
Planning Matters - 11 May 2016

ITEM 2.4 South West Local Area Plan

DELIVERY PROGRAM (2013-2017)

TA 1. Council will have integrated plans for local areas that recognise each location's unique characteristics and heritage that guides the future development of our city.

AUTHOR City Planning and Environment

ISSUE

This report summarises the proposed amendments to the Draft South West Local Area Plan as requested by Councillors.

RECOMMENDATION That -

1. Council adopt the South West Local Area Plan as shown in Attachment A.
2. Based on the actions of the South West Local Area Plan, Council delegate authority to the General Manager to prepare and submit a planning proposal to the Department of Planning & Environment to seek a gateway determination.
3. Council seek authority from the Department of Planning & Environment to exercise the delegation of the Minister for Planning regarding the plan making functions under section 59 of the Environmental Planning & Assessment Act 1979.
4. Subject to approval from the Department of Planning & Environment, Council exhibit the planning proposal to provide further community comment, and the matter be reported to Council following the exhibition.
5. The funding requirements as outlined in this report be approved and reflected as part of Council's Quarterly Budget review process.

BACKGROUND

At the Ordinary Meeting of 26 April 2016, Council considered the re-exhibition of the Draft South West Local Area Plan.

The Council report shown in Attachments B–E summarises the key issues raised by submissions and the public listening sessions, and outlines certain amendments to the draft plan following a consideration of the key issues.

Council resolved to defer the Draft South West Local Area Plan to a Councillor briefing session to allow any proposed amendments to be considered.

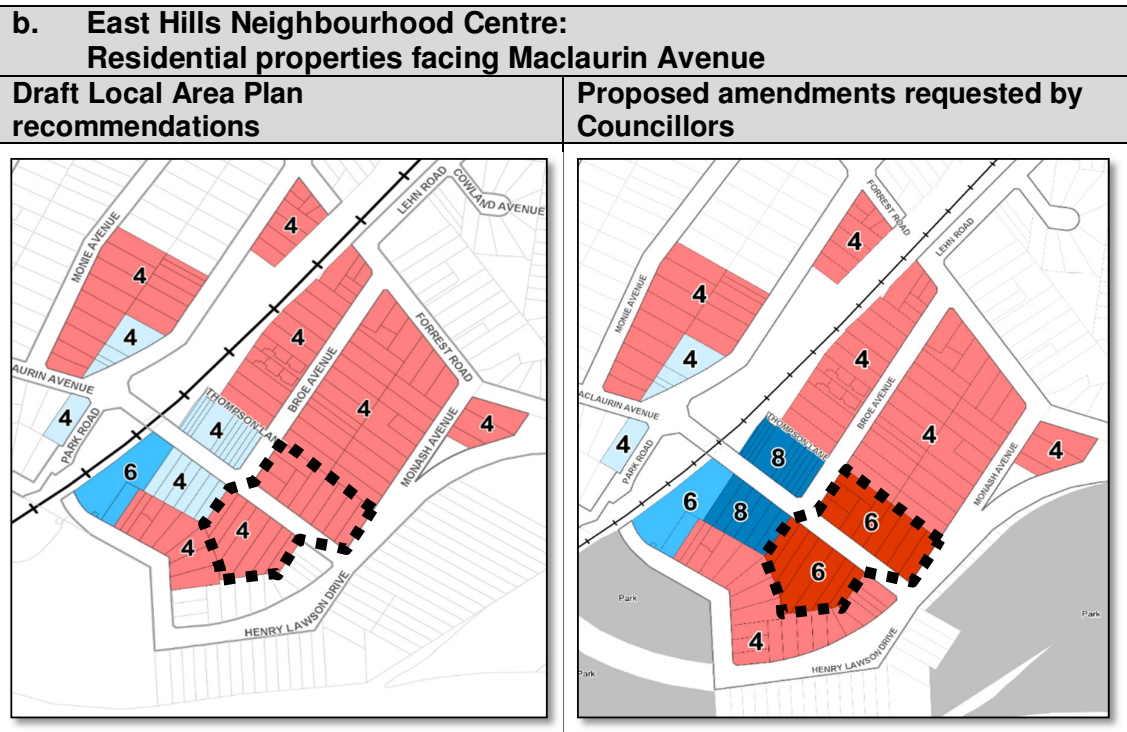
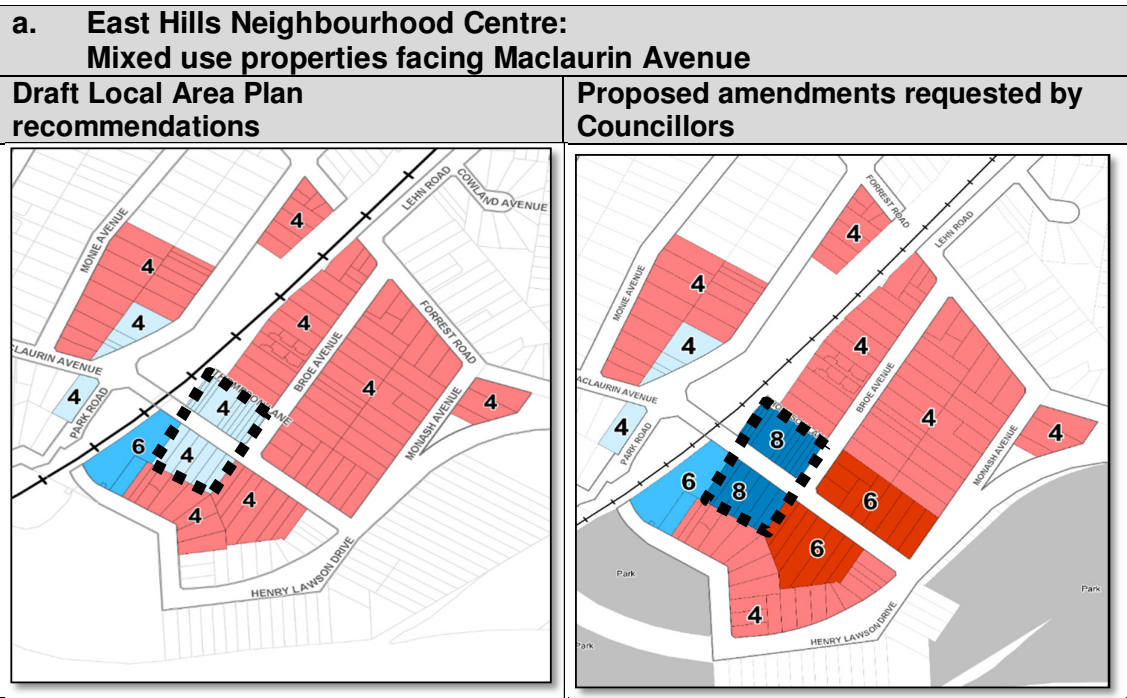
REPORT

