
Planning Matters - 11 May 2016

ITEM 2.3 **South East 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 East Local Area Plan as requested by Councillors.

RECOMMENDATION That -

1. Council adopt the South East Local Area Plan as shown in Attachment A.
2. Based on the actions of the South East 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.

BACKGROUND

At the Ordinary Meeting of 26 April 2016, Council considered the re-exhibition of the Draft South East 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 East Local Area Plan to a Councillor briefing session to allow any proposed amendments to be considered.

REPORT

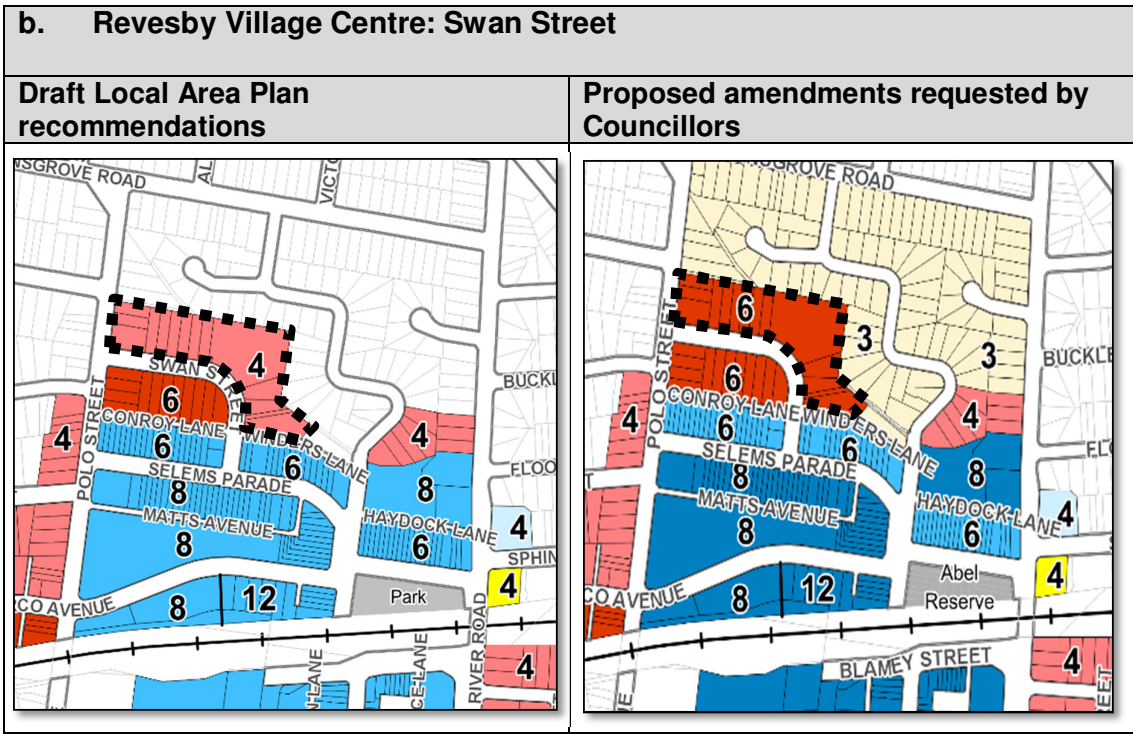
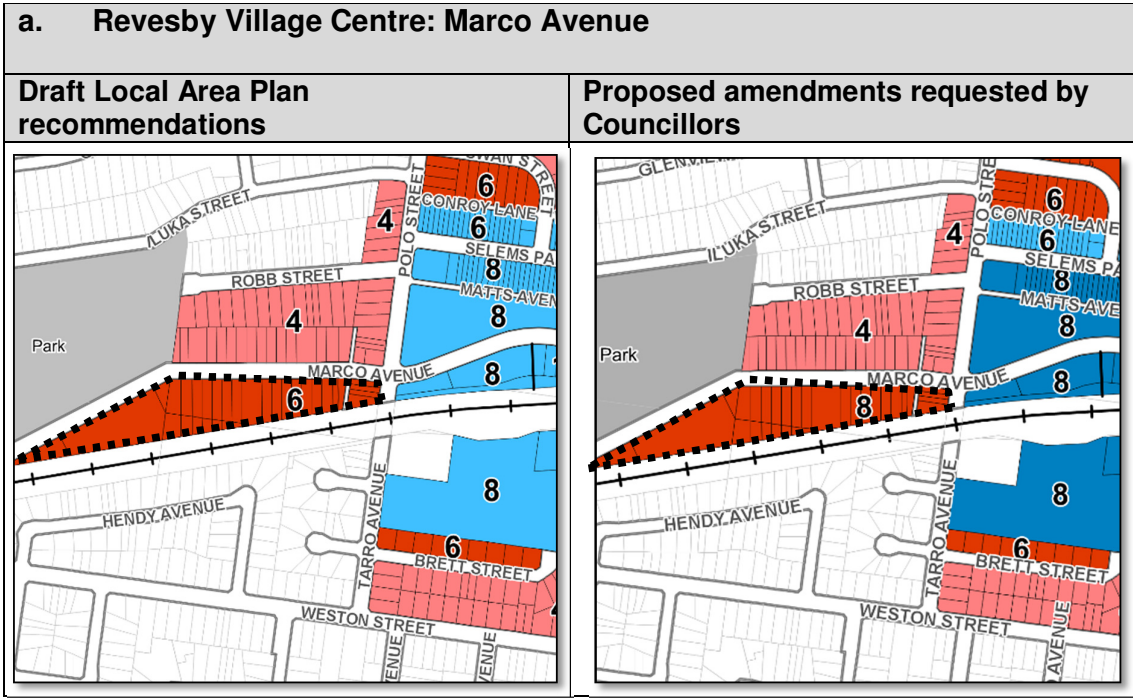
Councillor briefing session

