

The NEW City of
**CANTERBURY
BANKSTOWN**



**Planning Proposal –
North Central, North East,
South East & South West
Local Areas**

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Part 1–Intended Outcomes

Introduction

The North Central, North East, South East and South West Local Areas are unique and attractive places. Places where people value where they live and shop, and the landscapes that make them feel good.

There is strong evidence the local areas are emerging as places of urban renewal and will experience population and economic growth over the next 15 years. Accommodating this growth will have its challenges and is likely to necessitate change to the urban environment.

As a ‘City Maker’, Council is responding to this challenge by undertaking comprehensive strategic planning to ensure the local areas transform into models of sustainable renewal whilst maintaining the qualities and places that people value.

In May 2016, Council adopted the North Central, North East, South East and South West Local Area Plans. The Local Area Plans set out the vision and spatial context for the local areas, specify the best ways to accommodate residential and employment growth, and outline the delivery of supporting infrastructure, facilities and open space. The Local Area Plans also inform certain changes to the statutory planning framework.

Intended outcomes

The intended outcomes of this planning proposal are to give effect to the North Central, North East, South East and South West Local Area Plans and Council’s resolution of 11 May 2016 by:

- (a) Strengthening the function of the Yagoona Village Centre as the primary commercial and community centre to service the North Central Local Area, and enabling the future redevelopment of land within a reasonable walking distance of the railway station for shop top housing, residential flat buildings and attached dwellings.
- (b) Strengthening the function of the Greenacre Small Village Centre as the primary commercial and community centre to service the North East Local Area, and enabling the future redevelopment of land within a reasonable walking distance of the commercial main street for shop top housing, residential flat buildings and attached dwellings.
- (c) Strengthening the function of the Revesby and Padstow Village Centres as the primary commercial and community centres to service the South East Local Area, and enabling the future redevelopment of land within a reasonable walking distance of the railway stations for shop top housing, residential flat buildings and attached dwellings.

- (d) Strengthening the function of the Panania Small Village Centre as the primary commercial and community centre to service the South West Local Area, and enabling the future redevelopment of land within a reasonable walking distance of the railway station for shop top housing, residential flat buildings and attached dwellings.
- (e) Enabling the future redevelopment of land within a reasonable walking distance of the Birrong, East Hills, Punchbowl and Regents Park railway stations for residential flat buildings and attached dwellings.
- (f) Protecting the function of the employment lands to meet the employment needs of the city and the wider district.
- (g) Strengthening the function of the enterprise employment corridors, and limiting residential flat buildings to certain key development sites that can provide residents with good amenity in relation to noise and air quality.
- (h) Maintaining the prevailing low–rise detached housing and landscaped character of the suburban neighbourhood.
- (i) Achieving better standards of building design.
- (j) Encouraging a high quality and activated public domain with good solar access.
- (k) Conserving the heritage character of the local areas.
- (l) Protecting the environmental and scenic values of the Georges River and foreshore area, and minimising the impacts of urban stormwater.
- (m) Protecting high conservation value areas, native vegetation, biodiversity and ecological connectivity.
- (n) Providing a wide range of multi–functional community facilities, open spaces and local infrastructure to serve community and visitor needs.
- (o) Enhancing waste and resource recovery activities at the Kelso Waste Precinct.

Part 2–Explanation of Provisions

Introduction

Bankstown Local Environmental Plan 2015 is Council's principal planning instrument to regulate the function and growth of the former local government area of the City of Bankstown. Bankstown Local Environmental Plan 2015 provides objectives, land use zones and development standards such as lot sizes, building heights and floor space ratios.

This planning proposal contains two sets of proposed amendments to Bankstown Local Environmental Plan 2015 to achieve the intended outcomes.

The first set amends certain local provisions which apply to the North Central, North East, South East and South West Local Areas. Parts 2A–2D explain this set of proposed amendments in more detail. Part 4 shows the boundary of the North Central, North East, South East and South West Local Areas.

The second set achieves certain intended outcomes by amending certain citywide provisions. The implication is the proposed amendments apply to both the Local Areas and the wider area i.e. the former local government area of the City of Bankstown. Part 2E explains this set of proposed amendments in more detail. Part 4 shows the boundary of the former local government area of the City of Bankstown.

Part 2A–Proposed Amendments to the North Central Local Area

Section 1–Yagoona Village Centre

Land use zones, building heights and floor space ratios

1.1 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Yagoona Village Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
Village Heart Precinct				
5–21A Church Road	B2	No change	No change	2.5:1 (Area 8)
3 Church Road	B2	No change	No change	No change
176D Cooper Road	RE1	No change	No change	No change
456–550 Hume Highway	B2	No change	No change	2.5:1 (Area 7)
31 Cooper Lane	SP2	B2	No change	No change
Commercial Core Precinct				
211 Auburn Road	B2	No change	No change	2.5:1 (Area 7)
128 Caldwell Parade	B2	No change	No change	2.5:1 (Area 7)
293–297 Cooper Road	B2	No change	No change	2.5:1 (Area 7)
125 Dutton Street	B2	No change	No change	2.5:1 (Area 7)
143 Highland Avenue	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
145–151 Highland Avenue	B2	No change	No change	2.5:1 (Area 7)
422–454, 437–519 & 552–590 Hume Hwy	B2	No change	No change	2.5:1 (Area 7)
1–7 Palomar Parade	B2	No change	No change	2.5:1 (Area 7)

Residential Frame Precinct				
76–82 Allum Street	R2	R4	13 metres (4 storeys)	1:1
165–183 Auburn Road	R2	R4	13 metres (4 storeys)	1:1
187–193 Auburn Road	R2	R4	19 metres (6 storeys)	1.5:1
195–197 Auburn Road	R4	No change	19 metres (6 storeys)	1.5:1
199–209 Auburn Road	R4	No change	No change	1.5:1
1 Breasley Place	R4	No change	No change	1.75:1
106–110 Brancourt Avenue	R4	No change	No change	No change
64–98 Caldwell Parade	R2	R4	13 metres (4 storeys)	1:1
100–126 Caldwell Parade	R4	No change	No change	No change
6–22 Church Road	R4	No change	No change	1.75:1
24–26 Church Road	R4	No change	25 metres (8 storeys)	1.75:1
23A–33 Church Road	R2	R4	13 metres (4 storeys)	1:1
28–44 Church Road	R2	R4	19 metres (6 storeys)	1.5:1
152–174 & 251–253 Cooper Road	R2	R4	13 metres (4 storeys)	1:1
73–123 & 80–120 Dutton Street	R2	R4	13 metres (4 storeys)	1:1
2–36 Farnell Road	R2	R4	13 metres (4 storeys)	1:1
1–41 Glassop Street	R2	R4	13 metres (4 storeys)	1:1
70–112 & 75–141 Highland Avenue	R2	R4	13 metres (4 storeys)	1:1
409–423 Hume Highway	R4	No change	No change	No change
425–425A Hume Highway	SP2	No change	No change	No change
61–79, 70–108 & 83–105 Little Road	R2	R4	13 metres (4 storeys)	1:1
81 Little Road	RE1	No change	No change	No change
1–11 & 2–12 Martha Street	R2	R4	13 metres (4 storeys)	1:1
1A–7 Mulla Road	R4	No change	No change	No change

2–8 Palomar Parade	R2	R4	13 metres (4 storeys)	1:1
1–7 Petty Avenue	R2	R4	19 metres (6 storeys)	1.5:1
2–8 Petty Avenue	R4	No change	19 metres (6 storeys)	1.5:1
8A Petty Avenue	R4	No change	No change	1.75:1
9 & 10 Petty Avenue	R4	No change	25 metres (8 storeys)	1.75:1
2A–12 Ritchie Road	R2	R4	13 metres (4 storeys)	1:1
1–11 The Crescent	R4	No change	19 metres (6 storeys)	1.5:1
2–20 The Crescent	R2	R4	13 metres (4 storeys)	1:1
2 Venture Crescent	R2	R4	13 metres (4 storeys)	1:1
199–247 William Street	R2	R4	13 metres (4 storeys)	1:1
Bankstown CBD (Northern Frame) Precinct				
81 Brancourt Avenue	B2	No change	No change	1.5:1
393–405 Hume Highway	B2	No change	No change	1.5:1

Explanatory Note: According to the North Central Local Area Plan (Action L1), the proposed amendments reflect the desired character and structure plan for the Yagoona Village Centre. This corresponds with the intended outcome of strengthening the function of the village centre as the primary commercial and community centre to service the local area, and enabling the future redevelopment of land within a reasonable walking distance of the railway station for shop top housing, residential flat buildings and attached dwellings.

Lot consolidations to facilitate higher quality built form outcomes within Zone B2 Local Centre

- 1.2 Apply clause 4.4(2C)(b) to properties identified as 'Area 7' on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.
- 1.3 Introduce a provision under clause 4.4(2C) to apply to properties identified as 'Area 8' on the Floor Space Ratio Map. This provision will require a minimum 30 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.
- 1.4 Amend the Height of Buildings Map by removing the reference to clause 4.3(2A)(a).

Explanatory Note: Clause 4.4(2C) of Bankstown Local Environmental Plan 2015 promotes lot consolidations to facilitate higher quality built form and urban design outcomes. This clause currently requires properties within Zone B2 Local Centre to be at least 20 metres wide at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies.

According to the North Central Local Area Plan (Action L1), it is proposed:

- Firstly, to reduce the minimum 20 metre lot width requirement for properties within the core of the business zone to 18 metres. This lot width will continue to encourage high quality development with the most efficient parking layout possible, and assumes zero side setbacks. Appropriate locations are identified as 'Area 7' on the Floor Space Ratio Map.
- Secondly, to apply a minimum 30 metre lot width requirement to certain properties at the fringe of the business zone. These properties function as a built form transition to the Residential Frame, and may be in the form of residential flat buildings. A more generous lot width is required if development is to achieve the maximum floor space ratio, as well as, appropriate building separation distances consistent with the Apartment Design Guide. Appropriate locations are identified as 'Area 8' on the Floor Space Ratio Map.

Based on the above amendments, there is no longer a need to apply an additional requirement i.e. clause 4.3(2A)(a) to promote lot consolidations within Zone B2. It is therefore proposed to remove the reference to this clause from the Height of Buildings Map.

Lot consolidations to facilitate higher quality built form outcomes within Zone R4 High Density Residential

1.5 Apply clause 4.1B(3) to properties within Zone R4 High Density Residential where the maximum building height is 25 metres.

Explanatory Note: Clause 4.1B(3) of Bankstown Local Environmental Plan 2015 promotes lot consolidations to facilitate higher quality built form and urban design outcomes. This clause requires the lot size for residential flat buildings (8 storeys) within Zone R4 High Density Residential to be at least 1,700m² in area and 40 metres wide at the front building line.

Additional amendments as resolved by Council in May 2016

1.6 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map to incorporate an additional set of proposed amendments as resolved by Council at the Extraordinary Meeting of 11 May 2016. The proposed amendments are:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
255–291 Cooper Road	R2	R4	19 metres (6 storeys)	1.5:1
176–184 Cooper Road	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
122–124 Dutton Street	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
114–120 Highland Avenue	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
13–17 The Crescent	B2	No change	26 metres (8 storeys)	3:1 (Area 7)

Section 2–Birrong Neighbourhood Centre

Land use zones, building heights and floor space ratios

2.1 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Birrong Neighbourhood Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
Gateway Precinct				
11–19 Hudson Parade	B1	No change	20 metres (6 storeys)	2.5:1 (Area 7)
16 Rodd Street	RE1	No change	No change	No change
23A Rodd Street	B1	No change	20 metres (6 storeys)	2.5:1 (Area 7)
Residential Frame Precinct				
77–89 Auburn Road	B1	No change	14 metres (4 storeys)	2:1 (Area 1)
91–105 Auburn Road	R2	R4	13 metres (4 storeys)	1:1
2–18 & 5–17 Avalon Street	R2	R4	13 metres (4 storeys)	1:1
44–76 Cooper Road	R2	R4	13 metres (4 storeys)	1:1
1–13 & 2–16 Foyle Avenue	R2	R4	13 metres (4 storeys)	1:1
1–11 & 2–16 Holland Street	R2	R4	13 metres (4 storeys)	1:1
1–7 Hudson Parade & 2 Magdella Street	R2	R4	13 metres (4 storeys)	1:1
1–11 & 2–16 Marmion Street	R2	R4	13 metres (4 storeys)	1:1
2–14 Moller Avenue	R2	R4	13 metres (4 storeys)	1:1
1–15 Neutral Avenue	R2	R4	13 metres (4 storeys)	1:1
19 Neutral Avenue	B1	No change	14 metres (4 storeys)	2:1 (Area 1)

1–39, 2–12 & 28–38 Rodd Street	R2	R4	13 metres (4 storeys)	1:1
2–12 Teresa Street	R2	R4	13 metres (4 storeys)	1:1
1–7 & 2–22 Wentworth Street	R2	R4	13 metres (4 storeys)	1:1
24 Wentworth Street	R2	B1	14 metres (4 storeys)	2:1 (Area 1)

Explanatory Note: According to the North Central Local Area Plan (Action L2), the proposed amendments reflect the desired character and structure plan for the Birrong Neighbourhood Centre. This corresponds with the intended outcome of enabling the future redevelopment of land within a reasonable walking distance of the railway station for residential flat buildings and attached dwellings.

Lot consolidations to facilitate higher quality built form outcomes within Zone B1 Neighbourhood Centre

- 2.2** Apply clause 4.4(2C)(a) to properties identified as ‘Area 1’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies. Amend clause 4.4(2C)(a) to read 18 metres accordingly.
- 2.3** Apply clause 4.4(2C)(b) to properties identified as ‘Area 7’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.

Explanatory Note: Clause 4.4(2C) of Bankstown Local Environmental Plan 2015 promotes lot consolidations to facilitate higher quality built form and urban design outcomes. This clause currently does not apply to Zone B1.

According to the North Central Local Area Plan (Action L2), it is proposed to apply a minimum 18 metre lot width requirement to certain properties within Zone B1. The increased floor space capacity requires lot consolidations if Council is to encourage high quality development with the most efficient parking layout possible.

Lot Size Map

2.4 Do not apply the Lot Size Map to the following property:

Properties	Current zone	Proposed zone
24 Wentworth Street	R2	B1

Explanatory Note: The Lot Size Map does not apply to Zone B1 Neighbourhood Centre.

Section 3–Rookwood Road Neighbourhood Centre

Building heights and floor space ratios

3.1 Amend the Height of Buildings Map and Floor Space Ratio Map as it applies to certain properties within the Rookwood Road Neighbourhood Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
324–326 Hume Highway	B6	No change	11 metre height to apply to portion of land within 10 metres of highway.	2.5:1
342–350 Hume Highway	B6	No change		No change

Explanatory Note: According to the North Central Local Area Plan (Action L3), the proposed amendments reflect the desired character and structure plan for the Rookwood Road Neighbourhood Centre. This corresponds with the intended outcome of strengthening the function of the enterprise corridor, and limiting residential flat buildings to certain key development sites that can provide residents with good amenity in relation to noise and air quality.

Lot consolidations to facilitate higher quality built form outcomes within Zone B6 Enterprise Corridor

3.2 Amend the Height of Buildings Map by removing the reference to clause 4.3(2A)(b).

Explanatory Note: Clause 4.1B of Bankstown Local Environmental Plan 2015 promotes lot consolidations to facilitate higher quality built form and urban design outcomes. This clause requires properties within Zone B6 Enterprise Corridor to be at least 5,000m² in area for the purposes of residential flat buildings.

According to the North Central Local Area Plan (Action L3), there is no longer a need to apply an additional requirement i.e. clause 4.3(2A)(b) to promote lot consolidations within Zone B6. It is therefore proposed to remove the reference to this clause from the Height of Buildings Map.

Additional amendments as resolved by Council in May 2016

3.3 Amend the Height of Buildings Map and Floor Space Ratio Map to incorporate an additional set of proposed amendments as resolved by Council at the Extraordinary Meeting of 11 May 2016. The proposed amendments are:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
11–31 Rookwood Road	R4	No change	19 metres (6 storeys)	1.5:1

Section 4–Condell Park Neighbourhood Centre

Land use zones, building heights and floor space ratios

4.1 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Condell Park Neighbourhood Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
228 Edgar Street	B2	No change	14 metres (4 storeys)	2:1 (Area 1)
42–56 & 45–55 Simmat Avenue	B2	No change	14 metres (4 storeys)	2:1 (Area 1)
43 Simmat Avenue	SP2	B2	14 metres (4 storeys)	2:1

Explanatory Note: According to the North Central Local Area Plan (Action L4), the proposed amendments reflect the desired character for the Condell Park Neighbourhood Centre.

Lot consolidations to facilitate higher quality built form outcomes within Zone B2 Local Centre

4.2 Apply clause 4.4(2C)(a) to properties identified as ‘Area 1’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies. Amend clause 4.4(2C)(a) to read 18 metres accordingly.

Explanatory Note: Clause 4.4(2C) of Bankstown Local Environmental Plan 2015 promotes lot consolidations to facilitate higher quality built form and urban design outcomes. It is proposed to apply a minimum 18 metre lot width requirement to certain properties as the increased floor space capacity requires lot consolidations if Council is to encourage high quality development with the most efficient parking layout possible.

Section 5–Regents Park Urban Neighbourhood

Land use zones, building heights and floor space ratios

5.1 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Regents Park Urban Neighbourhood.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
Residential Frame Precinct				
2–18 Auburn Road & 2–4 Corliss Street	R2	R4	19 metres (6 storeys)	1.5:1
Terrace Housing Precinct				
3–13 & 43–55 Auburn Road	R2	R3	10 metres (3 storeys)	0.75:1
17–21 & 24–28 Magney Avenue	R2	R3	10 metres (3 storeys)	0.75:1
18–20 & 21–25 Morris Street	R2	R3	10 metres (3 storeys)	0.75:1
17 Auburn Road	RE1	No change	No change	No change
23–25 Magney Avenue & 20A–24 Morris Street	RE1	No change	No change	No change
Industrial Area				
7 Corliss Street & 14 Gunya Street	SP2	IN2	No change	1:1

Explanatory Note: According to the North Central Local Area Plan (Action L5), the proposed amendments reflect the desired character and structure plan for the Regents Park Urban Neighbourhood. This corresponds with the intended outcome of enabling the future redevelopment of land within a reasonable walking distance of the railway station for residential flat buildings and attached dwellings.

