

**REPORT TO GEORGES RIVER COUNCIL
LPP MEETING OF THURSDAY, 04 MARCH 2021**

LPP Report No		Development Application No	
Site Address & Ward Locality	Addendum Report - Post Exhibition and adoption of the Georges River Development Control Plan SELECT A WARD		
Proposed Development	Adoption of the Georges River Development Control Plan		
Owners	Georges River LGA		
Applicant	Georges River Council		
Planner/Architect	N/A		
Date Of Lodgement	N/A		
Submissions			
Cost of Works	N/A		
Local Planning Panel Criteria	Delegated planning authority pursuant to Part 3, Division 3.6 of the Environmental Planning and Assessment Act 1979		
List of all relevant s.4.15 matters (formerly s79C(1)(a))	N/A – Development Control Plan		
List all documents submitted with this report for the Panel’s consideration	Refer main report.		
Report prepared by	Senior Strategic Planner		

Recommendation	<p>1. That the Georges River Local Planning Panel resolve pursuant to Section 3.43 of the Environmental Planning and Assessment Act 1979, and in accordance with Clause 21 of the Environmental Planning and Assessment Regulation 2000, to adopt the Georges River DCP 2020, subject to the following additional amendments:</p> <ul style="list-style-type: none"> a. Part 6.2 – Multi dwelling housing, Multi dwelling housing (terraces) and Manor houses (Medium Density) <ul style="list-style-type: none"> a. Part 6.2.12 - Vehicular Access, Parking and Circulation – Deleting Control 9 b. Add a note at the end of controls – ‘Please refer to Part 3.13 Parking Access and Transport of this DCP.’ b. Part 6.3 - Residential Flat Buildings (High Density) and residential components of shop top housing <ul style="list-style-type: none"> a. Part 6.3.9 Vehicular Access, Parking and Circulation – Deleting Control 8 b. Add a note at the end of controls – ‘Please refer to Part 3.13 Parking Access and Transport of this DCP.’
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Executive Summary

1. A report and has been prepared for the Georges River Local Planning Panel ('LPP') dated 4 March 2021 on the **Post Exhibition and adoption of the Georges River Development Control Plan (LPP002-21)**.
2. Subsequent to the preparation of the report, an inconsistency in the parking controls in the Georges River DCP 2020 ('GRDCP') has been raised that creates conflicting advice.
3. To ensure clarity, it is recommended that the LPP endorse the deletion of the conflicting controls from Parts 6.2 and 6.3 of the GRDCP.

Report in Full

4. Since the preparation of the Post Exhibition and Adoption of the Georges River Development Control Plan (LPP002-21) report to the LPP for the 4 March 2021, an inconsistency in the parking controls in the GRDCP has been raised in the following parts:
 - Part 3.13 Parking Access and Transport refers to Australian Standards AS 2890.1, AS 2890.2, AS 2890.3 and AS 2890.6 that cover driveway, car parking,
 - Part 6.2.12 - Vehicular Access, Parking and Circulation - Control 9 - Clearance above the general parking surface must be a minimum of 2.5m
 - Part 6.3.9 Vehicular Access, Parking and Circulation - Control 8 - Clearance above the general parking surface must be a minimum of 2.5m
5. Control 8 in Part 6.3.9 Vehicular Access, Parking and Circulation and Control 9 in Part 6.2.12 Vehicular Access, Parking and Circulation create confusion by requiring that the height above the general parking surface must be a minimum of 2.5m; which is in excess of the requirements of the Australian Standard 2890.1.
6. This was discussed with senior staff in Council's Development Assessment and Assets and Infrastructure (Traffic Engineering) sections. They have suggested that the requirement of a minimum of 2.5m height over all general parking surfaces is in excess and the GRDCP should refer to the latest version of AS2890.1 and AS2890.6 for minimum required headroom clearance in basements.
7. It has been recommended that Control 8 in Part 6.3.9 and Control 9 in Part 6.2.12 be deleted as Part 3.13 Parking Access and Transport of the GRDCP covers the height clearance issues in parking areas including basements and those for people with a disability; by making references to relevant Australian Standards. A further

recommendation of adding a note in both these sections to refer to the Part 3.13 of the GRDCP be also made.

8. Based on this, the following recommendations are made:
 - a. Delete Control 9 in Part 6.2.12 Vehicular Access, Parking and Circulation in Part 6.2 - Multi dwelling housing, Multi dwelling housing (terraces) and Manor houses (Medium Density)
 - b. Add a note at the end of Part 6.2.12 making reference to Part 3.13 of the GRDCP
 - c. Delete Control 8 in Part 6.3.9 Vehicular Access, Parking and Circulation in Part 6.3 - Residential Flat Buildings and residential components of shop top housing (High Density)
 - d. Add a note at the end of Part 6.3.9 making reference to Part 3.13 of the GRDCP