
Planning Matters - 11 May 2016

ITEM 2.2

North 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 North East Local Area Plan as requested by Councillors.

RECOMMENDATION

That -

1. Council adopt the North East Local Area Plan as shown in Attachment A.
2. Based on the actions of the North 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.
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 North 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 North 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
a. Greenacre Small Village Centre (Action L1) Nos. 66–86 Waterloo Road and No. 2 Mimosa Road in Greenacre	Zone R2 Low Density Residential 2 storeys / 0.5:1 FSR.	Medium density RFB zone – Waterloo Road (from Greenacre Road to Mimosa Road) – 3 storeys, and provide an increase in FSR to match the height limit.

a. Greenacre Small Village Centre: Waterloo Road (from Greenacre Road to Mimosa Road)	
Draft Local Area Plan recommendations	Proposed amendments requested by Councillors

The recommendation of this report is to adopt the North 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.

POLICY IMPACT

The North 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 North East Local Area Plan.

RECOMMENDATION That -

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5. The funding requirements as outlined in this report be approved and reflected as part of Council's Quarterly Budget review process.

ATTACHMENTS

- A. North 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)