The proposed amendments also identify the opportunity to rezone the properties at Nos. 7 Corliss Street and 14 Gunya Street to reflect the current industrial use of these properties, consistent with Action I1.

Additional amendments as resolved by Council in May 2016

5.2 Amend the Height of Buildings Map and Floor Space Ratio Map to incorporate an additional set of proposed amendments as resolved by Council at the Extraordinary Meeting of 11 May 2016. The proposed amendments are:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
30–46 Auburn Road	R4	No change	19–25m (6–8 storeys)	2.25:1 subject to traffic and public domain works

It is noted that Council, at the Ordinary Meeting of 26 July 2016, resolved to submit a separate planning proposal in relation to the properties at Nos. 30–46 Auburn Road. The planning proposal is in response to correspondence received from the Department of Planning & Environment as part of the pre-gateway review process. The planning proposal seeks to apply a 6–8 storey limit and a maximum 1.75:1 floor space ratio provided development delivers certain public improvement works in a timely manner to the satisfaction of Council. Otherwise a maximum 1.5:1 FSR applies. The Department is currently reviewing the planning proposal.

Section 6–Employment Lands

Land use zones, building heights and floor space ratios

6.1 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the property at No. 140 Rookwood Road in Yagoona.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
140 Rookwood Road in Yagoona	R2	B5	11 metres (3 storeys)	1:1

Explanatory Note: According to the North Central Local Area Plan (Action I1), the proposed amendments reflect the desired employment activities along arterial roads with high traffic volume.

The application of Zone B5 Business Development is also consistent with the Department of Planning & Environment’s Practice Note 11–002 (dated 10 March 2011). The practice note outlines the purpose of Zone B5, which is to provide for business, warehouse and bulky goods retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres. The employment generating uses may include warehouses or distribution centres, bulky goods premises, hardware and building supplies, landscaping material supplies and garden centres.

Lot Size Map

6.2 Do not apply the Lot Size Map to the property at No. 140 Rookwood Road in Yagoona.

Explanatory Note: The Lot Size Map does not apply to Zone B5 Business Development.

Additional permitted uses

6.3 Amend Schedule 1 and the Additional Permitted Uses Map (in accordance with the Additional Permitted Uses Map shown in Part 4) by including bulky goods premises as an additional permitted use on the property at No. 62 Hume Highway in Chullora (Lot 2, DP 1009196).

Explanatory Note: The property at No. 62 Hume Highway is within Zone IN1 General Industrial, and accommodates a large–scale bulky goods premises with multiple tenants. However, the current land use is prohibited in this zone.

According to the North Central Local Area Plan (Action I1), the proposed amendment reflects the established bulky goods character at this location. The proposed amendment also supports the ongoing operation of this employment activity in the long term by enabling the application of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 in relation to commercial and industrial alterations, and change of use.

The application of Schedule 1 is also consistent with the Department of Planning & Environment’s Practice Note 11–001 (dated 10 March 2011). Based on the practice note, it is unlikely the Department would permit bulky goods premises throughout the industrial zones as an alternative option.

Section 7–Hospital Precinct

Land use zones, building heights and floor space ratios

7.1 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Hospital Precinct.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
201–203A Canterbury Road in Bankstown	B1	No change	14 metres (4 storeys)	1.5:1 (Area 1)
205–219 Canterbury Road in Bankstown	B1 / SP2	No change	14 metres (4 storeys)	1.5:1 (Area 1)
201A Canterbury Road in Bankstown	B1 / SP2	B1	14 metres (4 storeys)	1.5:1 (Area 1)
6–8 Chapel Road in Bankstown	B1 / SP2	B1	14 metres (4 storeys)	1.5:1 (Area 1)
10–14 Chapel Road in Bankstown	B1	No change	14 metres (4 storeys)	1.5:1 (Area 1)
10–12 & 16–20 Eldridge Road	R2	B1	14 metres (4 storeys)	1.5:1 (Area 1)
14 Eldridge Road in Bankstown	SP2	B1	14 metres (4 storeys)	1.5:1 (Area 1)

Explanatory Note: According to the North Central Local Area Plan (Action I2), the proposed amendments reflect the established commercial character within the Hospital Precinct, and supports similar employment activities at this location in the long term.

Lot consolidations to facilitate higher quality built form outcomes within Zone B1 Neighbourhood Centre

7.2 Apply clause 4.4(2C)(a) to properties identified as ‘Area 1’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies. Amend clause 4.4(2C)(a) to read 18 metres accordingly.

Explanatory Note: Clause 4.4(2C) of Bankstown Local Environmental Plan 2015 promotes lot consolidations to facilitate higher quality built form and urban design outcomes. This clause currently does not apply to Zone B1.

According to the North Central Local Area Plan (Action I2), it is proposed to apply a minimum 18 metre lot width requirement to certain properties within Zone B1. The increased floor space capacity requires lot consolidations if Council is to encourage high quality development with the most efficient parking layout possible.

Lot Size Map

7.3 Do not apply the Lot Size Map to the following properties:

Properties	Current zone	Proposed zone
10–12 & 16–20 Eldridge Road in Bankstown	R2	B1

Explanatory Note: The Lot Size Map does not apply to Zone B1 Neighbourhood Centre.

Section 8–Heritage

Items of local historic significance

8.1 Amend Schedule 5 and the Heritage Map (in accordance with the Heritage Map shown in Part 4) by including certain items of local significance.

Suburb	Item name	Address	Property description	Significance
Condell Park	House	115 William Street	Lot 3, DP 788438	Local
Yagoona	House	7 Avoca Street	Lot 8, DP 6376	Local
Bankstown	House	110 Marion Street	Lot 1, DP 308444	Local
Bankstown	House	112 Marion Street	Lot 510, DP 132277	Local
Bankstown	House	114 Marion Street	SP 57102	Local
Bankstown	House	116 Marion Street	Lot 1, DP 8069	Local
Bankstown	House	118 Marion Street	Lot 2, DP 8069	Local

Explanatory Note: According to the North Central Local Area Plan (Action L7), the proposed amendments conserve the following items which contribute to the heritage character of the local area:

Properties	Local significance
115 William Street in Condell Park	The house is historically significant as it demonstrates the historic themes of settlement, accommodation (housing) and early 20th century subdivision patterns. The house is a weatherboard interwar period house with unusual detailing and is a rare example of the early development of the Condell Park Estate subdivision in 1918.
7 Avoca Street in Yagoona	The house is historically significant as it is a War Services Commission Home constructed in 1921. The house retains stylistic traits of a modest yet distinctive house, which illustrates the Commission house designs of the 1920s. The house is a rare example of one of a small number of Commission houses in the former local government area of the City of Bankstown.
110–118 Marion Street in Bankstown	The houses are a locally rare group of contiguous Federation Queen Anne and Inter–War California Bungalow style houses. The house at No. 110 Marion Street is an Inter–War Californian Bungalow and the houses at Nos. 112–118 Marion Street are Federation Queen Anne style houses. The heritage significance of these properties is enhanced as a group.

Former archaeological sites that do not have historic significance

8.2 Amend Schedule 5 and the Heritage Map by removing certain former archaeological sites.

Suburb	Item name	Address	Property description	Item number
Chullora	Site of 'Royal Arms Inn'	2–2A Hume Highway	Lot 12, DP 834734; Lot 1, DP 547215	A2
Yagoona	Site of 'Globe Inn'	2/20 and 3/20 Diffy Lane and 656 Hume Highway	SP 60927	A7
Yagoona	Site of 'Crooked Billet Inn'	724–734 Hume Highway	Lots 25–26 & 32–38, DP 13125; Lots 1–2, DP 519501	A8

Explanatory Note: According to the North Central Local Area Plan (Action L7), the proposed amendments reflect the heritage review, which found these properties no longer contain any substantial archaeological and documentary evidence to support the current heritage listings.

Section 9–Open Space

Land that forms part of the open space network

9.1 Amend the Land Zoning Map as it applies to the following properties:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Current classification	Proposed classification
15 Cooper Road in Birrong	R2	RE1	Community	No change
22 Ferrier Road in Birrong	R2	RE1	Operational	Community
13 Pobje Avenue in Birrong	R2 / RE1	RE1	Community	No change
11 Cooper Road in Potts Hill	R2	RE1	Community	No change
1 Hanna Street in Potts Hill	R2	RE1	Operational	No change
54 & 61 Jones Avenue in Potts Hill	R2	RE1	Community	No change
17 Purvis Avenue in Potts Hill	R3	RE1	Community	No change
20 Purvis Avenue in Potts Hill	R2 / RE1	RE1	Community	No change
52 Rowe Drive in Potts Hill	R2	RE1	Community	No change
60 Albury Street in Yagoona	R2	RE1	Operational	No change
19 Terpentine Place in Yagoona	R2	RE1	Community	No change
30 Mitchell Street in Condell Park	SP2	RE1	Community	No change
374 Marion Street in Condell Park	SP2	RE1	Operational	Community

9.2 Do not apply the Height of Buildings Map, Floor Space Ratio Map and Lot Size Map to these properties as the maps do not apply to Zone RE1 Public Recreation.

9.3 Amend Schedule 4 (Part 3) by reclassifying the properties at No. 22 Ferrier Road in Birrong (Lot 2, DP 233759) and No. 374 Marion Street in Condell Park (Lot 72, DP 240882) from operational land to community land.

Explanatory Note: According to the North Central Local Area Plan (Action G1), the proposed amendments recognise the contribution these properties make to the green grid and open space network within the local area.

Land that is surplus to community needs

9.4 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the following properties:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
81A Eldridge Road in Bankstown	RE1	R2	9 metres (2 storeys)	0.5:1
38 Cantrell Street in Yagoona	RE1	R2	9 metres (2 storeys)	0.5:1

9.5 Apply the Lot Size Map (in accordance with the Lot Size Map shown in Part 4) to these properties as the map applies to Zone R2 Low Density Residential.

9.6 Amend Schedule 4 (Part 2) by reclassifying the following properties from community land to operational land:

Properties	Current classification	Proposed classification	Interests or trusts to be discharged
81 Eldridge Road in Bankstown (Lot 38, DP 13074)	Community	Operational	Nil
81A Eldridge Road in Bankstown (Lot 10, DP 29642)	Community	Operational	Nil
83 Eldridge Road in Bankstown (Lot 9, DP 29642)	Community	Operational	Nil
85 Eldridge Road in Bankstown (Lot 8, DP 29642)	Community	Operational	Nil

87 Eldridge Road in Bankstown (Lot 7, DP 29642)	Community	Operational	Nil
1A Gallipoli Street in Condell Park (Lot 1, DP 113058)	Community	Operational	Nil
4A Magney Avenue in Regents Park (Lot 78, DP 12976)	Community	Operational	Nil

Explanatory Note: According to the North Central Local Area Plan (Action G1), open spaces must function to support the desired uses through appropriate size, shape and location. Council needs to occasionally buy and sell land to ensure all open spaces are well used and of appropriate size. Due to the high value of open spaces in the city, Council must ensure open spaces are accessible, meet community and visitor needs, and form part of the city’s green grid, public domain or cycling network.

The proposed amendments recognise the above properties do not meet this set of criteria and are surplus to community needs. The divestment of these properties would permit the embellishment of other more appropriate open spaces.

Local Infrastructure

9.7 Amend the Land Zoning Map as it applies to the following property:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
175 Rookwood Road in Chullora	SP2	IN2	No change	No change

9.8 Amend the Land Reservation Acquisition Map by removing the property at No. 175 Rookwood Road in Chullora.

9.9 Amend Schedule 4 (Part 1) by reclassifying the following properties from community land to operational land:

Properties	Current classification	Proposed classification	Interests or trusts to be discharged
61A Anzac Street in Chullora (Lot 1, DP 364222)	Community	Operational	Nil
175 Rookwood Road in Chullora (Lot 499, DP 1058360)	Community	Operational	Nil

Explanatory Note: According to the North Central Local Area Plan (Action G1), these properties function as roads and are currently community land. To maximise the useability of this essential infrastructure to meet the long term needs of the local area, it is proposed to reclassify these properties to operational land.

In relation to the property at No. 175 Rookwood Road in Chullora, Council recently acquired this property for road purposes. There is no longer a need to refer to this property on the Land Reservation Acquisition Map.

Additional amendments as resolved by Council in May 2016

9.10 Incorporate an additional amendment as resolved by Council at the Extraordinary Meeting of 11 May 2016. The proposed amendment removes the rezoning of the property at No. 55A Gascoigne Road in Birrong from Zone RE1 Public Recreation to Zone R2 Low Density Residential as set out in the North Central Local Area Plan (Action G1).

Section 10–Biodiversity

Terrestrial Biodiversity Map

10.1 Amend the Terrestrial Biodiversity Map (in accordance with the Terrestrial Biodiversity Map shown in Part 4).

Explanatory Note: According to the North Central Local Area Plan (Action G3), the proposed amendment protects high conservation value areas, native vegetation and biodiversity, and the ecological processes necessary for their continued existence.

Part 2B–Proposed Amendments to the North East Local Area

Section 1–Greenacre Small Village Centre

Land use zones, building heights and floor space ratios

1.1 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Greenacre Small Village Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
Main Street Precinct				
2 Banksia Road	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
9–19 Boronia Road	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
2–8 Chiswick Road	R2	B2	20 metres (6 storeys)	2.5:1 (Area 7)
124–198 & 139–195 Waterloo Road	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
197–201 & 202–214 Waterloo Road	R2	B2	20 metres (6 storeys)	2.5:1 (Area 7)
107–117 & 209–211 Waterloo Road	R2	B2	14 metres (4 storeys)	2:1 (Area 9)
128 Macquarie Street	R2	B2	14 metres (4 storeys)	2:1 (Area 9)
Residential Frame Precinct				
156–158 Acacia Avenue	R2	R4	13 metres (4 storeys)	1:1
85–109 Chaseling Street	R2	R4	13 metres (4 storeys)	1:1
176–204 & 209–229 Juno Parade	R2	R4	13 metres (4 storeys)	1:1
102–126 & 111–137 Macquarie Street	R2	R4	13 metres (4 storeys)	1:1
120–144 Maiden Street	R2	R4	13 metres (4 storeys)	1:1
56–82 & 79–101 Pandora Street	R2	R4	13 metres (4 storeys)	1:1

79–101 & 80–102 Tempe Street	R2	R4	13 metres (4 storeys)	1:1
245–263 & 256A–280 Wangee Road	R2	R4	13 metres (4 storeys)	1:1
100–110, 116–122 & 213–245 Waterloo Rd	R2	R4	13 metres (4 storeys)	1:1
161–181 & 172–200 Wilbur Street	R2	R4	13 metres (4 storeys)	1:1
183–185 Wilbur Street & 265 Wangee Road	SP2	R4	13 metres (4 storeys)	1:1
Terrace Housing Precinct				
4–32 Banksia Road	R2	R3	10 metres (3 storeys)	0.75:1
25–45 Boronia Road	R2	R3	10 metres (3 storeys)	0.75:1
2A Bromley Avenue	R2	R3	10 metres (3 storeys)	0.75:1
Part 105 Waterloo Street	R2	SP2	No change	No FSR
94–116 Chaseling Street	R2	R3	10 metres (3 storeys)	0.75:1
8A–32 Chiswick Road	R2	R3	10 metres (3 storeys)	0.75:1

Explanatory Note: According to the North East Local Area Plan (Action L1), the proposed amendments reflect the desired character and structure plan for the Greenacre Small Village Centre. This corresponds with the intended outcome of strengthening the function of the small village centre as the primary commercial and community centre to service the local area, and enabling the future redevelopment of land within a reasonable walking distance of the commercial main street for shop top housing, residential flat buildings and attached dwellings.

Lot consolidations to facilitate higher quality built form outcomes within Zone B2 Local Centre

- 1.2** Apply clause 4.4(2C)(b) to properties identified as ‘Area 7’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.
- 1.3** Introduce a provision under clause 4.4(2C) to apply to properties identified as ‘Area 9’ on the Floor Space Ratio Map. This provision will require a minimum 30 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies.

Explanatory Note: Clause 4.4(2C) of Bankstown Local Environmental Plan 2015 promotes lot consolidations to facilitate higher quality built form and urban design outcomes. This clause currently requires properties within Zone B2 to be at least 20 metres wide at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies. According to the North East Local Area Plan (Action L1), it is proposed:

- Firstly, to reduce the minimum 20 metre lot width requirement for properties within the core of the business zone to 18 metres. This lot width will continue to encourage high quality development with the most efficient parking layout possible, and assumes zero side setbacks. Appropriate locations are identified as ‘Area 7’ on the Floor Space Ratio Map.
- Secondly, to apply a minimum 30 metre lot width requirement to certain properties at the fringe of the business zone. These properties function as a built form transition to the Residential Frame, and may be in the form of residential flat buildings. A more generous lot width is required if development is to achieve the maximum floor space ratio, as well as, appropriate building separation distances consistent with the Apartment Design Guide. Appropriate locations are identified as ‘Area 9’ on the Floor Space Ratio Map.

Lot Size Map

1.4 Do not apply the Lot Size Map to the following properties:

Properties	Current zone	Proposed zone
2–8 Chiswick Road	R2	B2
197–201 & 202–214 Waterloo Road	R2	B2
107–117 & 209–211 Waterloo Road	R2	B2
128 Macquarie Street	R2	B2

Explanatory Note: The Lot Size Map does not apply to Zone B2 Local Centre.