Councillor briefing session

To date, the proposed amendments for consideration as requested by Councillors are:

Properties		Draft Local Area Plan recommendations	Proposed amendments requested by Councillors
a.	East Hills Neighbourhood Centre (Action L2) Nos. 14–36A and 17–19 Maclaurin Avenue in East Hills	Zone B2 Local Centre 4 storeys / 2:1 FSR.	Mixed use zone facing Maclaurin Avenue (south of the railway) – 8 storeys and provide an increase in FSR to match the height limit.
b.	East Hills Neighbourhood Centre (Action L2) Nos. 1–13 and 2–12 Maclaurin Avenue and Nos. 20–24 Broe Avenue in East Hills	Zone R4 High Density Residential 4 storeys / 1:1 FSR.	High density facing Maclaurin Avenue (south of the railway) – 6 storeys and provide an increase in FSR to match the height limit.
c.	East Hills Neighbourhood Centre (Action L2) Nos. 2–6 Cook Crescent and Nos. 647–663 Henry Lawson Drive in East Hills	Zone R2 Low Density Residential 2 storeys / 0.5:1 FSR.	High density residential – Henry Lawson Drive (between Cook Crescent and Maclaurin Avenue) – 4 storeys and provide an increase in FSR to match the height limit.
d.	Malvern Reserve (Action G1) No. 96 Malvern Street in Panania	Divest Zone R2 Low Density Residential (2 storeys / 0.5:1 FSR).	Retain Malvern Reserve as open space.

The recommendation of this report is to adopt the South West Local Area Plan as reported to the Ordinary Meeting of 26 April 2016 i.e. no changes have been made to the Local Area Plan.



c. East Hills Neighbourhood Centre: Henry Lawson Drive (between Cook Crescent and Maclaurin Avenue)	
Draft Local Area Plan recommendations	Proposed amendments requested by Councillors

d. Malvern Reserve in Panania	
Draft Local Area Plan recommendations	Proposed amendments requested by Councillors

POLICY IMPACT

The South West Local Area Plan responds to the Department of Planning & Environment's target of 22,000 new dwellings in the City of Bankstown by 2031. The actions in the Local Area Plan will underpin Council's amendments to the statutory planning framework and infrastructure priorities to see the local area continue to prosper within the West Central district context.

FINANCIAL IMPACT OF RECOMMENDATIONS

This matter has financial implications for Council as the redevelopment of the local area would require certain infrastructure improvements to support the redevelopment and growth, as outlined in the South West Local Area Plan.

RECOMMENDATION That -

1. Council adopt the South West Local Area Plan as shown in Attachment A.
2. Based on the actions of the South West Local Area Plan, Council delegate authority to the General Manager to prepare and submit a planning proposal to the Department of Planning & Environment to seek a gateway determination.
3. Council seek authority from the Department of Planning & Environment to exercise the delegation of the Minister for Planning regarding the plan making functions under section 59 of the Environmental Planning & Assessment Act 1979.
4. Subject to approval from the Department of Planning & Environment, Council exhibit the planning proposal to provide further community comment, and the matter be reported to Council following the exhibition.
5. The funding requirements as outlined in this report be approved and reflected as part of Council's Quarterly Budget review process.

ATTACHMENTS

- A. South West Local Area Plan
- B. Council Report–Ordinary Meeting of 26 April 2016
- C. Council Report–Ordinary Meeting of 26 April 2016 (Public Listening Sessions Report)
- D. Council Report–Ordinary Meeting of 26 April 2016 (Submissions Report)
- E. Council Report–Ordinary Meeting of 26 April 2016 (Council's Response to the Public Listening Sessions Report)