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

| Properties | Draft Local Area Plan recommendations | Proposed amendments requested by Councillors |
|---|---|---|
| <p>a. Revesby Village Centre (Action L1)</p> <p>Nos. 41–75C Marco Avenue and Nos. 36–39 Polo Street in Revesby</p> | <p>Zone R4 High Density Residential</p> <p>6 storeys / 1.5:1 FSR.</p> | <p>High density residential zone – Marco Avenue – 8 storeys, and provide an increase in FSR to match the height limit.</p> |
| <p>b. Revesby Village Centre (Action L1)</p> <p>Nos. 2–26 Swan Street and Nos. 9–13 Polo Street in Revesby</p> | <p>Zone R4 High Density Residential</p> <p>4 storeys / 1:1 FSR.</p> | <p>High density residential zone – Swan Street – 6 storeys (to the south) and 6 storeys to the north and east, and provide an increase in FSR to match the height limit.</p> |
| <p>c. Revesby Village Centre (Action L1)</p> <p>Area bound by Bransgrove Road, Polo Street and The River Road in Revesby (north of the current Revesby Village Centre Structure Plan boundary)</p> | <p>Zone R2 Low Density Residential</p> <p>2 storeys / 0.5:1 FSR.</p> | <p>Medium density RFB zone – All land bounded by Bransgrove Road, Polo Street and The River Road (north of the current Revesby Village Centre Structure Plan boundary) – 3 storeys, and provide an increase in FSR to match the height limit.</p> |
| <p>d. Revesby Village Centre (Action L1)</p> <p>No. 60 McGirr Street and Nos. 60–80A Uranus Road in Revesby</p> | <p>Zone R2 Low Density Residential</p> <p>2 storeys / 0.5:1 FSR.</p> <p>Registered clubs to be an additional permitted land use at No. 60 McGirr Street in Revesby.</p> | <p>Include the area bound by Uranus Road, McGirr Street and Montgomery Reserve in the 4 storey area.</p> |
| <p>e. Padstow Village Centre (Action L2)</p> <p>Nos. 20–26 Howard Road in Padstow</p> | <p>Zone B2 Local Centre</p> <p>6 storeys / 2.5:1 FSR.</p> | <p>Mixed use zone – Howard Road (between Crusade Avenue and the rail corridor) – 8 storeys, and provide an increase in FSR to match the height limit.</p> |
| <p>f. Padstow Village Centre (Action L2)</p> <p>Nos. 2–16A Banks Street and Nos. 43–49 Cahors Road and in Padstow</p> | <p>Zone R4 High Density Residential</p> <p>6 storeys / 1.5:1 FSR.</p> | <p>Mixed use land – Cahors Road (between Stephanie Street and Banks Street) – 8 storeys, and provide an FSR to match the zone and height limit.</p> |