Additional amendments as resolved by Council in May 2016

1.5 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map to incorporate an additional set of proposed amendments as resolved by Council at the Extraordinary Meeting of 11 May 2016. The proposed amendments are:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
2 Mimosa Road	R2	R4	10 metres (3 storeys)	0.75:1
66–78 & 84–86 Waterloo Road	R2	R4	10 metres (3 storeys)	0.75:1
82 Waterloo Road	R2	R4	9–10 metres (2–3 storeys)	0.5:1–0.75:1

Section 2–Punchbowl Small Village Centre

Land use zones, building heights and floor space ratios

2.1 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Punchbowl Small Village Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
Main Street Precinct				
6 Acacia Avenue	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
1–25 Breust Place	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
16–36 & 17–37 Highclere Avenue	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
25–33 Kelly Street	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
679–783 Punchbowl Road	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
795–815 Punchbowl Road	R2	B2	20 metres (6 storeys)	2.5:1 (Area 7)
15–17 South Terrace	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
Residential Frame Precinct				
1–19A Acacia Avenue	R2	R4	19 metres (6 storeys)	1.5:1
8–32A Acacia Avenue	R2	R4	19 metres (6 storeys)	1.5:1
21–27 & 34–38 Acacia Avenue	R2	R4	13 metres (4 storeys)	1:1
3–29 Catherine Street	R2	R4	13 metres (4 storeys)	1:1
1–35 & 2–36 Griffiths Avenue	R2	R4	19 metres (6 storeys)	1.5:1
37–53 & 38–56 Griffiths Avenue	R2	R4	13 metres (4 storeys)	1:1
1A–15 & 2–14A Henry Street	R2	R4	19 metres (6 storeys)	1.5:1

16–20 & 17–25A Henry Street	R2	R4	13 metres (4 storeys)	1:1
38–76A & 49–81 Highclere Avenue	R2	R4	19 metres (6 storeys)	1.5:1
78–84 & 83–87 Highclere Avenue	R2	R4	13 metres (4 storeys)	1:1
35–53 Kelly Street	R2	R4	19 metres (6 storeys)	1.5:1
5 Loder Lane	R2	R4	19 metres (6 storeys)	1.5:1
1–55 Myall Street	R2	R4	13 metres (4 storeys)	1:1
639–657 Punchbowl Road	R2	R4	13 metres (4 storeys)	1:1
659–677 Punchbowl Road	R2	R4	19 metres (6 storeys)	1.5:1
2–4 Scott Street	R2	R4	13 metres (4 storeys)	1:1
19 South Terrace	RE1	No change	No change	No change
16–52 South Terrace	R2	R4	19 metres (6 storeys)	1.5:1
54–70 South Terrace	R2	R4	13 metres (4 storeys)	1:1
2–20 Waratah Street	R2	R4	13 metres (4 storeys)	1:1
2–6 Wilga Street	R2	R4	13 metres (4 storeys)	1:1

Explanatory Note: According to the North East Local Area Plan (Action L2), the proposed amendments reflect the desired character and structure plan for the Punchbowl Small Village Centre. This corresponds with the intended outcome of strengthening the function of the small village centre as a transit-orientated centre along the Sydenham to Bankstown Metro Line, and enabling the future redevelopment of land within a reasonable walking distance of the railway station for shop top housing, residential flat buildings and attached dwellings.

Lot consolidations to facilitate higher quality built form outcomes within Zone B2 Local Centre

2.2 Apply clause 4.4(2C)(b) to properties identified as 'Area 7' on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.

2.3 In addition to clause 4.4(2C)(b), there are certain properties which must conserve certain historically significant street facades if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum floor space ratio of 2:1 applies.

This additional requirement applies to the properties at Nos. 7–25 Breust Place, and 709 and 743–759 Punchbowl Road in Punchbowl.

Explanatory Note: Clause 4.4(2C) of Bankstown Local Environmental Plan 2015 promotes lot consolidations to facilitate higher quality built form and urban design outcomes. This clause currently requires properties within Zone B2 to be at least 20 metres wide at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies. According to the North East Local Area Plan (Action L2), it is proposed:

- Firstly, to reduce the minimum 20 metre lot width requirement for properties within the core of the business zone to 18 metres. This lot width will continue to encourage high quality development with the most efficient parking layout possible, and assumes zero side setbacks. Appropriate locations are identified as 'Area 7' on the Floor Space Ratio Map.
- Secondly, it is proposed to encourage certain properties within the Main Street Precinct to conserve certain historically significant street facades as part of any redevelopment. This is in addition to the minimum 18 metre lot width requirement.

Lot Size Map

2.4 Do not apply the Lot Size Map to the following properties:

Properties	Current zone	Proposed zone
795–815 Punchbowl Road	R2	B2

Explanatory Note: The Lot Size Map does not apply to Zone B2 Local Centre.

Section 3–Hume Highway and Canterbury Road Enterprise Corridors

Land use zones, building heights and floor space ratios

3.1 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to certain properties within the corridors.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
Hume Highway Enterprise Corridor				
1Z Cahill Lane in Greenacre	R2	B5	11 metres (3 storeys)	1:1
165 Hume Highway in Greenacre	B6	No change	11 metre height to apply to portion of land within 10 metres of highway.	No change
167 Hume Highway in Greenacre	B6	No change	11–17m (3–5 storeys)	1.5:1
185 Hume Highway in Greenacre	B6	No change	11 metre height to apply to portion of land within 10 metres of highway.	No change
225–241A Hume Highway in Greenacre	B6	No change	11–17m (3–5 storeys)	1.5:1
306 Noble Avenue in Greenacre	R2	B5	11 metres (3 storeys)	1:1
112 Northcote Road in Greenacre	B6	No change	No change	1.5:1
50 Shellcote Road in Greenacre	R2	B5	11 metres (3 storeys)	1:1
Canterbury Road Enterprise Corridor				
923–925 Punchbowl Road in Punchbowl	B1	No change	17 metres (5 storeys)	1.8:1
21 Canterbury Road in Punchbowl	B1	No change	17 metres (5 storeys)	1.8:1

921–921B Punchbowl Road in Punchbowl	R2	B1	17 metres (5 storeys)	1.8:1
39 Canterbury Road	B1	B5	No change	No change

Explanatory Note: According to the North East Local Area Plan (Action L5), the proposed amendments reflect the desired character and structure plan for the enterprise corridors.

Properties	Reason
167 Hume Highway in Greenacre	Action L5 proposes to increase the building envelope to 1.5:1 FSR to better match the building height (3–5 storeys) at these key development sites within Zone B6 Enterprise Corridor.
225–241A Hume Highway & 112 Northcote Road in Greenacre	
21 Canterbury Road & 921–925 Punchbowl Road in Punchbowl	Action L5 proposes to increase the building envelope up to 5 storeys / 1.8:1 FSR at this key development site within Zone B1 Neighbourhood Centre (subject to the properties consolidating into a single site, otherwise a maximum 1:1 FSR applies).
1Z Cahill Lane, 306 Noble Avenue & 50 Shellcote Road in Greenacre	Action L5 proposes to rezone these properties to reflect the current use as a vehicle sales or hire premises. The proposed zone is the same as the neighbouring property at No. 135 Hume Highway, which forms part of the same vehicle sales or hire premises.
39 Canterbury Road in Punchbowl	Action I1 proposes to rezone this property to reflect the established bulky goods character, and to support similar activities at this location in the long term.

Lot consolidation to facilitate higher quality built form outcomes

3.2 Apply a site specific provision to the properties at Nos. 921–925 Punchbowl Road and 21 Canterbury Road in Punchbowl. This provision will require the properties to consolidate into a single site if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR will apply.

Explanatory Note: According to the North East Local Area Plan (Action L5), the increased floor space capacity requires lot consolidation if Council is to facilitate higher quality built form and urban design outcomes.

Lot Size Map

3.3 Do not apply the Lot Size Map to the following properties:

Properties	Current zone	Proposed zone
1Z Cahill Lane in Greenacre	R2	B5
306 Noble Avenue in Greenacre	R2	B5
50 Shellcote Road in Greenacre	R2	B5
921–921B Punchbowl Road in Punchbowl	R2	B1

Explanatory Note: The Lot Size Map does not apply to Zone B5 Business Development and Zone B1 Neighbourhood Centre.

Additional amendments as resolved by Council in May 2016

3.4 Amend the Height of Buildings Map to incorporate an additional amendment as resolved by Council at the Extraordinary Meeting of 11 May 2016. The proposed amendment is:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
23 Canterbury Road in Punchbowl	B1	No change	14 metres (4 storeys)	No change

Section 4–Nos. 81–95 Boronia Road in Greenacre

Multi dwelling housing

4.1 Amend the height and density provisions for multi dwelling housing at Nos. 81–95 Boronia Road in Greenacre.

Building envelope provisions	Current provisions	Proposed provisions
Land use zone	Zone R2 Low Density Residential	No change
Density	Clause 4.1B(5)–Site area per dwelling is at least 300m ² .	Site area per dwelling is at least 250m ²
Maximum building height	Clause 4.3(2B)(c)–Dwellings facing a road is 9 metres and all other dwellings at the rear is 6 metres.	9 metres
Maximum wall height	Clause 4.3(2B)(c)–Dwellings facing a road is 7 metres and all other dwellings at the rear is 3 metres.	7 metres

Explanatory Note: According to the North East Local Area Plan (Action L4), this location within the Suburban Neighbourhood Precinct contains a unique characteristic that is not found elsewhere.

Since the 1970s, two storey townhouses with an average density of 1 dwelling per 250m² have been built in the area bound by Noble Avenue, Boronia Road, Rawson Road and Hillcrest Avenue in Greenacre. There is a remaining development site within this area known as Nos. 81–95 Boronia Road. There is an opportunity to amend certain building envelope provisions applicable to this site (i.e. height and density for multi dwelling housing) to be consistent with the established character of this unique concentration of townhouses.

Section 5–Employment Lands

Additional employment activities

5.1 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to certain properties in Greenacre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
52–60 Roberts Road in Greenacre	R2	B5	No change	No change
74–78 Roberts Road in Greenacre	B1	B5	No change	No change
239 Roberts Road in Greenacre	R2	B5	11 metres (3 storeys)	1:1

5.2 Do not apply the Lot Size Map to the properties at Nos. 52–60 and 239 Roberts Road in Greenacre as the map does not apply to Zone B5 Business Development.

Explanatory Note: According to the North East Local Area Plan (Action I2), the proposed amendments reflect the desired employment activities along arterial roads with high traffic volume.

The application of Zone B5 Business Development is also consistent with the Department of Planning & Environment’s Practice Note 11–002 (dated 10 March 2011). The practice note outlines the purpose of Zone B5, which is to provide for business, warehouse and bulky goods retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres. The employment generating uses may include warehouses or distribution centres, bulky goods premises, hardware and building supplies, landscaping material supplies and garden centres.

Section 6–Heritage

Items of local historic significance

6.1 Amend Schedule 5 and the Heritage Map (in accordance with the Heritage Map shown in Part 4) by including certain items of local significance.

Suburb	Item name	Address	Property description	Significance
Greenacre	House	187 Old Kent Road	Lot 8, DP 601397	Local
Punchbowl	House	16 Griffiths Avenue	Lot 5 (Sec 9), DP 11234	Local
Punchbowl	House	26 Henry Street	Lot 1, DP 1068917	Local
Punchbowl	Street facade	709 Punchbowl Rd	Lot 1, DP 303242	Local
Punchbowl	Street facade	743 Punchbowl Rd	Lot 11, DP 15669	Local
Punchbowl	Street facade	745 Punchbowl Rd	Lot 10, DP 15669	Local
Punchbowl	Street facade	747 Punchbowl Rd	Lot 9, DP 15669	Local
Punchbowl	Street facade	749 Punchbowl Rd	Lot 1, DP 381376	Local
Punchbowl	Street facade	751 Punchbowl Rd	Lot 1, DP 660638	Local
Punchbowl	Street facade	753 Punchbowl Rd	Lot Y, DP 416508	Local
Punchbowl	Street facade	755 Punchbowl Rd	Lot X, DP 416508	Local
Punchbowl	Street facade	757 Punchbowl Rd	Lot Y, DP 384485	Local
Punchbowl	Street facade	759 Punchbowl Rd	Lot X, DP 384485	Local
Punchbowl	Street facade	7 Breust Place	Lot A, DP 330844	Local
Punchbowl	Street facade	9 Breust Place	Lot C, DP 420739	Local
Punchbowl	Street facade	11 Breust Place	Lot B, DP 420739	Local
Punchbowl	Street facade	13 Breust Place	Lot A, DP 420739	Local
Punchbowl	Street facade	15 Breust Place	Lot 1 (Sec A), DP 8573	Local
Punchbowl	Street facade	15A Breust Place	Lot 1, DP 174430	Local
Punchbowl	Street facade	17 Breust Place	Lot 1, DP 173461	Local

Punchbowl	Street facade	19 Breust Place	Lot 2, DP 11544	Local
Punchbowl	Street facade	21 Breust Place	Lot 3, DP 11544	Local
Punchbowl	Street facade	23 Breust Place	Lot 4, DP 11544	Local
Punchbowl	Street facade	25 Breust Place	Lots 5–7, DP 11544	Local

Explanatory Note: According to the North East Local Area Plan (Actions L2 and L6), the proposed amendments conserve the following items which contribute to the heritage character of the local area:

Properties	Local significance
187 Old Kent Road in Greenacre	The house (known as ‘Hanover’) is historically significant as it is one of the earliest houses built during the Greenacre Park Estate subdivision. The house is a good example of Federation Queen Anne architectural style.
16 Griffiths Avenue in Punchbowl	The house is historically significant as it is one of the earliest houses built during the Mount Lewis Estate subdivision. The house is a good example of the Inter–War Old English architectural style, which is rare in the local area.
26 Henry Street in Punchbowl	The house (known as ‘Heatherbrae’) is historically significant as it represents the subdivision of farmland for suburban development in Punchbowl during the early 20th century. The house is a good example of the Inter–War California Bungalow architectural style and is unusual for the larger than normal symmetrical facade.
709 and 743–759 Punchbowl Road in Punchbowl	These properties are some of the earliest shops built during the Mount Lewis Estate subdivision in 1922. The street facades are historically significant as the facades illustrate a number of architectural styles, namely Inter–War Mediterranean and Inter–War Georgian Revival.
7–25 Breust Place in Punchbowl	These properties showcase the Inter–War development of Punchbowl. The street facades are historically significant as the facades illustrate a number of architectural styles, namely Inter–War Mediterranean and Inter–War Stripped Classical.

Section 7–Open Space

Land that forms part of the open space network

7.1 Amend the Land Zoning Map as it applies to the following properties:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Current classification	Proposed classification
7A Bettina Court in Greenacre	R2	RE1	Community	No change
98 Greenacre Road in Greenacre	R2 / RE1	RE1	Community	No change
116 Greenacre Road in Greenacre	R2 / RE1	RE1	Community	No change
65 Norfolk Road in Greenacre	R2	RE1	Community	No change
239A Roberts Road in Greenacre	R2	RE1	Community	No change
110 Stansfield Ave in Bankstown	R2	RE1	Operational	Community
112–114 Stansfield Ave in Bankstown	R2	RE1	Community	No change
111–113 Stansfield Ave in Bankstown	R2	RE1	Community	No change
32 Stiller Place in Greenacre	R2	RE1	Community	No change
168 Wattle Street in Bankstown	R2	RE1	Operational	Community
15 Wesley Street in Greenacre	R2	RE1	Community	No change

7.2 Do not apply the Height of Buildings Map, Floor Space Ratio Map and Lot Size Map to these properties as the maps do not apply to Zone RE1 Public Recreation.

7.3 Amend Schedule 4 (Part 3) by reclassifying the properties at No. 110 Stansfield Avenue in Bankstown (Lot 98, DP 1061065) and No. 168 Wattle Street in Bankstown (Lot 1, DP 554302) from operational land to community land.

7.4 Amend the Land Zoning Map by rezoning the property at No. 170 Wattle Street in Bankstown from Zone R2 Low Density Residential to Zone RE1 Public Recreation. Council will consult with the property owner (Roads & Maritime Services) in relation to the proposed rezoning following the gateway determination.

Explanatory Note: According to the North East Local Area Plan (Action G1), the proposed amendments recognise the contribution these properties make to the green grid and open space network within the local area.

Land that is surplus to community needs

7.5 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the following properties:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
8A Fairland Avenue in Greenacre	RE1	R2	9 metres (2 storeys)	0.5:1
62 Griffiths Avenue in Bankstown	RE1	R2	9 metres (2 storeys)	0.5:1
28 Peter Crescent in Greenacre	RE1	B6	14 metres (4 storeys)	1.5:1

7.6 Apply the Lot Size Map (in accordance with the Lot Size Map shown in Part 4) to the properties at Nos. 8A Fairland Avenue in Greenacre and 62 Griffiths Avenue in Bankstown as this map applies to Zone R2 Low Density Residential.

7.7 Amend Schedule 4 (Part 2) by reclassifying the following properties from community land to operational land:

Properties	Current classification	Proposed classification	Interests or trusts to be discharged
9B Abel Street in Greenacre (Lot 2, DP 724931)	Community	Operational	Nil
62 Griffiths Avenue in Bankstown (Lot 2, DP 701241)	Community	Operational	C722559–Use as park. G241698–Easement affecting the part of Lot 17 (Sec 7), DP 11234. K200000P–Caveat on public reserves.

8A Fairland Avenue in Greenacre (Lot 2, DP 1124047)	Community	Operational	A233060, A253878 & A282816–No dwelling with a value less than £150 to be erected. H580584, H580585, H580586 & H600142– No fence to be erected on the land to divide it from adjoining land without the consent of the transfer. K200000P–Caveat on public reserves.
28 Peter Crescent in Greenacre (Lot 15, DP 201398)	Community	Operational	B445940 –No dwelling with a value less than £150 to be erected.
16 Salamander Place in Mount Lewis (Lot 17, DP 253721)	Community	Operational	K200000P–Caveat on public reserves.
17 Salamander Place in Mount Lewis (Lot 18, DP 253721)	Community	Operational	N453141–Restriction on removing, destroying, damaging, topping or lopping any tree on the land without the prior written consent of the Council being obtained.
10 Treuer Lane in Greenacre (Lot 0, DP 28566)	Community	Operational	Nil

Explanatory Note: According to the North East Local Area Plan (Action G1), open spaces must function to support the desired uses through appropriate size, shape and location. Council needs to occasionally buy and sell land to ensure all open spaces are well used and of appropriate size. Due to the high value of open spaces in the city, Council must ensure open spaces are accessible, meet community and visitor needs, and form part of the city’s green grid, public domain or cycling network.

