
Planning Matters - 11 May 2016

ITEM 2.1 North Central 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 Central Local Area Plan as requested by Councillors.

RECOMMENDATION That -

1. Council adopt the North Central Local Area Plan as shown in Attachment A.
2. Based on the actions of the North Central 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 North Central 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 Central Local Area Plan to a Councillor briefing session to allow any proposed amendments to be considered.

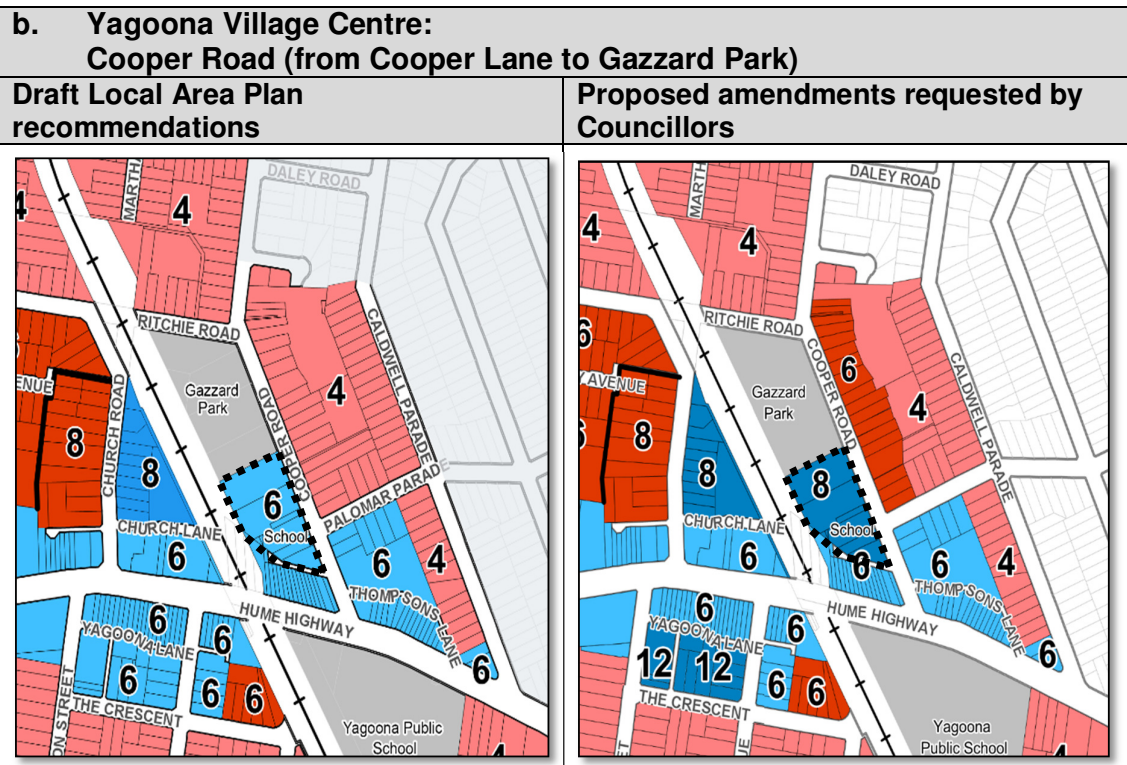
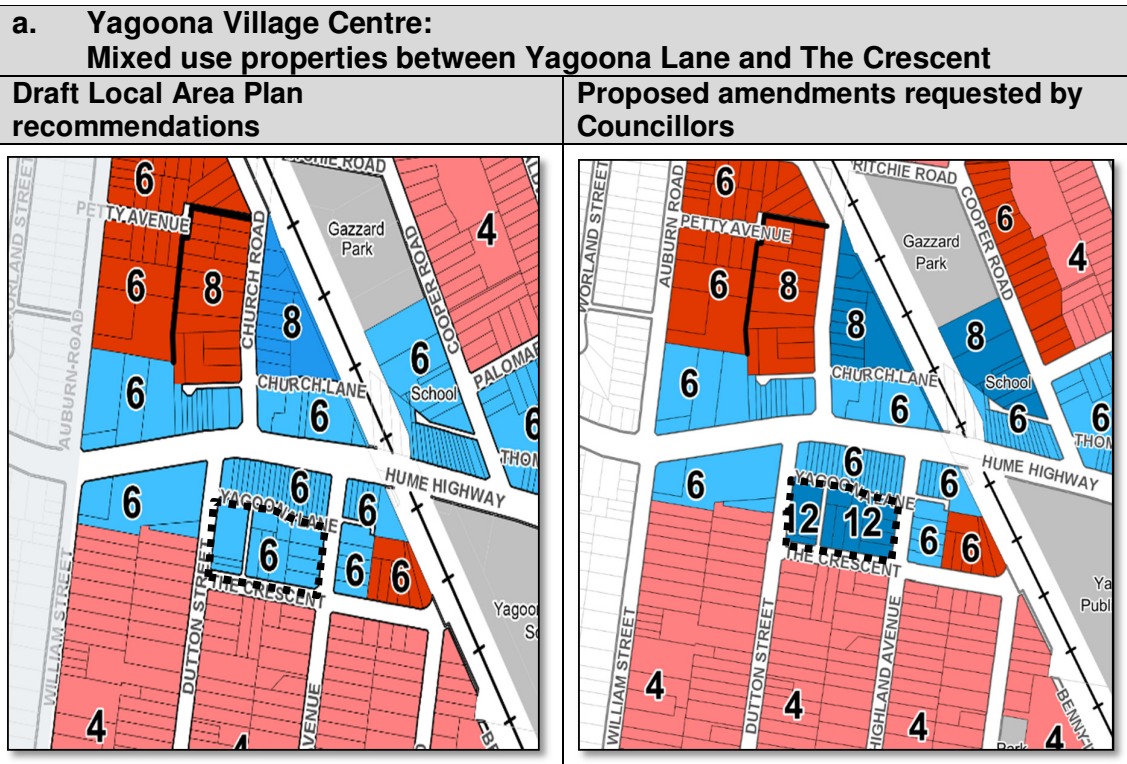
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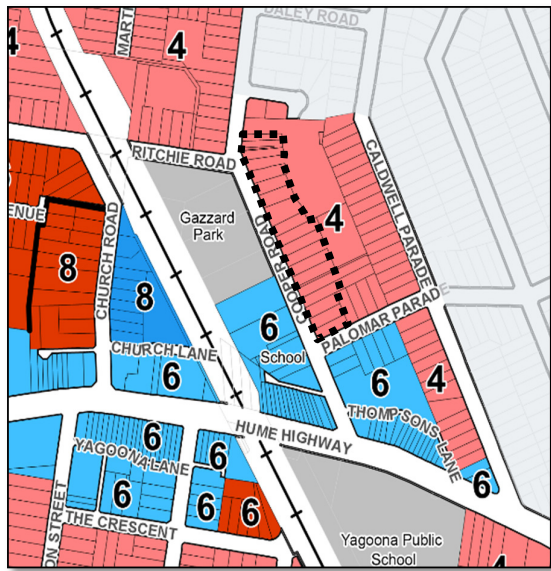
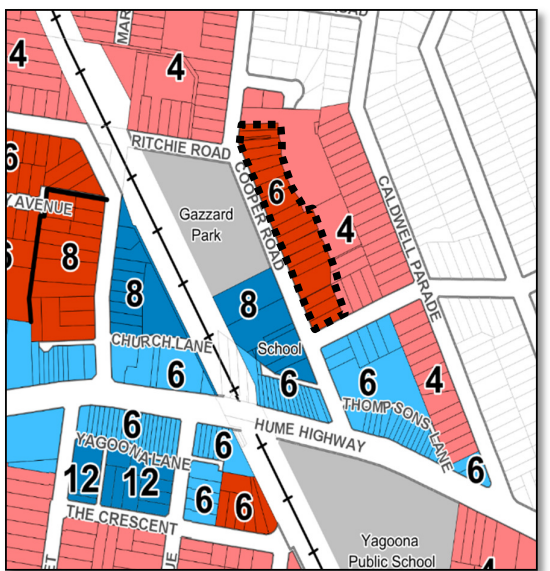
Councillor briefing session