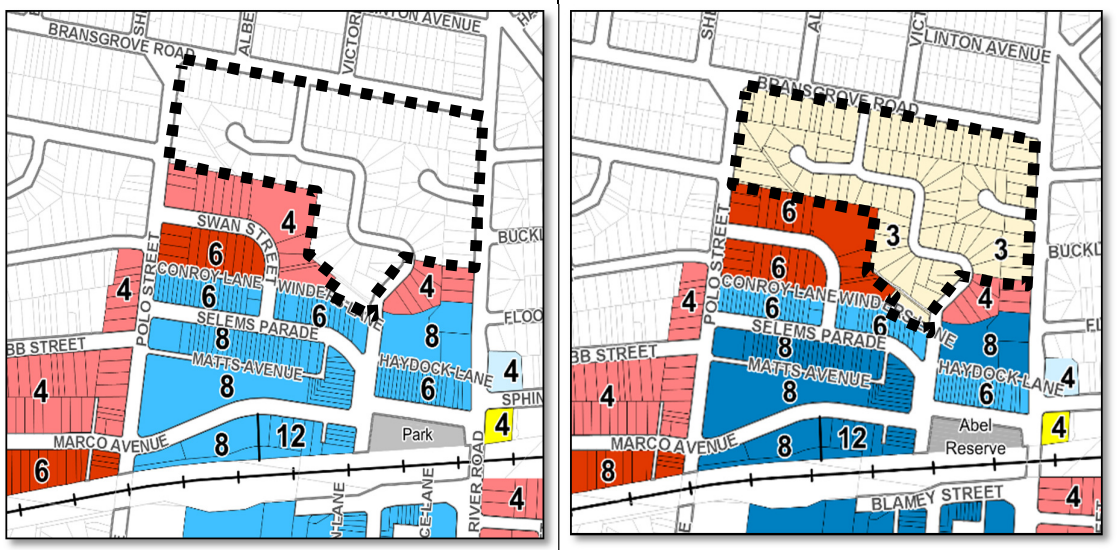
| Properties | | Draft Local Area Plan recommendations | Proposed amendments requested by Councillors |
|------------|--|--|---|
| g. | Padstow Village Centre (Action L2) Nos. 1–9 and 2–12 Jeanette Street, Nos. 18–30 Banks Street and Nos. 1–39 Stephanie Street in Padstow. | Zone R4 High Density Residential 4 storeys / 1:1 FSR. | High density residential – Jeanette Street – 8 storeys at cul de sac and 6 storeys the remainder, and provide an increase in FSR to match the zone and height limit. |
| h. | Padstow Village Centre (Action L2) Nos. 1–31 Segers Avenue and Nos. 12–20 Faraday Road in Padstow | Zone R4 High Density Residential 6 storeys / 1.5:1 FSR. | Mixed use – Segers Avenue – 6 storeys, and provide an increase in FSR to match the zone and height limit. |
| i. | Padstow Village Centre (Action L2) Nos. 1–25 Banks Street and Nos. 1–8 Nigel Place in Padstow | Zone R4 High Density Residential Nos. 1–7 Banks Street: 6 storeys / 1.5:1 FSR. Nos. 9–25 Banks Street and Nos. 1–8 Nigel Place: 4 storeys / 1:1 FSR. | High density residential – Banks Street and Nigel Place – 8 storeys, and provide an increase in FSR to match the height limit. |
| j. | Padstow Village Centre (Action L2) Nos. 42–86 and Nos. 45–89 Iberia Street in Padstow | Zone R2 Low Density Residential 2 storeys / 0.5:1 FSR. | Medium density residential – Iberia Street – 4 storeys RFB for all land between the mixed use zone to Davies Road, and provide an FSR to match the zone and height limit. |
| k. | Padstow Village Centre (Action L2) Nos. 36–60 Cahors Road and Nos. 172–198 Gibson Avenue in Padstow | Zone R3 Medium Density Residential 3 storeys / 0.75:1 FSR. | All low density R2 residential facing Playford Park (between Raine Road and Sphinx Avenue, and between Newey Lane and Watson Road) – R2, no change. |
| l. | Padstow Village Centre (Action L2) Nos. 1–23 Gloucester Avenue and Nos. 8–12 Segers Avenue in Padstow | Zone R3 Medium Density Residential 3 storeys / 0.75:1 FSR. | Low density residential – Gloucester Avenue and 3 adjoining corner lots on Segers Avenue – R2. |

The recommendation of this report is to adopt the South East 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.