The proposed amendments recognise the above properties do not meet this set of criteria and are surplus to community needs. The divestment of these properties would permit the embellishment of other more appropriate open spaces.

Local Infrastructure

7.8 Amend Schedule 4 (Part 1) by reclassifying the following property from community land to operational land:

Properties	Current classification	Proposed classification	Interests or trusts to be discharged
2C Juno Parade in Greenacre (Lot 1, DP 710512)	Community	Operational	Nil

Explanatory Note: According to the North East Local Area Plan (Action G1), this property functions as a drainage reserve and is currently community land. To maximise the useability of this essential infrastructure to meet the long term needs of the local area, it is proposed to reclassify this property to operational land.

Additional amendments as resolved by Council in May 2016

7.9 Amend the Land Zoning Map, Height of Buildings Map, Floor Space Ratio Map and Lot Size Map to incorporate an additional set of proposed amendments as resolved by Council at the Extraordinary Meeting of 11 May 2016. The proposed amendments are:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
102 Columbine Avenue in Punchbowl	RE1	R2	9 metres (2 storeys)	0.5:1

7.10 Amend Schedule 4 (Part 2) by reclassifying the property at No. 102 Columbine Avenue in Punchbowl from community land to operational land. The proposed reclassification does not involve the discharge of any interests or trusts.

Section 8–Biodiversity

Terrestrial Biodiversity Map

- 8.1** Amend the Terrestrial Biodiversity Map (in accordance with the Terrestrial Biodiversity Map shown in Part 4).

Explanatory Note: According to the North East Local Area Plan (Action G3), the proposed amendment protects high conservation value areas, native vegetation and biodiversity, and the ecological processes necessary for their continued existence.

Part 2C–Proposed Amendments to the South East Local Area

Section 1–Revesby Village Centre

Land use zones, building heights and floor space ratios

1.1 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Revesby Village Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
Northern Commercial Core Precinct				
1B Marco Avenue	RE1	No change	No change	No change
7A Marco Avenue	SP2	B2	38 metres (12 storeys)	3.5:1 (subject to site specific provision)
2–46 Marco Avenue	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
11–17 Marco Avenue	B2	No change	38 metres (12 storeys)	3.5:1 (subject to site specific provision)
21 & 60 Marco Avenue	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
33 Marco Avenue	SP2	B2	26 metres (8 storeys)	3:1 (Area 7)
1–39 Selems Parade	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
2–36 Selems Parade	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
38–60 Selems Parade	R2	B2	20 metres (6 storeys)	2.5:1 (Area 7)
40–48 Simmons Street	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
45 Simmons Street	B2 / R2 / SP2	B2	26 metres (8 storeys)	3:1 (Area 7)
1A Swan Street	R2	B2	20 metres (6 storeys)	2.5:1 (Area 7)

166 The River Road	B2	No change	26 metres (8 storeys)	3:1 (Area 8)
168 The River Road	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
Southern Commercial Core Precinct				
2–30 Blamey Street	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
2A Brett Street	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
2–18 Brett Street	R2	R4	19 metres (6 storeys)	1.5:1
1–11 Macarthur Avenue	B2	No change	20 metres (6 storeys)	2.5:1 (Area 8)
1A Macarthur Avenue	SP2	B2	20 metres (6 storeys)	2.5:1 (Area 8)
2–4 Macarthur Avenue	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
1–13 & 2A–22 Revesby Place	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
10 Tarro Avenue	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
28 Tarro Avenue	SP2	No change	No change	No change
178 The River Road	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
184 The River Road	SP2	B2	20 metres (6 storeys)	2.5:1 (Area 8)
Residential Frame Precinct				
3–29 Brett Street	R2	R4	13 metres (4 storeys)	1:1
1–21 & 2–10 Hedlund Street	R2	R4	13 metres (4 storeys)	1:1
1B Iluka Street	R2	R4	13 metres (4 storeys)	1:1
1–9 & 2–16 Isabella Street	R2	R4	13 metres (4 storeys)	1:1
1–7 & 6–12 Jamieson Street	R2	R4	13 metres (4 storeys)	1:1
72–104X Marco Avenue	R2	R4	13 metres (4 storeys)	1:1
1–7 & 2–4 Montgomery Street	R2	R4	13 metres (4 storeys)	1:1
10A–34 Polo Street	R2	R4	13 metres (4 storeys)	1:1
15–21 Polo Street	R2	R4	19 metres (6 storeys)	1.5:1
1–27 Robb Street	R2	R4	13 metres (4 storeys)	1:1

35–43 Simmons Street	R2	R4	13 metres (4 storeys)	1:1
1 Spence Street	RE1	R4	13 metres (4 storeys)	1:1
3–15 & 2–12 Spence Street	R2	R4	13 metres (4 storeys)	1:1
1–15 Swan Street	R2	R4	19 metres (6 storeys)	1.5:1
2–8 Tarro Street	R2	R4	13 metres (4 storeys)	1:1
133 The River Road	R2	B2	14 metres (4 storeys)	2:1
139 The River Road	SP2	No change	14 metres (4 storeys)	2:1
143–179 & 160–164 The River Road	R2	R4	13 metres (4 storeys)	1:1
82–90 Uranus Road	R2	R4	13 metres (4 storeys)	1:1
2–46 Weston Street	R2	R4	13 metres (4 storeys)	1:1

Explanatory Note: According to the South East Local Area Plan (Action L1), the proposed amendments reflect the desired character and structure plan for the Revesby Village Centre. This corresponds with the intended outcome of strengthening the function of the village centre as the primary commercial and community centre to service the local area, and enabling the future redevelopment of land within a reasonable walking distance of the railway station for shop top housing, residential flat buildings and attached dwellings.

Lot consolidations to facilitate higher quality built form outcomes within Zone B2 Local Centre

- 1.2 Apply clause 4.4(2C)(b) to properties identified as 'Area 7' on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.
- 1.3 Introduce a provision under clause 4.4(2C) to apply to properties identified as 'Area 8' on the Floor Space Ratio Map. This provision will require a minimum 30 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.

Explanatory Note: Clause 4.4(2C) of Bankstown Local Environmental Plan 2015 promotes lot consolidations to facilitate higher quality built form and urban design outcomes. This clause currently requires properties within Zone B2 to be at least 20 metres wide at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies. According to the South East Local Area Plan (Action L1), it is proposed:

- Firstly, to reduce the minimum 20 metre lot width requirement for properties within the core of the business zone to 18 metres. This lot width will continue to encourage high quality development with the most efficient parking layout possible, and assumes zero side setbacks. Appropriate locations are identified as 'Area 7' on the Floor Space Ratio Map.
- Secondly, to apply a minimum 30 metre lot width requirement to certain properties at the fringe of the business zone. These properties function as a built form transition to the Residential Frame, and may be in the form of residential flat buildings. A more generous lot width is required if development is to achieve the maximum floor space ratio, as well as, appropriate building separation distances consistent with the Apartment Design Guide. Appropriate locations are identified as 'Area 8' on the Floor Space Ratio Map.

Lot consolidations to facilitate higher quality built form outcomes within Zone R4 High Density Residential

1.4 Apply clause 4.1B(3) to properties within Zone R4 High Density Residential where the maximum building height is 25 metres.

Explanatory Note: Clause 4.1B(3) of Bankstown Local Environmental Plan 2015 promotes lot consolidations to facilitate higher quality built form and urban design outcomes. This clause requires the lot size for residential flat buildings (8 storeys) within Zone R4 High Density Residential to be at least 1,700m² in area and 40 metres wide at the front building line.

Catalyst site and public benefits

1.5 Apply a site specific provision to the catalyst site at Nos. 7A–17 Marco Avenue in relation to public benefits.

- (1) The objectives of this provision are:
 - (a) To deliver a built form that achieves design excellence and contributes to the civic space and business environment of the Revesby Village Centre.
 - (b) To provide an appropriate mechanism to ensure the development of the site delivers certain public improvement works, and to realise these improvement works in a timely manner.
- (2) This provision will apply to the properties at Nos. 7A–17 Marco Avenue in Revesby.
- (3) Development may achieve a maximum building height of 38 metres and a maximum floor space ratio of 3.5:1 if development provides the following public benefits in a timely manner to the satisfaction of Council:
 - (a) The highest standard of architectural, urban and landscape design.
 - (b) The consolidation of the properties at Nos. 7A–17 Marco Avenue into a single site.
 - (c) The construction of a new central plaza that connects Abel Reserve, the railway station, and the pedestrian connection across the railway line.
 - (d) The provision of public parking spaces.

- (4) If development does not provide these public benefits to the satisfaction of Council, then a maximum building height of 26 metres and a maximum floor space ratio of 3:1 will apply to the properties.

Explanatory Note: According to the South East Local Area Plan (Action L1), there is a need for certain public improvement works to support growth in the village centre.

The catalyst site at Nos. 7A–17 Marco Avenue provides the opportunity to deliver some of the key public improvement works. These include a new central plaza at No. 7A Marco Avenue, which is recognised as the heart of the village centre. This central plaza would be an urban extension to Abel Reserve, the railway station, and the pedestrian connection across the railway line.

To facilitate this action in a timely manner, it is proposed to allow intensified development (38 metre building height / 3.5:1 FSR) on the catalyst site provided there is an appropriate mechanism that enables this development to deliver the public improvement works to the satisfaction of Council. Otherwise a maximum 26 metre building height / 3:1 FSR applies.

In relation to process, a voluntary planning agreement is required to legally capture the public benefits to be delivered by the proposed site specific provision.

Lot Size Map

1.6 Do not apply the Lot Size Map to the following properties:

Properties	Current zone	Proposed zone
38–60 Selems Parade	R2	B2
45 Simmons Street	B2 / R2 / SP2	B2
1A Swan Street	R2	B2
133 The River Road	R2	B2

Explanatory Note: The Lot Size Map does not apply to Zone B2 Local Centre.

Additional permitted uses

1.7 Amend Schedule 1 and the Additional Permitted Uses Map (in accordance with the Additional Permitted Uses Map shown in Part 4) by including registered clubs as an additional permitted use on the property at No. 60 McGirr Street in Revesby (Lot B, DP 405261).

Explanatory Note: The property at No. 60 McGirr Street is within Zone R2 Low Density Residential. However, the current land use (Revesby Bowling Club) is prohibited in this zone.

According to the South East Local Area Plan (Action L1), the proposed amendment reflects the current land use, which provides recreation and entertainment services to the village centre.

Additional amendments as resolved by Council in May 2016

1.8 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map to incorporate an additional set of proposed amendments as resolved by Council at the Extraordinary Meeting of 11 May 2016. The proposed amendments are:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
1–49 Bransgrove Road	R2	R4	10 metres (3 storeys)	0.75:1
1–8 Delia Avenue	R2	R4	10 metres (3 storeys)	0.75:1
1–9 Lillian Crescent	R2	R4	10 metres (3 storeys)	0.75:1
41–75 Marco Avenue	R2	R4	25 metres (8 storeys)	1.75:1
75A–75C Marco Avenue	RE1	R4	25 metres (8 storeys)	1.75:1
60 McGirr Street	R2	R4	13 metres (4 storeys)	1:1
1B–7A Polo Street	R2	R4	10 metres (3 storeys)	0.75:1
9–13 Polo Street	R2	R4	19 metres (6 storeys)	1.5:1

36–38 Polo Street	R2	R4	25 metres (8 storeys)	1.75:1
1–33 & 2A–38 Simmons Street	R2	R4	10 metres (3 storeys)	0.75:1
2–26 Swan Street	R2	R4	19 metres (6 storeys)	1.5:1
136–158 The River Road	R2	R4	10 metres (3 storeys)	0.75:1
60–80A Uranus Road	R2	R4	13 metres (4 storeys)	1:1

Section 2–Padstow Village Centre

Land use zones, building heights and floor space ratios

2.1 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Padstow Village Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
Northern Commercial Core Precinct				
103–105 Arab Road	R2	B2	26 metres (8 storeys)	3:1 (Area 7)
107 Arab Road & 19–33 Cahors Road	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
35 Cahors Road	SP2	B2	26 metres (8 storeys)	3:1 (Area 7)
37–41 Cahors Road	R2	B2	26 metres (8 storeys)	3:1 (Area 7)
78–130 Cahors Road	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
132 Cahors Road	SP2	B2	26 metres (8 storeys)	3:1 (Area 7)
112–114A & 117A–117B Iberia Street	R2	B2	26 metres (8 storeys)	3:1 (Area 7)
Southern Commercial Core Precinct				
2–8 Faraday Road	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
10 Faraday Road	R4	B2	20 metres (6 storeys)	2.5:1 (Area 7)
2–14, 9–19 & 18 Howard Road	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
16 Howard Road	B2 / SP2	B2	20 metres (6 storeys)	2.5:1 (Area 7)
21 Howard Road	B2 / SP2	B2	26 metres (8 storeys)	3:1 (Area 7)
23–81 Howard Road	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
83–87 Howard Road	R2	B2	26 metres (8 storeys)	3:1 (Area 7)

1–13 Padstow Parade	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
15–61 Padstow Parade	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
2–8 Padstow Parade	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
10–12 & 16–34 Padstow Parade	R4	B2	20 metres (6 storeys)	2.5:1 (Area 7)
14 Padstow Parade	SP2	B2	20 metres (6 storeys)	2.5:1 (Area 7)
38–42 Parmal Avenue	R2	B2	20 metres (6 storeys)	2.5:1 (Area 7)
Residential Frame Precinct				
1–27 Alice Street	R2	R4	19 metres (6 storeys)	1.5:1
2–32 Alice Street	R2	R4	13 metres (4 storeys)	1:1
79–101 Arab Road	R2	R4	13 metres (4 storeys)	1:1
113–117 Arab Road	R2	R4	19 metres (6 storeys)	1.5:1
119–153B Arab Road	R2	R4	13 metres (4 storeys)	1:1
11 Cahors Road	B2	No change	No change	2:1 (Area 1)
2–20 & 3–23 Cory Avenue	R2	R4	13 metres (4 storeys)	1:1
1A–21 & 2–8 Crusade Avenue	R2	R4	13 metres (4 storeys)	1:1
68 Davies Road	R4	No change	No change	1:1
70–86 Davies Road	R2	R4	13 metres (4 storeys)	1:1
105–127B Doyle Road	R2	R4	13 metres (4 storeys)	1:1
1–25 Faraday Road	B2	No change	No change	2:1 (Area 1)
8–26 Gloucester Avenue	R2	R4	13 metres (4 storeys)	1:1
1–7 Heindrich Avenue	R2	R4	13 metres (4 storeys)	1:1
30–54 & 101–119 Howard Road	R2	R4	13 metres (4 storeys)	1:1
88–110A & 91–107 Iberia Street	R2	R4	13 metres (4 storeys)	1:1
109–115 Iberia Street	R2	R4	19 metres (6 storeys)	1.5:1
2 Lock Avenue	R2	R4	10 metres (3 storeys)	0.75:1

1–35 & 2–36 Parmal Avenue	R2	R4	13 metres (4 storeys)	1:1
1A–31 Ryan Road	R2	R4	10 metres (3 storeys)	0.75:1
2–40 Ryan Road	R2	R4	13 metres (4 stories)	1:1
22–34 Stephanie Street	R2	R4	13 metres (4 storeys)	1:1
36–46 Stephanie Street	R2	R4	19 metres (6 storeys)	1.5:1
Terrace Housing Precinct				
90 & 128–150 Arab Road	R2	R3	10 metres (3 storeys)	0.75:1
36–74 Cahors Road	R2	R3	10 metres (3 storeys)	0.75:1
27–49 Faraday Road	R2	R3	10 metres (3 storeys)	0.75:1
172–198 Gibson Avenue	R2	R3	10 metres (3 storeys)	0.75:1
1–23 Gloucester Avenue	R2	R3	10 metres (3 storeys)	0.75:1
61–93 Watson Road	R2	R3	10 metres (3 storeys)	0.75:1

Explanatory Note: According to the South East Local Area Plan (Action L2), the proposed amendments reflect the desired character and structure plan for the Padstow Village Centre. This corresponds with the intended outcome of strengthening the function of the village centre as the primary commercial and community centre to service the local area, and enabling the future redevelopment of land within a reasonable walking distance of the railway station for shop top housing, residential flat buildings and attached dwellings.

Lot consolidations to facilitate higher quality built form outcomes within Zone B2 Local Centre

2.2 Apply clause 4.4(2C)(b) to properties identified as ‘Area 7’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.

2.3 In addition to clause 4.4(2C)(b), there are certain properties which must conserve certain historically significant street facades if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum floor space ratio of 2:1 applies.

This additional requirement applies to the properties at Nos. 47 and 55 Howard Road, and 2, 8, 53–55 and 61 Padstow Parade in Padstow.

2.4 Apply clause 4.4(2C)(a) to properties identified as ‘Area 1’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies. Amend clause 4.4(2C)(a) to read 18 metres accordingly.

2.5 Introduce a provision under clause 4.4(2C) to apply to properties identified as ‘Area 8’ on the Floor Space Ratio Map. This provision will require a minimum 30 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.

Explanatory Note: Clause 4.4(2C) of Bankstown Local Environmental Plan 2015 promotes lot consolidations to facilitate higher quality built form and urban design outcomes. This clause currently requires properties within Zone B2 to be at least 20 metres wide at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies. According to the South East Local Area Plan (Action L2), it is proposed:

- Firstly, to reduce the minimum 20 metre lot width requirement for certain properties within the core of the business zone to 18 metres. This lot width will continue to encourage high quality development with the most efficient parking layout possible, and assumes zero side setbacks. Appropriate locations are identified as ‘Area 7’ or ‘Area 1’ on the Floor Space Ratio Map.