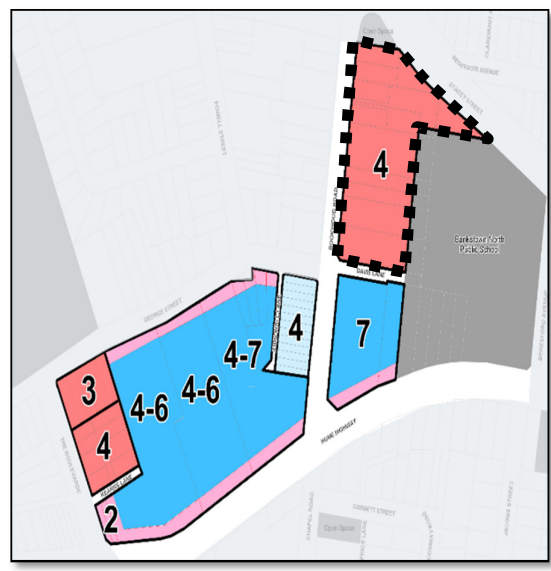
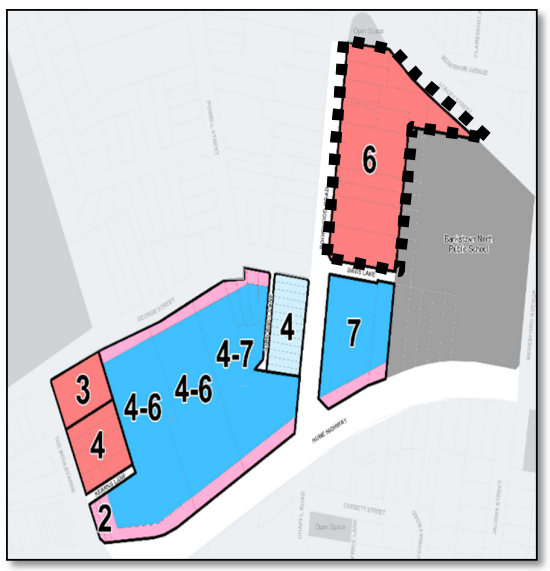
To date, the proposed amendments for consideration as requested by Councillors are:

Properties		Draft Local Area Plan recommendations	Proposed amendments requested by Councillors
a.	Yagoona Village Centre (Action L1) Area bound by Highland Avenue, The Crescent, Dutton Street and Yagoona Lane in Yagoona	Zone B2 Local Centre Allow 6–8 storeys / 2.5:1 FSR) subject to the consolidation of the properties bound by Highland Avenue, The Crescent, Treuer Lane and Yagoona Lane. Otherwise 6 storeys will apply.	Mixed use zone between Yagoona Lane and The Crescent – 10–12 storeys, and provide an increase in FSR to match the height limit.
b.	Yagoona Village Centre (Action L1) Nos. 176–184 Cooper Road in Yagoona	Zone B2 Local Centre 6 storeys / 2.5:1 FSR.	Mixed use zone – Cooper Road (from Cooper Lane to Gazzard Park) – 8 storeys, and provide an increase in FSR to match the height limit.
c.	Yagoona Village Centre (Action L1) Nos. 255–291 Cooper Road in Yagoona	Zone R4 High Density Residential 4 storeys / 1:1 FSR.	High density residential zone – Cooper Road (from Palomar Parade to opposite Richie Road) – 6 storeys, and provide an increase in FSR to match the height limit.
d.	Rookwood Road Neighbourhood Centre (Action L3) Nos. 11–31 Rookwood Road in Yagoona	Zone R4 High Density Residential 4 storeys / 1:1 FSR.	High density residential zone (from Davis Lane to Stacey Street) – 6 storeys, and provide an increase in FSR to match the height limit.
e.	Gascoigne Reserve (Action G1) No. 55A Gascoigne Road in Birrong	Divest Zone R2 Low Density Residential (2 storeys / 0.5:1 FSR).	Retain Gascoigne Reserve as open space.

The recommendation of this report is to adopt the North Central 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. Yagoona Village Centre: Cooper Road (from Palomar Parade to opposite Ritchie Road)	
Draft Local Area Plan recommendations	Proposed amendments requested by Councillors
	

d. Rookwood Road Neighbourhood Centre: Rookwood Road (from Davis Lane to Stacey Street)	
Draft Local Area Plan recommendations	Proposed amendments requested by Councillors
	

e. Gascoigne Reserve in Birrong



POLICY IMPACT

The North Central 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 Central Local Area Plan.

RECOMMENDATION That -

1. Council adopt the North Central Local Area Plan as shown in Attachment A.
2. Based on the actions of the North Central 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. North Central 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)