul style="list-style-type: none"> Control diagrams need to be replaced into this Part to complement the written objectives and controls for each local village centre. 	<ul style="list-style-type: none"> Control diagrams replaced as Annexures and additional references included to provide additional detail. 	Part E3 Annexure E3 Pages 311-348

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PART F – DEVELOPMENT SPECIFIC		
34. General tidy up of section. No specific changes made.	<ul style="list-style-type: none">• NA	Pages 355-365
DEFINITIONS		
35. Definition for external wall height.	<ul style="list-style-type: none">• New definition for external wall height based on feedback from DA team and based on adjoining council DCP definitions.	Page 372