- Secondly, it is proposed to encourage certain properties within the core of the business zone to conserve historically significant street facades as part of any redevelopment. This is in addition to the minimum 18 metre lot width requirement.
- Thirdly, to apply a minimum 30 metre lot width requirement to certain properties at the fringe of the business zone. These properties function as a built form transition to the Residential Frame, and may be in the form of residential flat buildings. A more generous lot width is required if development is to achieve the maximum floor space ratio, as well as, appropriate building separation distances consistent with the Apartment Design Guide. Appropriate locations are identified as 'Area 8' on the Floor Space Ratio Map.

Lot consolidations to facilitate higher quality built form outcomes within Zone R4 High Density Residential

2.6 Apply clause 4.1B(3) to properties within Zone R4 High Density Residential where the maximum building height is 25 metres.

Explanatory Note: Clause 4.1B(3) of Bankstown Local Environmental Plan 2015 promotes lot consolidations to facilitate higher quality built form and urban design outcomes. This clause requires the lot size for residential flat buildings (8 storeys) within Zone R4 High Density Residential to be at least 1,700m² in area and 40 metres wide at the front building line.

Lot Size Map

2.7 Do not apply the Lot Size Map to the following properties:

Properties	Current zone	Proposed zone
103–105 Arab Road	R2	B2
37–41 Cahors Road	R2	B2
112–114A & 117A–117B Iberia Street	R2	B2
10 Faraday Road	R4	B2
10–12 & 16–34 Padstow Parade	R4	B2
38–42 Parmal Avenue	R2	B2

2–16A Banks Street	R2	B2
43–49 Cahors Road	R2	B2
12–20 Faraday Road	R2	B2
1–31 Segers Avenue	R2	B2

Explanatory Note: The Lot Size Map does not apply to Zone B2 Local Centre.

Additional amendments as resolved by Council in May 2016

2.8 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map to incorporate an additional set of proposed amendments as resolved by Council at the Extraordinary Meeting of 11 May 2016. The proposed amendments are:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
1–25 Banks Street	R2	R4	25 metres (8 storeys)	1.75:1
2–16A Banks Street	R2	B2	26 metres (8 storeys)	3:1 (Area 8)
18–22 Banks Street	R2	R4	25 metres (8 storeys)	1.75:1
24–30 Banks Street	R2	R4	19 metres (6 storeys)	1.5:1
43–49 Cahors Road	R2	B2	26 metres (8 storeys)	3:1 (Area 8)
12–20 Faraday Road	R2	B2	20 metres (6 storeys)	2.5:1 (Area 8)
20–26 Howard Road	B2	No change	26 metres (8 storeys)	3:1 (Area 7)
89–99 Howard Road	R2	R4 (Deferred)	13 metres (Deferred)	1:1 (Deferred)
2–6 Gloucester Avenue	R2	R4 (Deferred)	13 metres (Deferred)	1:1 (Deferred)

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44–86 & 45–89 Iberia Street	R2	R4	13 metres (4 storeys)	1:1
1–5 & 2–8 Jeanette Street	R2	R4	19 metres (6 storeys)	1.5:1
7–9 & 10–12 Jeanette Street	R2	R4	25 metres (8 storeys)	1.75:1
1–8 Nigel Place	R2	R4	25 metres (8 storeys)	1.75:1
1–31 Segers Avenue	R2	B2	20 metres (6 storeys)	2.5:1 (Area 8)
2–6 Segers Avenue	R2	R4 (Deferred)	13 metres (Deferred)	1:1 (Deferred)
8–12 Segers Avenue	R2	R4	13 metres (4 storeys)	1:1
1–23 Stephanie Street	R2	R4	19 metres (6 storeys)	1.5:1
25–39 Stephanie Street	R2	R4	25 metres (8 storeys)	1.75:1

Section 3–Employment Lands

Additional permitted uses

- 3.1** Amend Schedule 1 and the Additional Permitted Uses Map (in accordance with the Additional Permitted Uses Map shown in Part 4) by including bulky goods premises as an additional permitted use on the properties at No. 122 Canterbury Road (Lot 100, DP 794445), No. 134 Canterbury Road (Lot A, DP 436065) and No. 148 Canterbury Road (Lot 42, DP 772189) in Padstow.

Explanatory Note: The properties at Nos. 122–148 Canterbury Road are within Zone IN1 General Industrial, and accommodate a large–scale bulky goods premises with multiple tenants. However, the current land use is prohibited in this zone.

According to the South East Local Area Plan (Action I1), the proposed amendment reflects the established bulky goods character at this location. The proposed amendment also supports the ongoing operation of this employment activity in the long term by enabling the application of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 in relation to commercial and industrial alterations, and change of use.

The application of Schedule 1 is also consistent with the Department of Planning & Environment’s Practice Note 11–001 (dated 10 March 2011). Based on the practice note, it is unlikely the Department would permit bulky goods premises throughout the industrial zones as an alternative option.

Enterprise activities

3.2 Amend the Land Zoning Map and Floor Space Ratio Map as it applies to certain properties within the enterprise corridors.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
268 Canterbury Road	R2	B6	11 metres (3 storeys)	1:1
2 Milperra Road	R2	B6	11 metres (3 storeys)	1:1
2–4 The River Road	R2	B6	11 metres (3 storeys)	1:1

3.3 Do not apply the Lot Size Map to these properties as the map does not apply to Zone B6 Enterprise Corridor.

Explanatory Note: According to the South East Local Area Plan (Action I1), the proposed amendment reflects the highway related commercial activities at Nos. 2 Milperra Road, 268 Canterbury Road and 2–4 The River Road in Revesby, and supports similar employment activities at this location in the long term.

The application of Zone B6 Enterprise Corridor is also consistent with the Department of Planning & Environment’s Practice Note 11–002 (dated 10 March 2011). The practice note outlines the purpose of Zone B6, which is to provide for commercial or industrial development along main roads such as those identified by the metropolitan, regional and subregional strategies. The uses may include business premises, hotel or motel accommodation, light industries, hardware and building supplies, garden centres and warehouse or distribution centres. Retail activity needs to be limited to ensure that enterprise corridors do not detract from the activity centre hierarchy that has been identified or planned.

Opportunities for urban consolidation along busy roads may be pursued and some residential accommodation uses may be included in this zone provided it is only as part of a mixed use development.

Section 4–Suburban Neighbourhood

Land use zones, building heights and floor space ratios

4.1 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to certain locations within the suburban neighbourhood.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
Gibson Avenue neighbourhood shops				
79–81 Gibson Avenue in Padstow	R2	B1	11 metres (3 storeys)	1.5:1
Revesby North neighbourhood shops				
1–19 Doyle Road in Revesby	R2	R3	10 metres (3 storeys)	0.75:1
2–6 Doyle Road in Revesby	B1	No change	No change	1.5:1
91 The River Road	SP2	B1	11 metres (3 storeys)	1.5:1

4.2 Do not apply the Lot Size Map to the properties at Nos. 79–81 Gibson Avenue as this map does not apply to Zone B1 Neighbourhood Centre.

Explanatory Note: According to the South East Local Area Plan (Action L3), the proposed amendments reflect the desired character for these neighbourhood shops and surrounds. These locations meet certain criteria to support increased housing opportunities, whilst providing an appropriate built form transition to surrounding low-rise detached housing in the suburban neighbourhood.

Section 5–Heritage

Items of local historic significance

5.1 Amend Schedule 5 and the Heritage Map (in accordance with the Heritage Map shown in Part 4) by including certain items of local significance.

Suburb	Item name	Address	Property description	Significance
Revesby	House	45 Beaconsfield Street	Lot 5, DP 16136	Local
Revesby	House	158 The River Road	Lot 5, DP 20429	Local
Padstow	Street facade	13 Faraday Road	Lot 13, DP 16605	Local
Padstow	Street facade	13A Faraday Road	Lot 14, DP 16605	Local
Padstow	Street facade	15 Faraday Road	Lot 15, DP 16605	Local
Padstow	Street facade	47 Howard Road	Lot 12, DP 19835	Local
Padstow	Street facade	55 Howard Road	Lot 10B, DP 397438	Local
Padstow	Street facade	2 Padstow Parade	Lot 10, DP 21972	Local
Padstow	Street facade	8 Padstow Parade	Lot 13, DP 21972	Local
Padstow	Street facade	53 Padstow Parade	Lot 56, DP 20203	Local
Padstow	Street facade	55 Padstow Parade	Lot 55, DP 20203	Local
Padstow	Street facade	61 Padstow Parade	Lot 100, DP 811726	Local

Explanatory Note: According to the South East Local Area Plan (Actions L2 and L5), the proposed amendments conserve the following items which contribute to the heritage character of the local area:

Properties	Local significance
45 Beaconsfield Street in Revesby	The house is historically significant as it demonstrates early 20th century (c.1931) working class housing in the local area. The house (constructed by carpenter Gus Bayley) exemplifies the creative and technical skills, as well as, resourcefulness in using largely recycled materials to achieve a high quality building for the time. The brick bungalow with a slate roof, terracotta ridge caps and finials is locally significant and is associated with themes of ‘accommodation’, ‘creative endeavour’ and ‘domestic life’.

158 The River Road in Revesby	The house is historically significant as it is a very good representative example of an inter-war California Bungalow (c.1920s). The exterior retains a high degree of integrity of original design and materials, which demonstrate the key characteristics of the California Bungalow style. It is a rare and representative example of this architectural form.
13–15 Faraday Road, 47 & 55 Howard Road, & 2, 8, 53–55 & 61 Padstow Parade in Padstow	The street facades are historically significant as the facades represent the early period of development in the village centre and are identified by the parapets, which decorate the top of the brickwork.

Section 6–Georges River and Foreshore Area

Multi dwelling housing

6.1 Introduce a local provision to prohibit multi dwelling housing at the following properties:

- No. 1A Valley Road in Padstow Heights; and
- Nos. 1–25 and 2–10 Villiers Road in Padstow Heights.

6.2 Amend the Special Provisions Map (in accordance with the Special Provisions Map shown in Part 4) to show the location of these properties.

Explanatory Note: According to the South East Local Area Plan (Action L4), the foreshore area along the Georges River is unique to the city. It is one of the few areas where native bushland and trees dominate both public and privately owned land. It also acts as an important habitat link between the coastal areas and the Greater Western Sydney Region.

Council recognises there is pressure to develop the foreshore area. The cumulative effect is it may lead to the removal of native vegetation, fragmentation of wildlife corridors and increased urban stormwater runoff. The risk to life and property from flooding is also significantly higher in the foreshore area.

The proposed amendment addresses these issues by prohibiting multi dwelling housing on certain residential zoned land that adjoin the Georges River. This action will protect the scenic and environmental values of the Georges River and foreshore area, as well as, manage risks to life and property from flooding. This action is consistent with the Greater Metropolitan Regional Environmental Plan No. 2–Georges River Catchment, which aims to protect the environmental values of the catchment.

Section 7–Open Space

Land that forms part of the open space network

7.1 Amend the Land Zoning Map as it applies to the following properties:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Current classification	Proposed classification –Schedule 4 (Part 3)
24A Berrima Avenue in Padstow	R2	RE1	Operational	Community
24B Berrima Avenue in Padstow	R2	RE1	Operational	Community
24C Berrima Avenue in Padstow	R2	RE1	Operational	Community
133 Davies Road in Padstow	R2	RE1	Operational	Community
135 Davies Road in Padstow	R2	RE1	Community	No change
137 Davies Road in Padstow	R2	RE1	Operational	No change
200 Gibson Avenue in Padstow	R2	RE1	Operational	Community
8 Patterson Close in Padstow	R2	RE1	Community	No change
2 & 18 Redgum Drive in Padstow	R2	RE1	Community	No change
Part 52 Uranus Road in Revesby	R2	RE1	Community	No change
21A Wainwright Avenue in Revesby	R2	RE1	Community	No change
7A & 7B Weenamana Place in Padstow	R2	RE1	Community	No change

7.2 Do not apply the Height of Buildings Map, Floor Space Ratio Map and Lot Size Map to these properties as the maps do not apply to Zone RE1 Public Recreation.

7.3 Amend Schedule 4 (Part 3) by reclassifying the following properties from operational land to community land:

Properties	Current classification	Proposed classification
24A Berrima Avenue in Padstow (Lot 1, DP 843882)	Operational	Community
24B Berrima Avenue in Padstow (Lot 2, DP 843882)	Operational	Community
24C Berrima Avenue in Padstow (Lot 3, DP 843882)	Operational	Community
133 Davies Road in Padstow (Lot 3, DP 202860)	Operational	Community
200 Gibson Avenue in Padstow (Lots 21–22, DP 16639)	Operational	Community

Explanatory Note: According to the South East Local Area Plan (Action G1), the proposed amendments recognise the contribution these properties make to the green grid and open space network within the local area.

Land that is surplus to community needs

7.4 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the following property:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
102A Carrington Street in Revesby	RE1	R2	9 metres (2 storeys)	0.5:1

7.5 Apply the Lot Size Map (in accordance with the Lot Size Map shown in Part 4) as this map applies to Zone R2 Low Density Residential.

7.6 Amend Schedule 4 (Part 2) by reclassifying the following properties from community land to operational land:

Properties	Current classification	Proposed classification	Interests or trusts to be discharged
102A Carrington Street in Revesby (Lot 14, DP 731940)	Community	Operational	A144193–Lot must be fenced and no advertisement hoarding is to be erected. K200000P–Caveat on public reserves.
75A Marco Avenue in Revesby (Lot 3, DP 214260)	Community	Operational	Nil
75B Marco Avenue in Revesby (Lot 2, DP 214260)	Community	Operational	J251590–Lease T730456–Lease
75C Marco Avenue in Revesby (Lot 1, DP 214260)	Community	Operational	W958869–Lease
1 Spence Street in Revesby (Lot 21, DP 35413)	Community	Operational	Nil

Explanatory Note: According to the South East Local Area Plan (Action G1), open spaces must function to support the desired uses through appropriate size, shape and location. Council needs to occasionally buy and sell land to ensure all open spaces are well used and of appropriate size. Due to the high value of open spaces in the city, Council must ensure open spaces are accessible, meet community and visitor needs, and form part of the city’s green grid, public domain or cycling network.

The proposed amendments recognise the above properties do not meet this set of criteria and are surplus to community needs. The divestment of these properties would permit the embellishment of other more appropriate open spaces.

Catalyst site and public benefits

7.7 Amend Schedule 4 (Part 2) by reclassifying the property at No. 132 Cahors Road in Padstow (Lots A–F, DP 29625, Lot 1, DP 130886, and Lot 2, DP 402621) from community land to operational land. The proposed reclassification does not involve the discharge of any interests or trusts.

Explanatory Note: According to the South East Local Area Plan (Action G1), the proposed amendment reflects the proposed community hub at the heart of the Padstow Village Centre. The community hub may be in the form of mixed use development and civic space.

Local Infrastructure

7.8 Amend Schedule 4 (Part 1) by reclassifying the following properties from community land to operational land:

Properties	Current classification	Proposed classification	Interests or trusts to be discharged
42 Iberia Street in Padstow (Lot 100, DP 132231)	Community	Operational	Nil
6A Pambula Avenue in Revesby (Lot 20, DP 36551)	Community	Operational	Nil
11 Tarro Avenue in Revesby (Lot 24, DP 36379)	Community	Operational	Nil

Explanatory Note: According to the South East Local Area Plan (Action G1), it is proposed to reclassify these drainage reserves to operational land to maximise the useability of this essential infrastructure to meet the long term needs of the local area.

Section 8–Biodiversity

Terrestrial Biodiversity Map

- 8.1** Amend the Terrestrial Biodiversity Map (in accordance with the Terrestrial Biodiversity Map shown in Part 4).

Explanatory Note: According to the South East Local Area Plan (Action G2), the proposed amendment protects high conservation value areas, native vegetation and biodiversity, and the ecological processes necessary for their continued existence.

Part 2D–Proposed Amendments to the South West Local Area

Section 1–Panania Small Village Centre

Land use zones, building heights and floor space ratios

1.1 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Panania Small Village Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
Commercial Core Precinct				
50A–100 & 65–75 Anderson Avenue	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
77 Anderson Avenue	SP2	B2	20 metres (6 storeys)	2.5:1 (Area 7)
31 Peffer Street	SP2	B2	20 metres (6 storeys)	2.5:1 (Area 7)
176–178 Tower Street	R2	B2	20 metres (6 storeys)	2.5:1 (Area 7)
180–196 Tower Street	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
130–146 Tower Street	B2	No change	No change	2:1 (Area 1)
149A–183 & 219–229 Tower Street	B2	No change	No change	No change
Part 237 Tower Street	B2	No change	No change	1.5:1
210–224 Weston Street	SP2	B2	14 metres (4 storeys)	2:1 (Area 1)
Railway corridor	SP2	SP2 / B2	No change	No change
Commercial Fringe Precinct				
30A Hinemoa Street	R2	B2	14 metres (4 storeys)	2:1 (Area 9)
147 Tower Street	B2	No change	No change	2:1 (Area 9)
156–174 & 185–217 Tower Street	R2	B2	14 metres (4 storeys)	2:1 (Area 9)

Residential Frame Precinct				
3–9 Batchelor Avenue	R2	R4	13 metres (4 storeys)	1:1
4–30 & 19–45 Braesmere Road	R2	R4	13 metres (4 storeys)	1:1
2–28 Hinemoa Street	R2	R4	13 metres (4 storeys)	1:1
77–97 & 107–135 Marco Avenue	R2	R4	13 metres (4 storeys)	1:1
1–29 & 2–22 Peffer Street	R2	R4	13 metres (4 storeys)	1:1
1–29 & 2–20 Sherlock Avenue	R2	R4	19 metres (6 storeys)	1.5:1
22–26 Sherlock Avenue	R2	R4	13 metres (4 storeys)	1:1
1–7 & 2–10 Topping Street	R2	R4	13 metres (4 storeys)	1:1
204–218 Tower Street	R2	R4	19 metres (6 storeys)	1.5:1
222–236 Tower Street	R2	R4	13 metres (4 storeys)	1:1
171–185 Weston Street	R2	R4	13 metres (4 storeys)	1:1
Terrace Housing Precinct				
38–40 Brighton Avenue	R2	R3	10 metres (3 storeys)	0.75:1
1–29 Hinemoa Street	R2	R3	10 metres (3 storeys)	0.75:1
50 Kiora Street	R2	R3	10 metres (3 storeys)	0.75:1
138–212 Marco Avenue	R2	R3	10 metres (3 storeys)	0.75:1
239–257 Tower Street	R2	R3	10 metres (3 storeys)	0.75:1
169 Weston Street	R2	R3	10 metres (3 storeys)	0.75:1
31 Wilson Street	R2	R3	10 metres (3 storeys)	0.75:1

Explanatory Note: According to the South West Local Area Plan (Action L1), the proposed amendments reflect the desired character and structure plan for the Panania Small Village Centre. This corresponds with the intended outcome of strengthening the function of the small village centre as the primary commercial and community centre to service the local area, and enabling the future redevelopment of land within a reasonable walking distance of the railway station for shop top housing, residential flat buildings and attached dwellings.