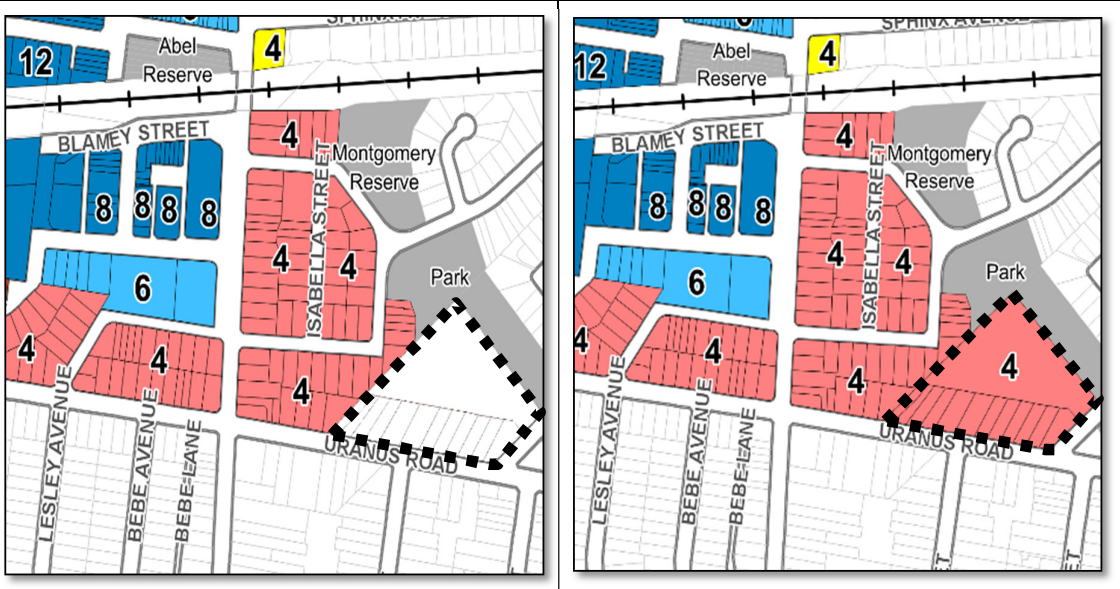
**c. Revesby Village Centre:
Residential area north of the village centre boundary**

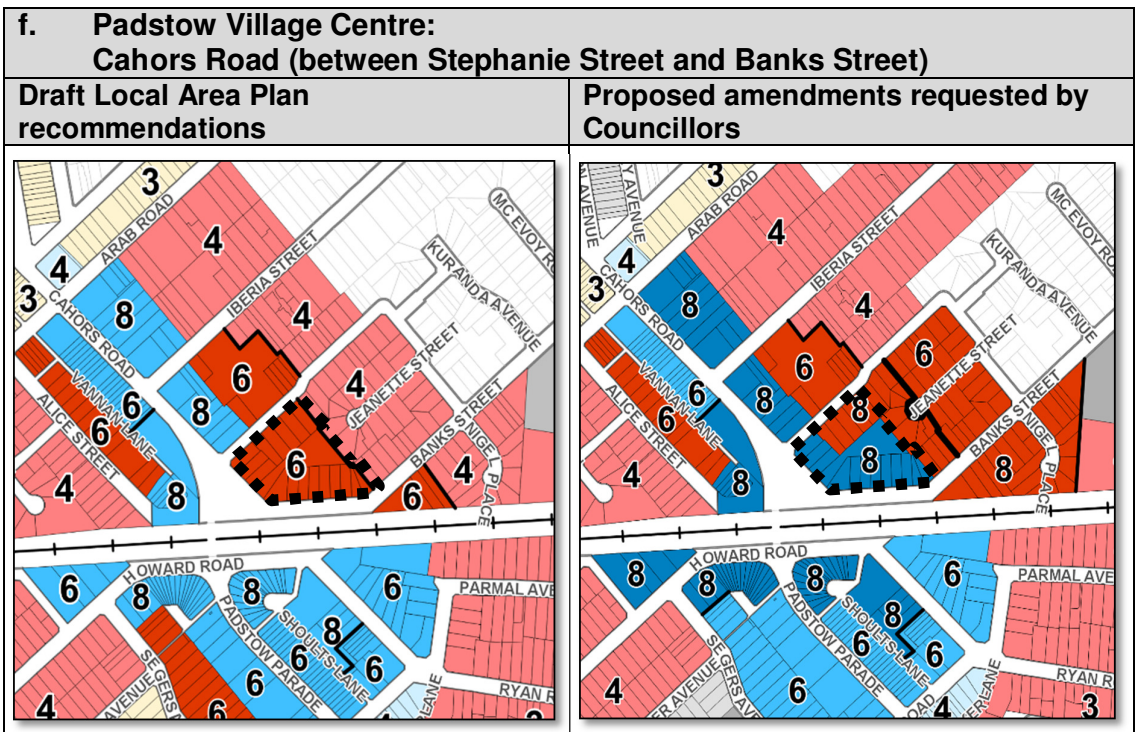
