

28 November 2025

Matthew Stewart
CEO
City of Canterbury Bankstown
PO Box 8
BANKSTOWN NSW 1885

Sent to: haveyoursay@cbc.city.nsw.gov.au

Dear Mr Stewart

Canterbury-Bankstown TOD Precincts DCP Amendments

I write with regard to Council's draft DCPs for the transport-oriented development (TOD) precincts of Canterbury, Belmore, Lakemba, Punchbowl and Wiley Park.

Urban Taskforce Australia strongly supports increasing TOD, seeing the increase in height and density in such locations as a sensible approach to delivering on Sydney's urgent housing supply needs.

Development in these locations allows more flexibility for residents to get access to transport for work, study, and leisure, taking pressure off roads and improving connectivity. However, it is important that TODs are not an either/or option – either the train or the car, not both.

While a large proportion of new residents in TOD developments will take advantage of public transport options, there will be many who will need a car and require somewhere to park it.

Hoping this is not the case will not change the reality of the necessity of car usage for many families. It is critical that these cohorts are not excluded from TODs.

Cars are essential for transporting young children to sports or arts and cultural activities.

Cars are necessary for shift workers, whose shifts finish after public transport ends for the night.

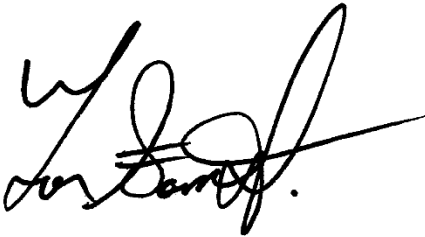
Tradespeople need cars or vehicles to get to their workplaces, often carrying heavy and expensive equipment.

We believe that car parking space numbers should be decided on a project-by-project basis, by the market, not dictated by one-size-fits-all planning controls. Similarly, we feel that the dwelling mix of residential developments should also be market-driven and not dictated through a DCP.

Urban Taskforce recommends that these elements of the general provisions in chapters 7.5, 7.6, and 7.7 of the Canterbury-Bankstown Development Control Plan 2023 (DCP) should be removed and instead provided as guidance for property developers.

Should you wish to discuss any aspect of this submission further, please contact our Policy, Planning and Research Analyst, Paul Waterhouse, on 0411-875-366 or via email paul@urbantaskforce.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Forrest', with a long horizontal flourish extending to the right.

Tom Forrest
Chief Executive Officer