Lot consolidations to facilitate higher quality built form outcomes with Zone B2 Local Centre

- 1.2 Apply clause 4.4(2C)(b) to properties identified as 'Area 7' on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.
- 1.3 Apply clause 4.4(2C)(a) to properties identified as 'Area 1' on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies. Amend clause 4.4(2C)(a) to read 18 metres accordingly.
- 1.4 Introduce a provision under clause 4.4(2C) to apply to properties identified as 'Area 9' on the Floor Space Ratio Map. This provision will require a minimum 30 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies.

Explanatory Note: Clause 4.4(2C) of Bankstown Local Environmental Plan 2015 promotes lot consolidations to facilitate higher quality built form and urban design outcomes. This clause currently requires properties within Zone B2 to be at least 20 metres wide at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies. According to the South West Local Area Plan (Action L1), it is proposed:

- Firstly, to reduce the minimum 20 metre lot width requirement for certain properties within the business zone to 18 metres. This lot width will continue to encourage high quality development with the most efficient parking layout possible, and assumes zero side setbacks. Appropriate locations are identified as 'Area 7' or 'Area 1' on the Floor Space Ratio Map.
- Secondly, to apply a minimum 30 metre lot width requirement to certain properties at the fringe of the business zone. These properties function as a built form transition to the Residential Frame, and may be in the form of residential flat buildings. A more generous lot width is required if development is to achieve the maximum floor space ratio, as well as, appropriate building separation distances consistent with the Apartment Design Guide. Appropriate locations are identified as 'Area 9' on the Floor Space Ratio Map.

Lot Size Map

1.5 Do not apply the Lot Size Map to the following properties:

Properties	Current zone	Proposed zone
30A Hinemoa Street	R2	B2
156–178 & 185–217 Tower Street	R2	B2

Explanatory Note: The Lot Size Map does not apply to Zone B2 Local Centre.

Section 2–East Hills Neighbourhood Centre

Land use zones, building heights and floor space ratios

2.1 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the East Hills Neighbourhood Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
Gateway Precinct				
22 Cook Crescent	R2	B2	20 metres (6 storeys)	2.5:1 (Area 7)
14–36 & 17–19 Maclaurin Avenue	B2	No change	No change	No change
49 Maclaurin Avenue	B2	No change	No change	2:1 (Area 1)
31 Maclaurin Avenue	B2	No change	20 metres (6 storeys)	2.5:1 (Area 7)
36A Maclaurin Avenue	SP2	B2	14 metres (4 storeys)	2:1 (Area 1)
94 Park Road	R2	B2	14 metres (4 storeys)	2:1 (Area 1)
98–100 Park Road	B2	No change	No change	No change
Residential Frame Precinct				
1B–19 & 2A–24 Broe Avenue	R2	R4	13 metres (4 storeys)	1:1
8–20A Cook Crescent	R2	R4	13 metres (4 storeys)	1:1
1–15C Forrest Road	R2	R4	13 metres (4 storeys)	1:1
665 Henry Lawson Drive	R2	R4	13 metres (4 storeys)	1:1
1–13 & 4–12 Maclaurin Avenue	R2	R4	13 metres (4 storeys)	1:1
2 Maclaurin Avenue	R2 / SP2	R4 / SP2	13 metres (4 storeys)	1:1
1–13 Monash Avenue	R2	R4	13 metres (4 storeys)	1:1

2–6 Monash Avenue	R2 / SP2	R4 / SP2	13 metres (4 storeys)	1:1
20–40 Monie Avenue	R2	R4	13 metres (4 storeys)	1:1
21–29 & 84–92 Park Road	R2	R4	13 metres (4 storeys)	1:1

Explanatory Note: According to the South West Local Area Plan (Action L2), the proposed amendments reflect the desired character and structure plan for the East Hills Neighbourhood Centre. This corresponds with the intended outcome of enabling the future redevelopment of land within a reasonable walking distance of the railway station for residential flat buildings and attached dwellings.

Lot consolidations to facilitate higher quality built form outcomes

2.2 Apply clause 4.4(2C)(b) to properties identified as ‘Area 7’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.

2.3 Apply clause 4.4(2C)(a) to properties identified as ‘Area 1’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies. Amend clause 4.4(2C)(a) to read 18 metres accordingly.

Explanatory Note: Clause 4.4(2C) of Bankstown Local Environmental Plan 2015 promotes lot consolidations to facilitate higher quality built form and urban design outcomes. This clause currently requires properties within Zone B2 to be at least 20 metres wide at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies.

According to the South West Local Area Plan (Action L2), it is proposed to reduce the minimum 20 metre lot width requirement for certain properties within the business zone to 18 metres. This lot width will continue to encourage high quality development with the most efficient parking layout possible, and assumes zero side setbacks. Appropriate locations are identified as ‘Area 7’ or ‘Area 1’ on the Floor Space Ratio Map.

Lot Size Map

2.4 Do not apply the Lot Size Map to the following properties:

Properties	Current zone	Proposed zone
22 Cook Crescent	R2	B2
94 Park Road	R2	B2

Explanatory Note: The Lot Size Map does not apply to Zone B2.

Section 3–Heritage

Items of local historic significance

3.1 Amend Schedule 5 and the Heritage Map (in accordance with the Heritage Map shown in Part 4) by including certain items of local significance.

Suburb	Item name	Address	Property description	Significance
Panania	Shop	171A Tower Street	Lot 6, DP 16659	Local
Panania	Former cinema	237 Tower Street	Lot 1, DP 709208	Local

Explanatory Note: According to the South West Local Area Plan (Actions L1 and L5), the proposed amendments conserve the following items which contribute to the heritage character of the local area:

Properties	Local significance
171A Tower Street in Panania	The shop (known as Quessy’s Corner) is historically significant as it is a good example of the building type of its era, and is the oldest commercial building in Panania.
237 Tower Street in Panania	The former cinema located at the north–east corner of the property is historically significant as it is the largest commercial development of its era. The building retains indicative features of the Modern architectural style.

Section 4–Georges River and Foreshore Area

Multi dwelling housing

4.1 Introduce a local provision to prohibit multi dwelling housing at the following properties:

- Nos. 3–13 Auld Avenue in Milperra;
- Nos. 13–55 Burbank Avenue in East Hills;
- Nos. 57–95 Burbank Avenue in Picnic Point;
- Nos. 384–406 Henry Lawson Drive in Milperra; and
- Nos. 480–572, 582–614 and 636–692 Henry Lawson Drive in East Hills.

4.2 Amend the Special Provisions Map (in accordance with the Special Provisions Map shown in Part 4) to show the location of these properties.

Explanatory Note: According to the South West Local Area Plan (Action L4), the foreshore area along the Georges River is unique to the city. It is one of the few areas where native bushland and trees dominate both public and privately owned land. It also acts as an important habitat link between the coastal areas and the Greater Western Sydney Region.

Council recognises there is pressure to develop the foreshore area. The cumulative effect is it may lead to the removal of native vegetation, fragmentation of wildlife corridors and increased urban stormwater runoff. The risk to life and property from flooding is also significantly higher in the foreshore area.

The proposed amendment addresses these issues by prohibiting multi dwelling housing on certain residential zoned land that adjoin the Georges River. This action will protect the scenic and environmental values of the Georges River and foreshore area, as well as, manage risks to life and property from flooding. This action is consistent with the Greater Metropolitan Regional Environmental Plan No. 2–Georges River Catchment, which aims to protect the environmental values of the catchment.

Section 5–Open Space

Land that forms part of the open space network

5.1 Amend the Land Zoning Map as it applies to the following properties:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Current classification	Proposed classification
12 Amiens Avenue in Milperra	R2 / SP2 / RE1	RE1	Community	No change
Part 2 Auld Avenue in Milperra	RU4 / RE1	RE1	Community	No change
574 Henry Lawson Drive in East Hills	R2 / SP2	RE1 / SP2	Community	No change
574B Henry Lawson Drive in East Hills	R2 / SP2	RE1 / SP2	Community	No change
739 Henry Lawson Drive in Picnic Point	R2 / SP2	RE1 / SP2	Community	No change
2D Lehn Road in East Hills	RE1	No change	Operational	Community
17A Martin Crescent in Milperra	RU4	RE1	Community	No change
242 Marco Avenue in Panania	SP2 / RE1	RE1	Community	No change
7A Piper Close in Milperra	RU4	RE1	Community	No change
31 Seidel Avenue in Picnic Point	R2	RE1	Community	No change
87 Thomas Street in Picnic Point	R2	RE1	Operational	Community
10 Victor Avenue in Panania	R2 / RE1	RE1	Community	No change

5.2 Do not apply the Height of Buildings Map, Floor Space Ratio Map and Lot Size Map to the above properties as the maps do not apply to Zone RE1 Public Recreation.

5.3 Amend Schedule 4 (Part 3) by reclassifying the properties at No. 2D Lehn Road in East Hills (Lot 2, DP 524434) and No. 87 Thomas Street in Picnic Point (Lot 103, DP 227849) from operational land to community land.

Explanatory Note: According to the South West Local Area Plan (Action G1), the proposed amendments recognise the contribution these properties make to the green grid and open space network within the local area.

Land that is surplus to community needs

5.4 Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the following properties:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
167 Beaconsfield Street in Panania	RE1	R2	9 metres (2 storeys)	0.5:1
252 Bransgrove Road in Panania (Lot 10, DP 732013)	RE1	R2	9 metres (2 storeys)	0.5:1
243 Horsely Road in Panania	RE1	R2	9 metres (2 storeys)	0.5:1
Part 34B Lucas Road in East Hills	RE1	R2	9 metres (2 storeys)	0.5:1
12 McKevitte Avenue in East Hills	RE1	R2	9 metres (2 storeys)	0.5:1
9 Victor Avenue in Panania	R2 / RE1	R2	9 metres (2 storeys)	0.5:1
9A Victor Avenue in Panania	R2 / RE1	R2	9 metres (2 storeys)	0.5:1

5.5 Apply the Lot Size Map (in accordance with the Lot Size Map shown in Part 4) to the above properties as this map applies to Zone R2 Low Density Residential.

5.6 Amend Schedule 4 (Part 2) by reclassifying the following properties from community land to operational land:

Properties	Current classification	Proposed classification	Interests or trusts to be discharged
167 Beaconsfield Street in Panania (Lot 31, DP 212584)	Community	Operational	A367488–Lot must be fenced and no advertisement hoarding is to be erected. A408930–Transfer of land with above covenant.

252 Bransgrove Road in Panania (Lot 10, DP 732013)	Community	Operational	K33781–Caveat on Certificate of Title to be produced with any dealing with this land.
32 Eynham Road in Milperra (Lot 133, DP 253348)	Community	Operational	DP248605 & DP253348–The erection of buildings and fences, and conditions by which restrictions may be modified or removed. K200000P–Caveat on public reserves.
9 Links Avenue in Milperra (Lot 13, DP 260985)	Community	Operational	R679043–Fencing covenant. DP26098– The erection of buildings and fences, and conditions by which restrictions may be modified or removed. DP613493–Easement for batter appurtenant. K200000P–Caveat on public reserves.
Part 34B Lucas Road in East Hills (Lot 101, DP1187572)	Community	Operational	Nil
12 McKeivite Avenue in East Hills (Lot 118, DP 35736)	Community	Operational	Nil

Explanatory Note: According to the South West Local Area Plan (Action G1), open spaces must function to support the desired uses through appropriate size, shape and location. Council needs to occasionally buy and sell land to ensure all open spaces are well used and of appropriate size. Due to the high value of open spaces in the city, Council must ensure open spaces are accessible, meet community and visitor needs, and form part of the city’s green grid, public domain or cycling network.

The proposed amendments recognise the above properties do not meet this set of criteria and are surplus to community needs. The divestment of these properties would permit the embellishment of other more appropriate open spaces.

Additional amendments as resolved by Council in May 2016

- 5.7 Incorporate an additional amendment as resolved by Council at the Extraordinary Meeting of 11 May 2016. The proposed amendment removes the rezoning of the property at No. 96 Malvern Street in Panania from Zone RE1 Public Recreation to Zone R2 Low Density Residential as set out in the South West Local Area Plan (Action G1).

Section 6–Biodiversity

Terrestrial Biodiversity Map

- 6.1 Amend the Terrestrial Biodiversity Map (in accordance with the Terrestrial Biodiversity Map shown in Part 4).

Explanatory Note: According to the South West Local Area Plan (Action G2), the proposed amendment protects high conservation value areas, native vegetation and biodiversity, and the ecological processes necessary for their continued existence.

Section 7–Kelso Waste Precinct

7.1 Amend the Land Zoning Map as it applies to the Kelso Waste Precinct.

Properties	Property owner	Affected by current additional permitted use (Schedule 1, Item 4)	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)
213 Ashford Avenue in Panania (Lot 8, DP 732013)	Roads & Maritime Services	No	RE1	SP2 Waste or resource management facility
220 Ashford Avenue in Panania (Lot 7, DP 732013)	Roads & Maritime Services	No	RE1	SP2 Waste or resource management facility
217 Bransgrove Road in Panania (Lot 154, DP 752013)	Crown land	Yes	RE1	RE1 / SP2 Waste or resource management facility
252 Bransgrove Road in Panania (Lot 9, DP 732013)	Council	No	RE1	SP2 Waste or resource management facility
565 Henry Lawson Drive in Panania (Lot 152, 651309 & Lot 5, DP 732013)	Council	Yes	RE1	SP2 Waste or resource management facility
565 Henry Lawson Drive in Panania (Lot 1, DP 448570)	Council	Yes	RE1	RE1 / SP2 Waste or resource management facility
555A Henry Lawson Drive in Panania (Lot 2, DP 610872)	Department of Planning	No	RE1	SP2 Waste or resource management facility
557A Henry Lawson Drive in Panania (Lot 6, DP 732013)	Roads & Maritime Services	No	RE1	SP2 Waste or resource management facility
195 Horsley Road in Panania (Lots 26–27, DP 4804)	Council	Yes	RE1	SP2 Waste or resource management facility
195 Horsley Road in Panania (Lot 25, DP 1080158)	Council	Yes	RE1	RE1 / SP2 Waste or resource management facility

Council will consult with the relevant state agencies in relation to the proposed rezoning following the gateway determination.

7.2 Amend Schedule 1 and the Additional Permitted Uses Map by removing Item 4, which includes the properties at Nos. 217 Bransgrove Road, 565 Henry Lawson Drive and 195 Horsley Road in Panania.

7.3 Amend Schedule 4 (Part 2) by reclassifying the following properties from community land to operational land:

Properties	Current classification	Proposed classification	Interests or trusts to be discharged
252 Bransgrove Road in Panania (Lot 9, DP 732013)	Community	Operational	K33781– Caveat to use as park, and erection of building requires approval of the Cumberland County Council.
565 Henry Lawson Drive in Panania (Lot 152, 651309 & Lot 5, DP 732013)	Community	Operational	Nil
565 Henry Lawson Drive in Panania (Lot 1, DP 448570)	Community	Part Community / Operational	Nil
195 Horsley Road in Panania (Lots 26–27, DP 4804)	Community	Operational	H681079–Caveat to use as park, and erection of building requires approval of the Cumberland County Council.
195 Horsley Road in Panania (Lot 25, DP 1080158)	Community	Part Community / Operational	

Explanatory Note: According to the South West Local Area Plan (Action G6), Council has assessed the feasibility of extending the life of the Kelso Waste Precinct, with a view to providing low impact processing options to assist with managing Council’s liability and stabilising the current waste disposal costs. The analysis found the Kelso Waste Precinct is strategically located and is large enough to explore emerging low impact, high recovery processing options.

To maximise the useability of this essential infrastructure to meet long term waste and resource management needs, it is proposed to partly rezone the Kelso Waste Precinct from public recreation to special use (waste or resource management facility). It is also proposed to partly reclassify the precinct from community land to operational land. The biodiversity area and sporting field located south of the creek line will remain within Zone RE1 Public Recreation and community land (in accordance with the Reclassification Map shown in Part 4).

Based on the above amendments, there is no longer a need to apply an additional permitted use provision for the purposes of waste or resource management facility under Schedule 1. It is therefore proposed to remove this reference from Schedule 1 and the Additional Permitted Uses Map.

Part 2E–Proposed Amendments to the Citywide Provisions

Section 1–Better Standards of Building Design

Design excellence

1.1 Introduce a local provision in relation to design excellence:

- (1) The objective of this local provision is to deliver the highest standard of architectural and landscape design.
- (2) This local provision will apply to the business zones within the former local government area of the City of Bankstown.
- (3) Council must not grant development consent unless it has regard to the following matters:
 - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
 - (c) how the proposed development responds to the environmental and built characteristics of the site and whether it achieves an acceptable relationship with other buildings on the same site and on neighbouring sites,
 - (d) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind, reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency,
 - (e) whether the proposed development detrimentally impacts on view corridors and landmarks.

Explanatory Note: According to the Local Area Plans, the intended outcome is to achieve better quality design that responds appropriately to the character of the area, landscape setting and surrounding built form. The proposed amendment also improves the relationship of buildings to the public domain including streets, lanes and local parks.