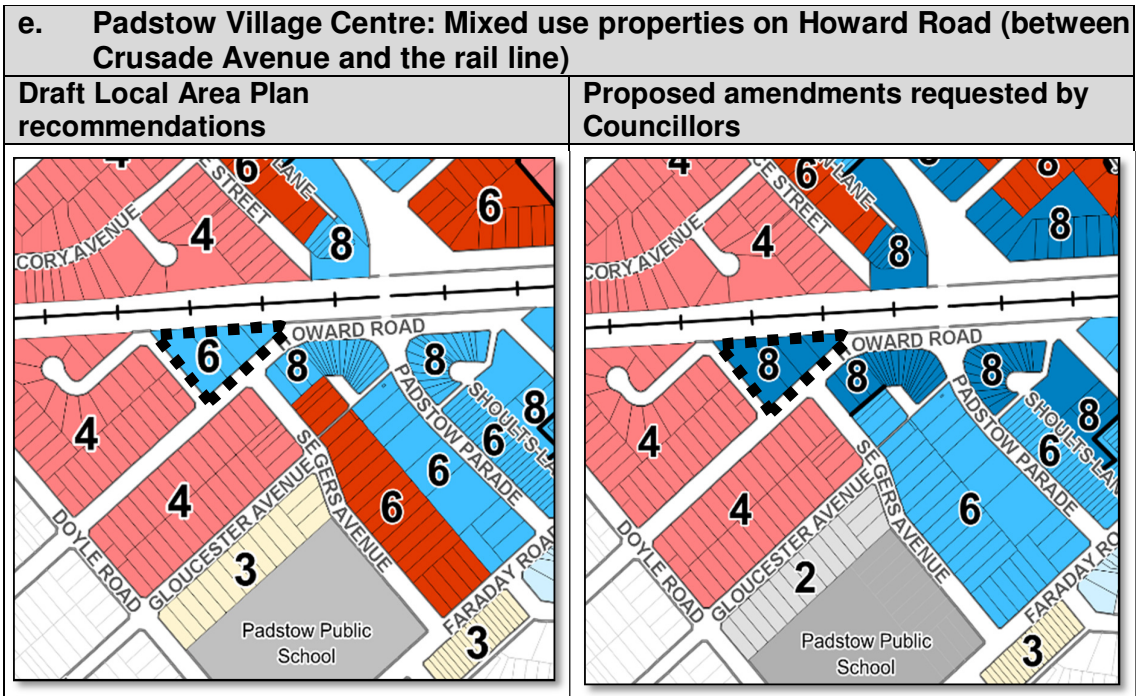
| | |
|--|---|
| Draft Local Area Plan recommendations | Proposed amendments requested by Councillors |
|--|---|