Boarding houses and serviced apartments

1.2 Introduce a local provision in relation to the design of boarding houses and serviced apartments:

- (1) The objective of this local provision is to ensure boarding houses and serviced apartments deliver the highest standard of architectural and landscape design.
- (2) This local provision will apply to development for the purposes of boarding houses and serviced apartments within the former local government area of the City of Bankstown.
- (3) Council must not grant development consent unless it is satisfied that development for the purposes of boarding houses and serviced apartments comply with State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development) and the Apartment Design Guide.

Explanatory Note: According to the Local Area Plans, the intended outcome is to achieve better quality design that responds appropriately to liveability and sustainability principles, the character of the area, landscape setting and surrounding built form.

The proposed amendment also gives effect to clause 4(4) of State Environmental Planning Policy No. 65–Design Quality of Residential Apartment Development. This clause enables an environmental planning instrument to apply the SEPP to boarding houses and serviced apartments.

Active street frontages

1.3 Introduce a local provision in relation to active street frontages:

- (1) The objective of this local provision is to promote uses that attract pedestrian traffic along ground floor street frontages.
- (2) This local provision will apply to certain land within Zone B1 Neighbourhood Centre and Zone B2 Local Centre (as shown on the Active Street Frontages Map in Part 4) within the former local government area of the City of Bankstown.
- (3) Council must not grant development consent to the erection of a building or a change of use of a building unless it is satisfied that the building will have an active street frontage after its erection or change of use.

However, an active street frontage is not required for any part of a building that is used for the purposes of entrances and lobbies, access for fire services, and vehicular access.

- (4) For the purposes of this local provision, a building has an active street frontage if all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises.

Explanatory Note: According to the Local Area Plans, the intended outcome is to reinforce the centres as places for employment and commercial activity. The proposed amendment also improves the relationship of buildings to the public domain.

Stormwater and water sensitive urban design

1.4 Introduce a local provision in relation to stormwater and water sensitive urban design:

- (1) The objective of this local provision is to avoid or minimise the adverse impacts of urban stormwater on the land on which development is to be carried out, adjoining properties, native bushland, waterways and groundwater systems.
- (2) This local provision will apply to the residential zones, business zones, industrial zones, private recreation zone and special use zones within the former local government area of the City of Bankstown.
- (3) Council must not grant development consent unless it is satisfied that:

- (a) water sensitive urban design principles are incorporated into the design of the development, and
 - (b) riparian, stormwater and flooding measures are integrated, and
 - (c) the stormwater management system includes all reasonable management actions to avoid any adverse impacts on the land to which the development is to be carried out, adjoining properties, native bushland, waterways and groundwater systems, and
 - (d) if a potential adverse environmental impact cannot be feasibly avoided, the development minimises and mitigates the adverse impacts of stormwater runoff on adjoining properties, native bushland, waterways and groundwater systems.
- (4) For the purposes of this local provision, the water sensitive urban design principles are:
- (a) protection and enhancement of water quality, by improving the quality of stormwater runoff from urban catchments,
 - (b) minimisation of harmful impacts of urban development on water balance and on surface and groundwater flow regimes,
 - (c) integration of stormwater management systems into the landscape in a manner that provides multiple benefits, including water quality protection, stormwater retention and detention, public open space, and recreational and visual amenity,
 - (d) retention, where practical, of on–site stormwater for use as an alternative supply to mains water, groundwater or river water.

Explanatory Note: According to the Local Area Plans, the intended outcome is to achieve better quality design that responds appropriately to the integrated management of water in urban areas, and takes into account elements of the urban water cycle such as rainwater and stormwater.

The proposed amendment also considers the Greater Metropolitan Regional Environmental Plan No. 2–Georges River Catchment, which aims to protect the environmental values of the catchment. In particular, the aims and objectives require local environmental plans to manage urban stormwater runoff into or near the river and its tributaries, and to deliver sustainable development within the catchment.

Attached dwellings

- 1.5 Amend clause 4.1 to reduce the minimum subdivision lot size for attached dwellings to 250m².

The proposed amendment will apply to Zone R3 Medium Density Residential and Zone R4 High Density Residential within the former local government area of the City of Bankstown.

Explanatory Note: A review indicates the current minimum subdivision lot size for attached dwellings does not correspond with the desired character, which is to have terrace style housing on small lots. To address this issue, it is proposed to reduce the minimum subdivision lot size for attached dwellings from 450² to 250².

Secondary dwellings

- 1.6 Introduce a minimum lot size of 450m² for secondary dwellings.

This amendment will apply to Zone R2 Low Density Residential within the former local government area of the City of Bankstown.

Explanatory Note: A secondary dwelling is a self-contained dwelling on the same lot of land as the principal dwelling. There is currently no provision to ensure lots in the suburban neighbourhood are of sufficient size to accommodate the principal and secondary dwellings, setbacks, private open space and landscaped areas.

To address this issue, it is proposed to introduce a minimum lot size of 450m² for secondary dwellings. The proposed amendment is consistent with the minimum lot size required for secondary dwellings under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, and ensures development is compatible with the prevailing character and amenity of the suburban neighbourhood.

Section 2–Employment Lands

Review of non–employment activities in the industrial precincts

- 2.1** Amend the Land Use Table by prohibiting *community facilities* and *information and education facilities* within Zone IN1 General Industrial and Zone IN2 Light Industrial.

This amendment will apply to Zone IN1 General Industrial and Zone IN2 Light Industrial within the former local government area of the City of Bankstown.

Explanatory Note: According to the Local Area Plans, the proposed amendment prohibits sensitive land uses that do not support and protect industrial land for industrial uses. The prohibition creates the right conditions for more intensive industrial activities in the long term.

The proposed amendment also reflects the purpose of the industrial zones. According to the Department of Planning & Environment’s Practice Note 11–002 (dated 10 March 2011), the purpose of Zone IN1 General Industrial is to generally accommodate a wide range of industrial and warehouse uses and includes general industry, high technology industries, industrial training facilities and depots. This zone would be suitable where Council wishes to have a range of industrial land uses and other compatible land uses generally catered for in an industrial zone. The compatible land uses must support and protect industrial land for industrial uses. Similarly, the purpose of Zone IN2 Light Industrial is to provide a range of light industry, warehouse or distribution centres and depots. Vehicle trade and other service industries may also be considered appropriate.

It is noted community facilities and information and education facilities will continue to be permissible in the residential and business zones, which are appropriate locations to support the welfare of the growing community.

Review of non–employment activities in Zone B5 Business Development

2.2 Amend the Land Use Table by prohibiting *serviced apartments* within Zone B5 Business Development.

This amendment will apply to Zone B5 Business Development within the former local government area of the City of Bankstown.

Explanatory Note: According to the Local Area Plans, the proposed amendment protects the employment lands within Zone B5 Business Development by ensuring the conversion of serviced apartments to residential flat buildings does not occur in the long term.

The proposed amendment also reflects the purpose of Zone B5. According to the Department of Planning & Environment's Practice Note 11–002 (dated 10 March 2011), the purpose is to provide for business, warehouse and bulky goods retail uses that require a large floor area, in locations that are close to, and that support the viability of, centres. The employment generating uses may include warehouses or distribution centres, bulky goods premises, hardware and building supplies, landscaping material supplies and garden centres.

Section 3–Infrastructure

Council infrastructure development

3.1 Introduce a local provision in relation to Council infrastructure development:

- (1) This local provision will apply to all land within the former local government area of the City of Bankstown.
- (2) This local provision will enable infrastructure development (by or on behalf of Council) to be carried out without development consent. However, the local provision will not apply to:
 - (a) Heritage items or environmentally sensitive areas.
 - (b) The erection of a class 1–9 building under the Building Code of Australia.
 - (c) Development that is not exempt development under State Environmental Planning Policy (Infrastructure) 2007 and has a capital value of more than \$1,000,000.

Explanatory Note: The Local Area Plans outline a range of infrastructure that Council needs to deliver to serve community needs. The proposed amendment introduces a local provision to facilitate the delivery of this infrastructure in a timely manner. This local provision is in addition to (and does not duplicate) the provisions of State Environmental Planning Policy (Infrastructure) 2007 and State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Part 3–Justification

Section A–Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

This planning proposal is the result of the North Central, North East, South East and South West Local Area Plans.

The Metropolitan Plan, '*A Plan for Growing Sydney*', and Council's Residential Development Study and Employment Lands Development Study identify the North Central, North East, South East and South West Local Areas as appropriate locations for residential and employment growth due to the proximity to jobs, shops, community facilities, local parks and public transport.

At the Extraordinary Meeting of 11 May 2016, Council adopted the North Central, North East, South East and South West Local Area Plans to set out the vision and spatial context for the local areas, to specify the best ways to accommodate residential and employment growth, and to outline the delivery of supporting infrastructure, facilities and open space.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Metropolitan Plan, '*A Plan for Growing Sydney*', and the North Central, North East, South East and South West Local Area Plans recognise the need to enable residential and employment growth in the local areas. The Local Area Plans therefore recommend this planning proposal as the best means to achieve the intended outcomes, as it involves changes to certain provisions of Bankstown Local Environmental Plan 2015.

Section B–Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional or subregional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

This planning proposal is consistent with the directions of the Metropolitan Plan, '*A Plan for Growing Sydney*', namely:

- **Direction 1.9–Support priority economic sectors:** This planning proposal uses the findings of the Local Area Plans to better protect the employment function of industrial zoned land, and to enable the ongoing evolution of industrial activities.
- **Direction 1.10–Plan for education and health services to meet Sydney’s growing needs:** This planning proposal identifies the planning needs to support future health facilities required for the growing population.
- **Direction 1.11–Deliver infrastructure:** This planning proposal identifies the planning needs to support future social infrastructure required for the growing population.
- **Direction 2.1–Accelerate housing supply across Sydney:** This planning proposal enables increased residential development in and around centres that are close to jobs and are serviced by public transport.
- **Direction 2.2–Accelerate urban renewal across Sydney:** This planning proposal facilitates urban renewal and enables increased residential development within a reasonable walking distance of railway stations.
- **Direction 2.3–Improve housing choice to suit different needs and lifestyles:** This planning proposal responds to the growing demand for a range of housing types, and delivers a range of building forms and types to cater for different household sizes.
- **Direction 3.1–Revitalise existing suburbs:** This planning proposal supports urban renewal by directing local infrastructure to centres where there is growth.
- **Direction 3.2–Create a network of interlinked, multipurpose open and green spaces across Sydney:** This planning proposal identifies the green spaces that form part of the city’s green grid, and identifies options for multipurpose space within centres.

- **Direction 3.3–Create healthy built environments:** This planning proposal introduces appropriate controls for designing and developing a healthy built environment.
- **Direction 3.4–Promote Sydney’s heritage, arts and culture:** This planning proposal conserves the heritage character that contributes to the local areas.
- **Direction 4.1–Protect our natural environment and biodiversity:** This planning proposal protects high conservation value areas, native vegetation, biodiversity and ecological connectivity in the local areas.
- **Direction 4.2–Build Sydney’s resilience to natural hazards:** This planning proposal does not accommodate residential and employment growth in areas with unacceptable risk.
- **Direction 4.3–Manage the impacts of development on the environment:** This planning proposal identifies and protects land for waste management facilities and recycling infrastructure.

This planning proposal is also consistent with the actions of the Draft West Central Subregional Strategy, namely:

- **Action A1–Provide suitable commercial sites and employment lands in strategic areas:** This planning proposal protects and enhances employment lands to meet employment capacity targets. This planning proposal avoids the erosion of the city’s strong economic role by the piecemeal rezoning of employment lands, and is consistent with the employment lands ‘future role’ schedule for the West Central District.
- **Action B1–Provide places and locations for all types of economic activity and employment across the Sydney region:** This planning proposal establishes a typology of centres, and plans for housing consistent with their employment role. This planning proposal also identifies appropriate locations for increased residential development in centres with good access to employment, services and public transport.
- **Action C1–Ensure adequate supply of land and sites for residential development:** This planning proposal increases the housing capacity in the local area and contributes to the dwelling target for the city.
- **Action C2–Plan for a housing mix near jobs, transport and services:** This planning proposal enables increased residential development within a reasonable walking distance of centres with good access to employment, services and public transport.
- **Action D8–Minimise the adverse impacts from freight movements:** This planning proposal limits residential development at locations that are adversely impacted by freight movements.

- **Action E2–Protect Sydney’s natural environment:** This planning proposal protects high conservation value areas, native vegetation, biodiversity, waterways and surrounding catchments in the local area. This planning proposal also limits residential development along arterial roads with high traffic volume that are exposed to adverse noise and air quality levels.
 - **Action E6–Conserve Sydney’s cultural heritage:** This planning proposal conserves the heritage character that contributes to the local area.
 - **Action F1–Increase access to quality parks and public spaces:** This planning proposal provides access to regional open spaces and improves access to waterways.
 - **Action F2–Provide a diverse mix of parks and public places:** This planning proposal improves the quality of local open space and provides for urban civic spaces in centres.
4. **Is the planning proposal consistent with a council’s local strategy or other local strategic plan?**

At the Extraordinary Meeting of 11 May 2016, Council adopted the North Central, North East, South East and South West Local Area Plans to identify the priority areas where residential and employment growth may occur in a sustainable way, and the public improvement works required to support this growth. This planning proposal gives effect to the Local Area Plans and Council’s resolution of 11 May 2016.

5. **Is the planning proposal consistent with applicable state environmental planning policies (SEPPs)?**

This planning proposal is consistent with applicable state environmental planning policies as shown in Attachment A, namely:

- **State Environmental Planning Policy No. 19 (Bushland in Urban Areas):** This planning proposal considers the aims and provisions to protect and preserve bushland within the local areas.
- **State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development):** This planning proposal considers the design principles and the Apartment Design Guide in developing the building envelope provisions.

This planning proposal also gives effect to clause 4(4), which enables an environmental planning instrument to apply the SEPP to boarding houses and serviced apartments.

- **State Environmental Planning Policy (Infrastructure) 2007:** This planning proposal considers the relevant guidelines for land adjacent to rail lines and road corridors.

However, this planning proposal is inconsistent with the following applicable state environmental planning policies:

- **State Environmental Planning Policy No. 55 (Remediation of Land):** This SEPP requires Council to consider land contamination where it is proposed to enable development for residential purposes and other sensitive land uses. Part 7A of the EP&A Act reinforces this direction.

In considering this matter, this planning proposal is currently inconsistent with this SEPP for the following properties under Council ownership:

Council Properties	Local Area	Current Zone	Proposed Zone
81A Eldridge Road in Bankstown	North Central	RE1	R2
43 Simmat Avenue in Condell Park	North Central	SP2	B2
102 Columbine Avenue in Punchbowl	North East	RE1	R2
8A Fairland Avenue in Greenacre	North East	RE1	R2
62 Griffiths Avenue in Bankstown	North East	RE1	R2
28 Peter Crescent in Greenacre	North East	RE1	B6
265 Wangee Road in Greenacre	North East	SP2	R4
183–185 Wilbur Street in Greenacre	North East	SP2	R4
132 Cahors Road in Padstow	South East	SP2	B2
102A Carrington Street in Revesby	South East	RE1	R2
21 Howard Road in Padstow	South East	B2 / SP2	B2
1A Macarthur Avenue in Revesby	South East	SP2	B2
7A Marco Avenue in Revesby	South East	SP2	B2
75A–75C Marco Avenue in Revesby	South East	RE1	R4
184 The River Road in Revesby	South East	SP2	B2
1 Spence Street in Revesby	South East	RE1	R4
77 Anderson Avenue in Panania	South West	SP2	B2
167 Beaconsfield Street in Panania	South West	RE1	R2
252 Bransgrove Road in Panania	South West	RE1	R2
243 Horsely Road in Panania	South West	RE1	R2
Part 34B Lucas Road in East Hills	South West	RE1	R2
12 McKeivite Avenue in East Hills	South West	RE1	R2
31 Peffer Street in Panania	South West	SP2	B2

Council will prepare preliminary contamination investigation studies for these properties following the gateway determination to satisfy this SEPP.

This planning proposal is also inconsistent with this SEPP for the following properties under private ownership:

Private Properties	Local Area	Current Zone	Proposed Zone
38 Cantrell Street in Yagoona	North Central	RE1	R2
6–8 Chapel Road in Bankstown	North Central	B1 / SP2	B1
14 Eldridge Road in Bankstown	North Central	SP2	B1
35 Cahors Road in Padstow	South East	SP2	B2
91 The River Road in Revesby	South East	SP2	B1
36A Maclaurin Avenue in East Hills	South West	SP2	B2
9 Victor Avenue in Panania	South West	R2 / RE1	R2
9A Victor Avenue in Panania	South West	R2 / RE1	R2
210–224 Weston Street in Panania	South West	SP2	B2

Council will request the property owners of these properties to submit preliminary contamination investigation studies following the gateway determination to satisfy this SEPP.

- **Greater Metropolitan Regional Environmental Plan No. 2–Georges River Catchment:** This planning proposal is consistent with this SEPP with the exception of clause 9 in relation to planning principle (1)–Acid sulfate soils. This planning principle requires Council to take into account acid sulfate soils and the capacity of land to sustain the proposed land uses (see Section B(6) of this planning proposal for a more detailed summary).

6. Is the planning proposal consistent with applicable Ministerial (117) directions?

This planning proposal is consistent with applicable Ministerial (117) directions as shown in Attachment B, namely:

- **Direction 1.1–Business and Industrial Zones:** This planning proposal retains the areas and locations of existing employment lands, and provides additional capacity in certain centres and industrial areas consistent with the Local Area Plans.

The proposed prohibition of *community facilities* and *information and education facilities* within the industrial zones, and *serviced apartments* within the business development zone is also consistent with this direction as the intended outcome is to protect employment lands to meet the employment needs of the city and the wider district.