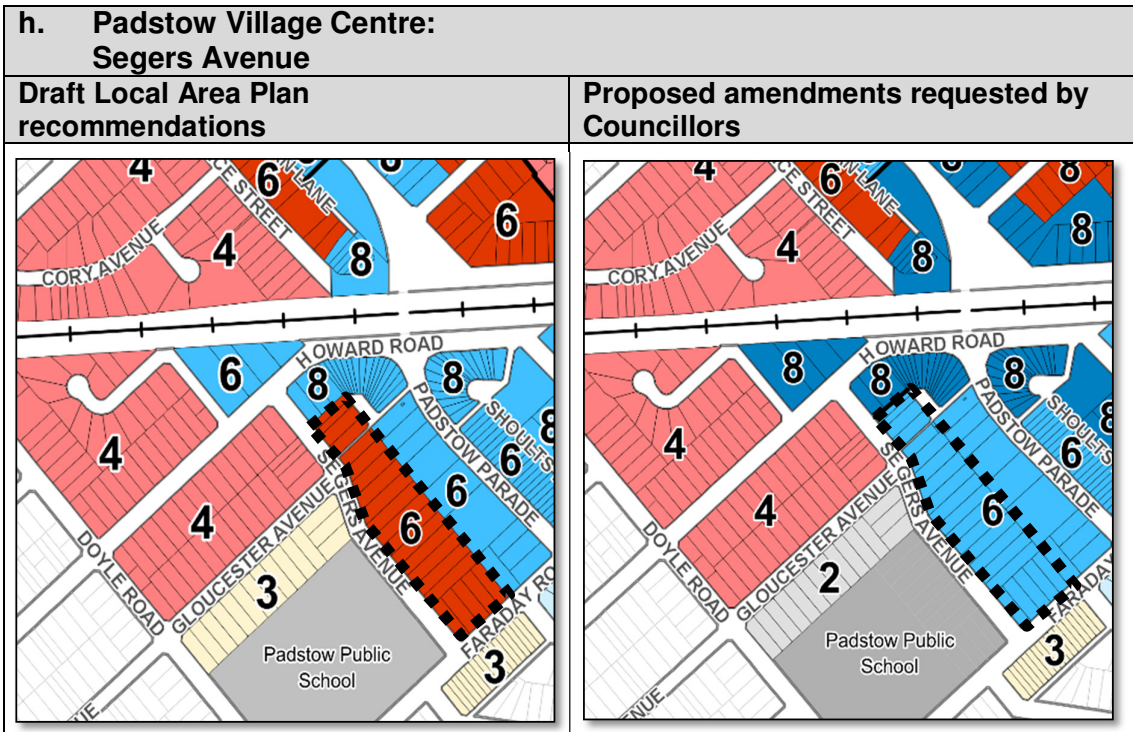
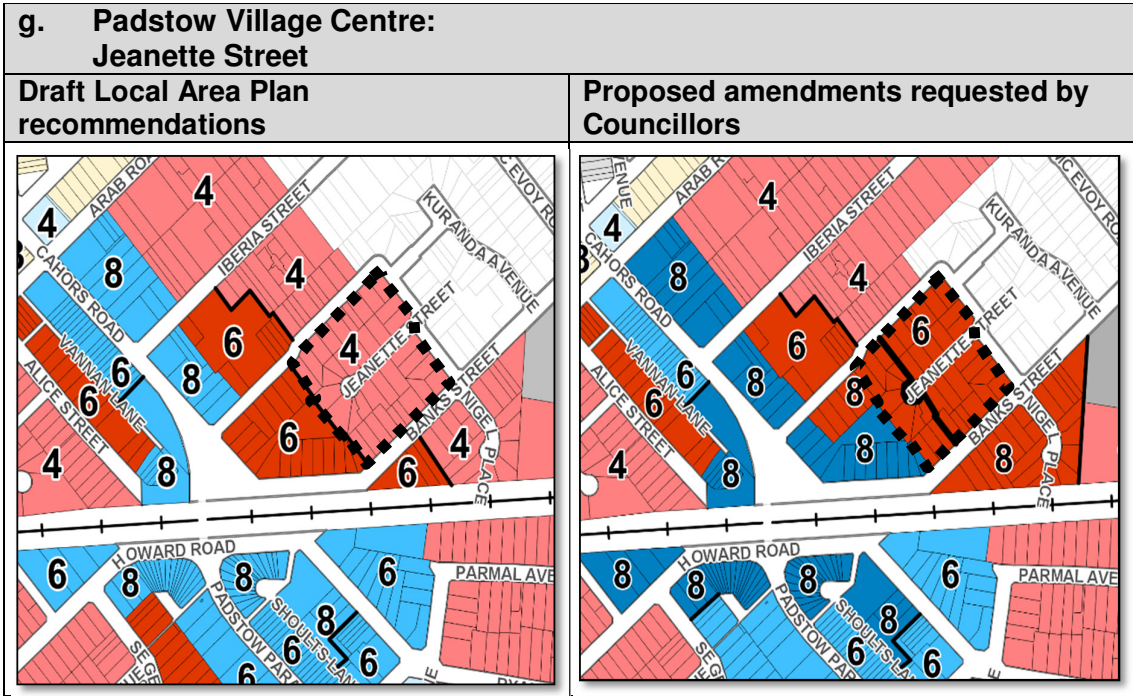


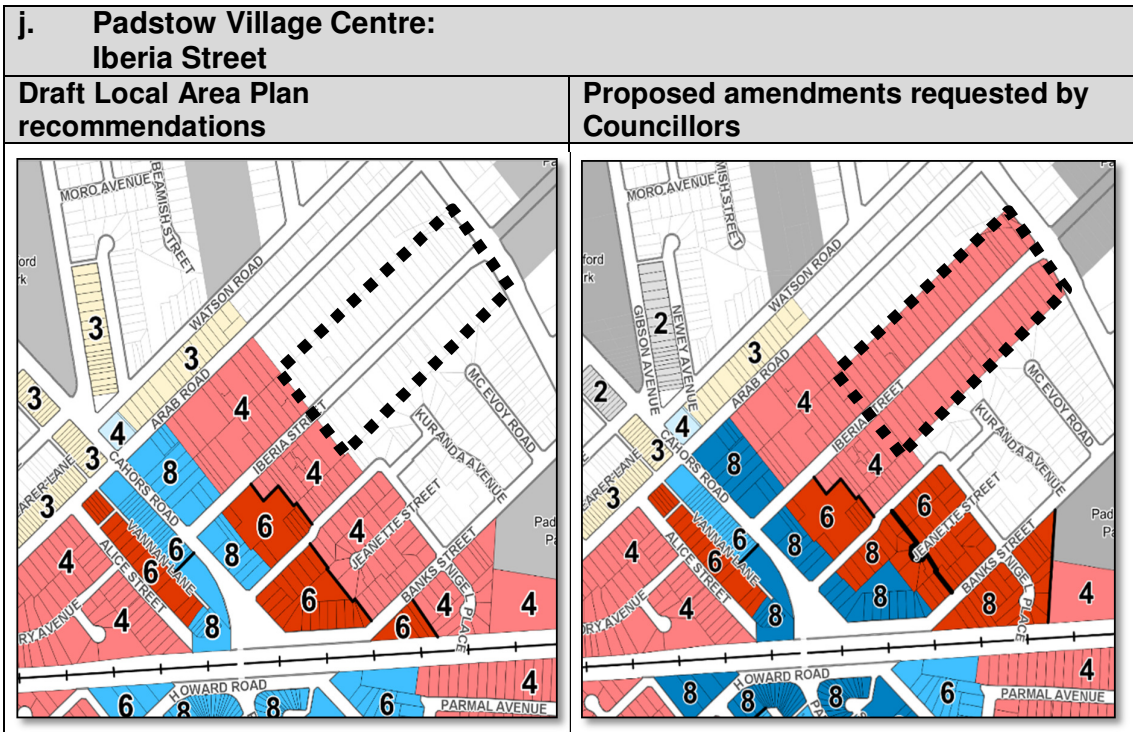
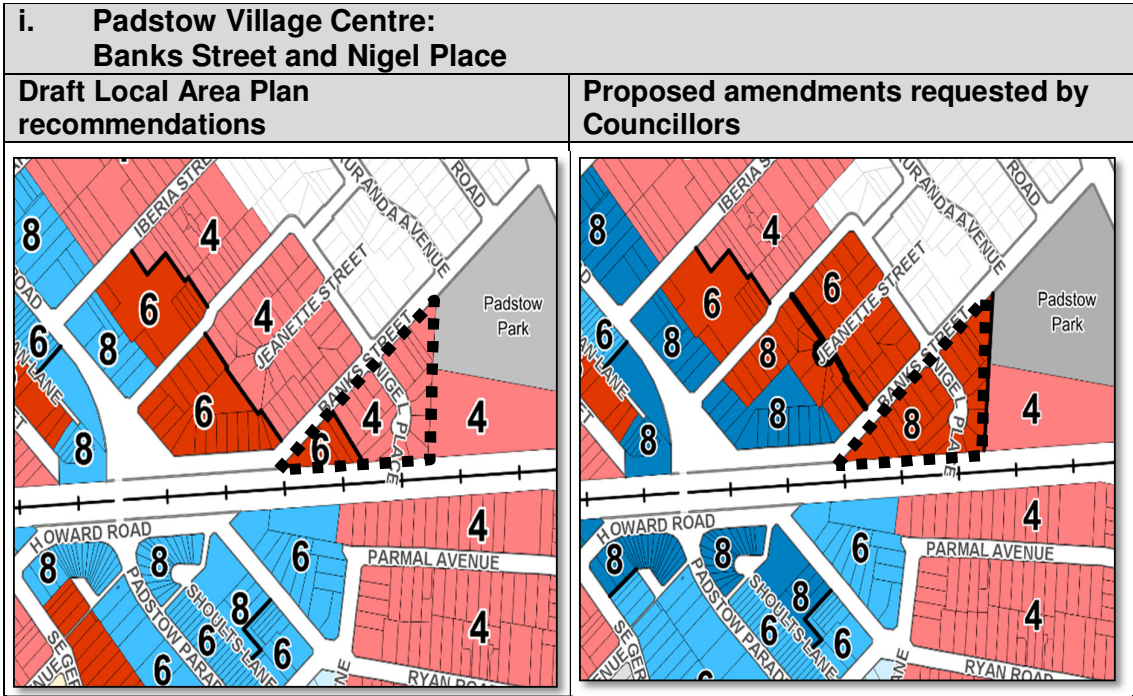
**d. Revesby Village Centre:
Uranus Road and Revesby Bowling Club site**

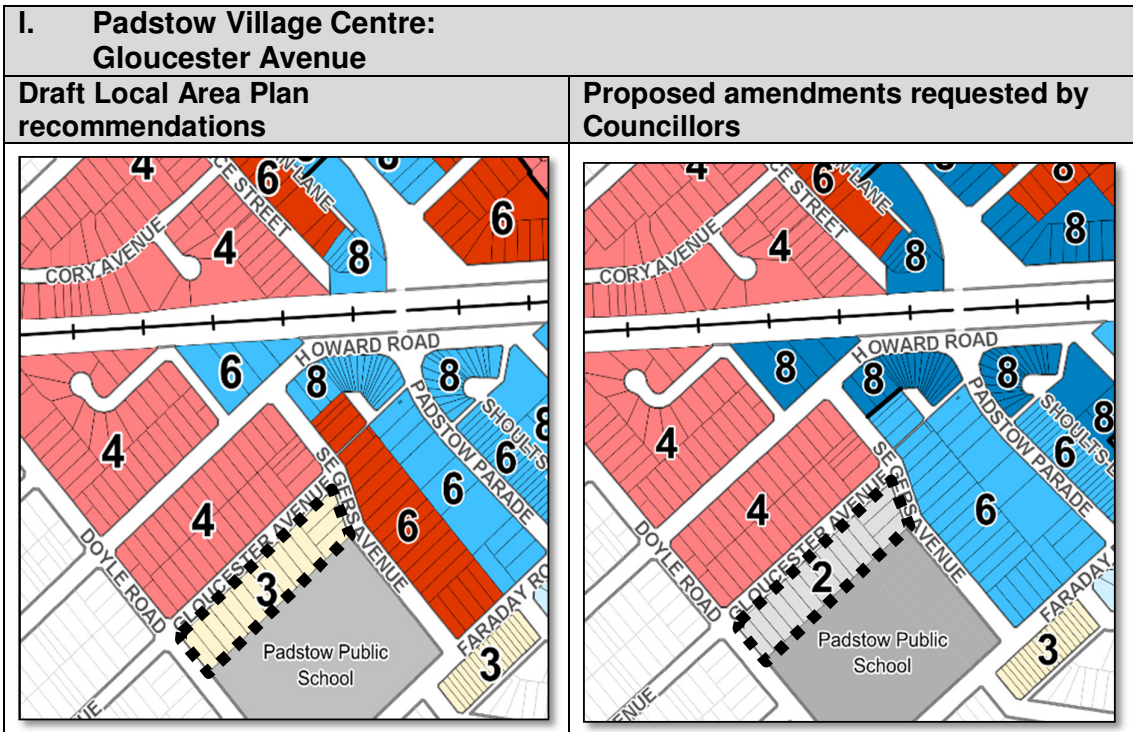
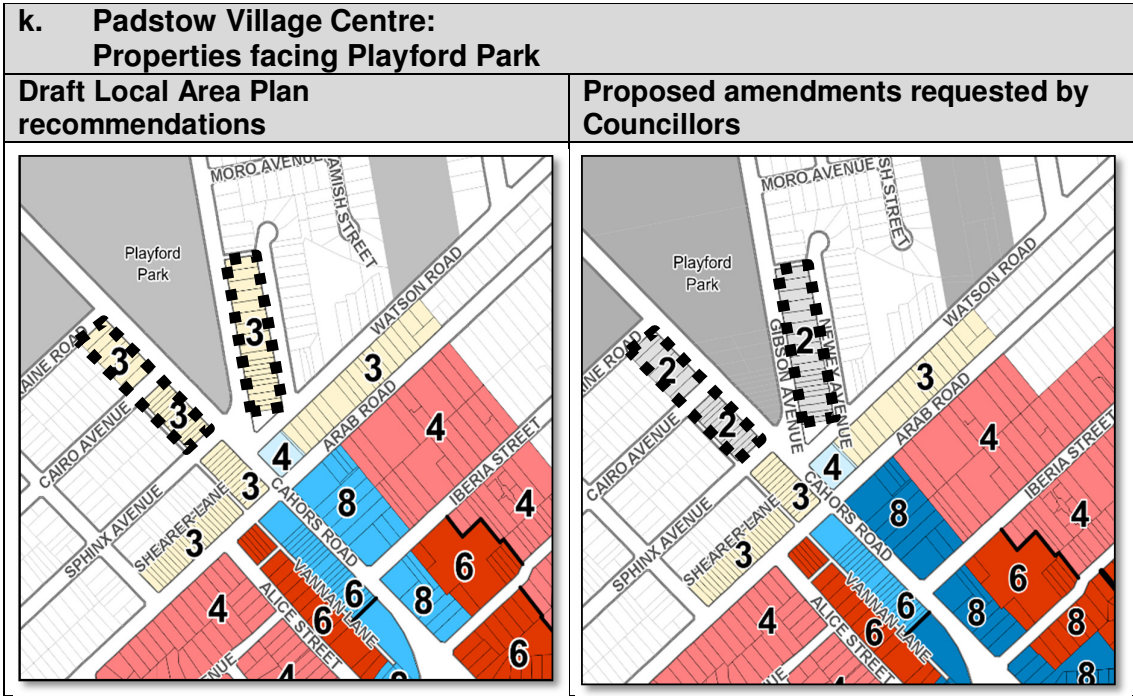
| | |
|--|---|
| Draft Local Area Plan recommendations | Proposed amendments requested by Councillors |
|--|---|











POLICY IMPACT

The South East 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 East Local Area Plan.

RECOMMENDATION That -

1. Council adopt the South East Local Area Plan as shown in Attachment A.
2. Based on the actions of the South East 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.

ATTACHMENTS

- A. South East 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)