- **Direction 1.2–Rural Zones:** This planning proposal does not propose to rezone land from a rural zone to a residential, business, industrial, village or tourist zone. This planning proposal proposes to rezone land from a rural zone to a public recreation zone.
- **Direction 2.1–Environment Protection Zones:** This planning proposal facilitates the protection and conservation of environmentally sensitive areas, and does not reduce the environmental protection standards that apply to these areas.
- **Direction 2.3–Heritage Conservation:** This planning proposal contains provisions that facilitate the conservation of certain items which contribute to the heritage character of the local areas as identified in a heritage review.
- **Direction 3.4–Integrating Land Use and Transport:** This planning proposal ensures urban structures, building forms, land use locations, development designs and infrastructure directly relate to the walkable catchments to public transport. This will improve access to housing, jobs and services by walking, cycling and public transport. Reducing travel demand, including the number of trips generated by development and the distance travelled, also helps to reduce dependence on cars.
- **Direction 4.4–Planning for Bushfire Protection:** This planning proposal protects life, property and the environment from bush fire hazards by discouraging the establishment of incompatible land uses in bush fire prone areas.
- **Direction 7.1–Implementation of the Metropolitan Plan for Sydney 2036:** This planning proposal is consistent with the actions contained in the Metropolitan Plan, ‘*A Plan for Growing Sydney*’ (see Section B(3) of this planning proposal for a more detailed summary).

However, this planning proposal is likely to be inconsistent with certain Ministerial (117) directions, namely:

- **Direction 3.1–Residential Zones:** This planning proposal encourages a variety of housing types to provide for existing and future housing needs, makes efficient use of existing infrastructure, and encourages good design.

However, this planning proposal is inconsistent with clause 5(b) of the Ministerial (117) direction as it introduces a provision which will reduce the permissible residential density (i.e. prohibit multi dwelling housing) on certain residential zoned land that adjoin the Georges River.

In accordance with clause 6(b) of the Ministerial (117) direction, this inconsistency is justified by the South East and South West Local Area Plans which give consideration to the objective of this direction.

According to the South East and South West Local Area Plans, the foreshore area along the Georges River is unique to the city. It is one of the few areas where native bushland and trees dominate both public and privately owned land. It also acts as an important habitat link between the coastal areas and the Greater Western Sydney Region.

Council recognises there is pressure to develop the foreshore area. The cumulative effect is it may lead to the removal of native vegetation, fragmentation of wildlife corridors and increased urban stormwater runoff. The risk to life and property from flooding is also significantly higher in the foreshore area.

The proposed amendment addresses these issues by prohibiting multi dwelling housing on certain residential zoned land that adjoin the Georges River. This action will protect the scenic and environmental values of the Georges River and foreshore area, as well as, manage risks to life and property from flooding. This action is consistent with the Greater Metropolitan Regional Environmental Plan No. 2–Georges River Catchment, which aims to protect the environmental values of the catchment.

- **Direction 3.5–Development near Licensed Aerodromes:** Council's experience with the Commonwealth Department of Infrastructure & Regional Development and Bankstown Airport Limited on previous draft plans indicates this planning proposal is likely to be inconsistent with clause 4(d) of the Ministerial (117) direction. Clause 4(d) requires Council to obtain permission from the Commonwealth Government (or delegate) if a planning proposal is to allow (as permissible with consent) development that encroaches above the Obstacle Limitation Surface.

The Department of Infrastructure & Regional Development and Bankstown Airport Limited have confirmed in writing that it cannot give permission at the rezoning stage.

The reason is the Commonwealth Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 require all penetrations of the prescribed airspace to be approved on a case-by-case basis, subject to safety assessments and advice from the Civil Aviation Safety Authority and Airservices Australia. This would occur at the development application stage. Therefore, the Department of Infrastructure & Regional Development does not support, and the legislation does not allow blanket shielding at the rezoning stage.

Council officers have met with the Department of Planning & Environment to discuss this inconsistency between the Commonwealth and State legislation, and the Department of Planning & Environment has advised Council to proceed with planning proposals despite the inconsistency with this direction.

- **Direction 4.1–Acid Sulfate Soils:** The Ministerial (117) direction requires planning proposals to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.

Land with high probability of containing acid sulfate soils

In relation to land with a high probability of containing acid sulfate soils, this planning proposal is currently inconsistent with clause 6 of the Ministerial (117) direction as there is no formal assessment into the proposed intensification of development on the following properties under private ownership:

Private Properties	Local Area	Current Zone	Proposed Zone	Acid Sulfate Soil Class
21 Canterbury Road in Punchbowl	North East	B1	No change	3 & 5
23 Canterbury Road in Punchbowl	North East	B1	No change	3
921–921B Punchbowl Road in Punchbowl	North East	R2	B1	3 & 5
923–925 Punchbowl Road in Punchbowl	North East	B1	No change	3 & 5
44–44A Iberia Street in Padstow	South East	R2	R4	2
46–56 Iberia Street in Padstow	South East	R2	R4	2 & 4
2–6 Monash Avenue in East Hills	South West	R2 / SP2	R4 / SP2	2

Council will request the property owners of these properties to submit preliminary acid sulfate soils investigation studies following the gateway determination to satisfy this direction.

Land with low probability of containing acid sulfate soils

In relation to land with a low probability of containing acid sulfate soils (namely class 5), this planning proposal is inconsistent with clause 6 of the Ministerial (117) direction as there is no formal assessment into the proposed intensification of this land.

However, in accordance with clause 8(b) of the Ministerial (117) direction, this inconsistency is considered to be of minor significance. The reason is the class of land and the provisions of Bankstown Local Environmental Plan 2015 indicate the proposed densities are possible.

- **Direction 4.3–Flood Prone Land:** The local areas cover the Cooks River, Davies Road, Duck River, East Hills, Fairford Road, Greenacre Park, Kelso Swamp, Little Salt Pan Creek, Lucas Road, Milperra, Morris Gully, Padstow, Picnic Point, Punchbowl, Rookwood Road and Salt Pan Creek stormwater catchments. The local areas also cover the Georges River riverine catchment.

According to the relevant flood studies and flood risk management plans, parts of the local areas are affected by medium and high risk stormwater and riverine flooding.

High risk stormwater flood precinct

In relation to land that is partially within the high risk stormwater flood precinct, this planning proposal is inconsistent with clause 6(c) of the Ministerial (117) direction as it proposes to increase densities on the following properties:

Properties	Local Area	Current Zone	Proposed Zone	Portion of land affected by the high risk stormwater flood precinct
32 Farnell Road in Yagoona	North Central	R2	R4	Common boundary with railway corridor
2 Martha Street in Yagoona	North Central	R2	R4	North–west corner
11–12 Martha St in Yagoona	North Central	R2	R4	Street boundary
45 Boronia Rd in Greenacre	North East	R2	R3	Street boundary

23 Canterbury Road in Punchbowl	North East	B1	No change	Common boundary with drainage reserve
62 Griffiths Ave in Bankstown	North East	RE1	R2	Southern boundary
83 Highclere Ave in Punchbowl	North East	R2	R4	Street boundary
921 Punchbowl Road in Punchbowl	North East	R2	B1	Common boundary with drainage reserve
923 Punchbowl Road in Punchbowl	North East	R2	B1	Common boundary with drainage reserve
239 Roberts Rd in Greenacre	North East	R2	B5	Southern boundary
101 Tempe St in Greenacre	North East	R2	R4	Street boundary
44–46 Iberia St in Padstow	South East	R2	R4	Rear yards
45 Iberia Street in Padstow	South East	R2	R4	North–east corner
7 Montgomery Ave in Revesby	South East	R2	R4	Rear boundary
60 McGirr Street in Revesby	South East	R2	R4	Common boundary with Montgomery Reserve
133 The River Rd in Revesby	South East	R2	B2	Southern boundary
166 The River Rd in Revesby	South East	B2	No change	Rear boundary
Part 34B Lucas Rd in East Hills	South West	RE1	R2	South–west corner
2–6 Monash Ave in East Hills	South West	R2 / SP2	R4 / SP2	Rear yards
37–43 Simmons St in Revesby	South West	R2	R4	Rear boundary
38 Simmons St in Revesby	South West	R2	R4	Common boundary with Winders Lane
18–20 Swan St in Revesby	South West	R2	R4	Rear boundary

In accordance with clause 9(b) of the Ministerial (117) direction, the planning proposal may be inconsistent if the provisions are of minor significance and will not result in an increased risk to life or property.

The primary justification is the portion of land affected by the high risk stormwater flood precinct on each of these properties is small, and the remaining land on these properties is fully developable for mixed use and residential purposes. Development on the remaining land is subject to Bankstown Development Control Plan 2015–Part B12 (Flood Risk Management) as outlined in the section on the medium risk stormwater flood precinct.

Medium risk stormwater flood precinct

The proposed rezoning of certain properties within the local areas is inconsistent with clause 6(c) of the Ministerial (117) direction as it proposes to increase densities at certain locations within the medium risk stormwater flood precinct.

In accordance with clause 9(b) of the Ministerial (117) direction, the planning proposal may be inconsistent if the provisions are of minor significance and will not result in an increased risk to life or property.

The primary justification is based on Bankstown Development Control Plan 2015–Part B12 (Flood Risk Management) which is Council’s current policy and was prepared in accordance with the Floodplain Development Manual 2005. The properties are subject to Bankstown DCP 2015–Part B12, namely Section 3 and Schedule 5.

According to the DCP, the medium flood risk precinct is defined as:

Medium flood risk precinct is land below the 100-year flood that is not subject to a high hydraulic hazard and where there are no significant evacuation difficulties. There would still be a significant risk of flood damage in this precinct. However, these damages can be minimised by the application of appropriate development controls.

These appropriate development controls include:

- Floor Level: Habitable floor levels will require a free board.
- Flood Effects: Medium density residential development is not identified as a potentially unsuitable land use in the medium risk precinct in accordance with Schedule 5.
- Parking and Driveway Access: The design of parking and driveway access must minimise inundation and (where practical) incorporate appropriate warning signage and exits.
- Parking and Evacuation: Development must provide reliable access for pedestrians and vehicles from buildings, and must be consistent with any flood evacuation strategy or similar strategy that has been adopted by Council.

Any risks resulting from the future redevelopment of these properties may be satisfactorily addressed by applying the above development controls as part of the development application process. In addition to Bankstown DCP 2015–Part B12, Council adopted the Georges River, Duck River and Salt Pan Creek Floodplain Risk Management Plans.

The proposal to increase densities at certain locations within the medium flood risk precinct is therefore appropriate as it is consistent with the principles of the NSW Government’s Flood Policy, the Flood Development Manual 2005 and clause 9(b) of the Ministerial (117) direction.

- **Direction 6.2–Reserving Land for Public Purposes:** This planning proposal is currently inconsistent with clause 4 of the Ministerial (117) direction as the proposals to create, alter and reduce the following zonings for public purposes require the approval of certain public authorities:

Properties	Local Area	Current zoning	Proposed zoning	Relevant Public Authority
7 Corliss Street & 14 Gunya Street in Regents Park	North Central	SP2	IN2	Transport for NSW
30 Mitchell Street in Condell Park	North Central	SP2	RE1	Sydney Water
Part 105 Waterloo Street in Greenacre	North East	R2	SP2 Educational establishment	Department of Education
170 Wattle Street in Bankstown	North East	R2	RE1	Roads & Maritime Services
213 & 220 Ashford Avenue in Panania	South West	RE1	SP2 Waste or resource management facility	Roads & Maritime Services
217 Bransgrove Road in Panania	South West	RE1	RE1 / SP2 Waste or resource management facility	Crown land
555A Henry Lawson Drive in Panania	South West	RE1	SP2 Waste or resource management facility	Department of Planning
557A Henry Lawson Drive in Panania	South West	RE1	SP2 Waste or resource management facility	Roads & Maritime Services
36A Maclaurin Avenue in East Hills	South West	SP2	B2	Transport for NSW
210–224 Weston Street in Panania	South West	SP2	B2	Transport for NSW

Council will consult with the relevant public authorities following the gateway determination to satisfy this direction.

- **Direction 6.3–Site Specific Provisions:** This planning proposal is inconsistent with clause 4 of the Ministerial (117) direction as it introduces site specific provisions to allow particular development to be carried out. This is in addition to the current provisions of Bankstown Local Environmental Plan 2015. The site specific provisions include:

Properties	Local Area	Site Specific Provisions
62 Hume Highway in Chullora	North Central	Additional permitted use
7–25 Breust Place and 709 & 743–759 Punchbowl Road in Punchbowl	North East	Conservation of historically significant street facades to achieve maximum building envelope.
921–925 Punchbowl Road and 21 Canterbury Road in Punchbowl	North East	Lot consolidation requirement to achieve maximum building envelope.
Nos. 122–148 Canterbury Road in Padstow	South East	Additional permitted use
47 & 55 Howard Road, 2 & 8 Padstow Parade and 53–55 & 61 Padstow Parade in Padstow	South East	Conservation of historically significant street facades to achieve maximum building envelope.
7A–17 Marco Avenue in Revesby	South East	Lot consolidation requirement and provision of certain public benefits to achieve maximum building envelope.
60 McGirr Street in Revesby	South East	Additional permitted use

However, in accordance with clause 6 of the Ministerial (117) direction, the inconsistency is considered to be of minor significance as the site specific provisions do not impose unnecessarily restrictive requirements, and do not contain or refer to drawings that show details of development proposals.

Section C–Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

This planning proposal is consistent with Ministerial (117) direction 2.1 as it does not adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats as outlined in the Local Area Plans. This planning proposal will contain provisions that facilitate the protection of ecologically sensitive areas in the local areas via the Terrestrial Biodiversity Map.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

This planning proposal addresses the natural hazards that impact on the local areas, namely stormwater flooding as outlined in the Local Area Plans. The measures include minimising the intensification of development within the high flood risk areas.

The other significant hazards are:

- Noise and air quality along arterial roads with high traffic volume. This planning proposal takes into consideration the relevant guidelines as required under State Environmental Planning Policy (Infrastructure) 2007.
- The potential for land use conflict arising from sensitive land uses interacting with industrial activities. This planning proposal takes this matter into consideration and proposes to prohibit community facilities and information and education facilities within the industrial zones.
- The exposure of sensitive land uses to the industrial / freight related activities of the Enfield Intermodal Logistics Centre. This planning proposal takes into consideration correspondence from NSW Ports and minimises residents' exposure to freight movements and noise, particularly along Boronia Road in Greenacre.
- The exposure of residential development in and around electricity easements. Council will consult with the relevant electricity provider following the gateway determination in relation to the proposed intensification of development at No. 23 Canterbury Road in Punchbowl.

9. Has the planning proposal adequately addressed any social and economic effects?

This planning proposal provides the framework to achieve integrated social and economic renewal of the local areas as outlined in the Local Area Plans. The renewal process means staging the housing growth:

- To sustain social mix for the long term residents, children and older people.
- To achieve greater access and equity to infrastructure, services and facilities.
- To stage housing growth alongside economic regeneration strategies that can bring 'jobs closer to home' for new residents.
- To provide a broader mix of housing types to cater for changing households and provide residents the opportunity to move up, progress, consolidate and downsize in the long term.

This planning proposal also implements actions to co-locate community facilities to meet future community needs as outlined in the Local Area Plans.

Section D–State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

In response to the exhibition of the Local Area Plans, state agencies identify the local areas as having adequate public infrastructure to support residential and employment growth.

In addition, the Local Area Plans identify the following state infrastructure priorities to further support residential and employment growth:

- Provide Birrong, Punchbowl and Yagoona with accessible railway stations.
- Work with the State Government to improve public transport services in the local areas.
- Enhance accessibility across the local areas.
- Embellish the Remembrance Driveway Landscape Corridor.
- Plan for future activities at the Bankstown–Lidcombe Hospital.

Council will continue to lobby the relevant state agencies to deliver the state infrastructure priorities.

In relation to local infrastructure, Council will revise the Section 94A Development Contributions Plan–Bankstown based on an updated schedule of works, and will make a submission to the Minister for Planning to raise the section 94A levy for development within certain centres from the current 1% to 2% to fund the delivery of these new initiatives in a timely manner.

11. What are the views of State and Commonwealth public authorities consulted in accordance with this gateway determination?

An update to this section of the planning proposal will occur following consultation with State and Commonwealth public authorities in accordance with the gateway determination.

Part 4–Maps

The maps that supplement this planning proposal are:

Maps	Local Areas	
Land Application Maps	1	North Central
	2	North East
	3	South East
	4	South West
	5	Former local government area of the City of Bankstown
Land Zoning Maps	6	North Central
	7	North East
	8	South East
	9	South West
Lot Size Maps	10	North Central
	11	North East
	12	South East
	13	South West
Height of Buildings Maps	14	North Central
	15	North East
	16	South East
	17	South West
Floor Space Ratio Maps	18	North Central
	19	North East
	20	South East
	21	South West
Heritage Maps	22	North Central
	23	North East
	24	South East
	25	South West
Terrestrial Biodiversity Maps	26	North Central
	27	North East
	28	South East
	29	South West
Special Provisions Maps	30	South East
	31	South West
Additional Permitted Uses Maps	32	North Central
	33	South East
Active Street Frontages Maps	34	North Central
	35	North East
	36	South East
	37	South West
Reclassifications Maps	38	Part 34B Lucas Road in East Hills
	39	Part 565 Henry Lawson Drive & 195 Horsley Road in Panania

Part 5–Community Consultation

Although the gateway determination will confirm the public consultation that must be undertaken, the exhibition period for this planning proposal is likely to take 28 days and would comprise:

- Advertisements in the local newspaper that circulates in the area affected by the planning proposal.
- Displays at the Council administration building (Bankstown Branch) and corporate website.
- Written notification to affected and adjoining property owners where practical.
- Written notification to relevant Commonwealth and state agencies, and neighbouring local councils.

Council is also required to conduct a public hearing in the case of the proposals to reclassify public land from community land to operational land under the Local Government Act 1993.

Part 6–Project Timeline

Milestone	Timing
Report to Council to commence Gateway process	May 2016
Gateway Determination	November 2016
Exhibition	March 2017
Public hearing	May 2017
Report to Council	July 2017
Submit planning proposal to the Department of Planning & Environment	August 2017

ATTACHMENT A–State Environmental Planning Policies

SEPPs (as at September 2016)		Applicable	Consistent
1	Development Standards	Yes	Yes
14	Coastal Wetlands	No	N/A
19	Bushland in Urban Areas	Yes	Yes
21	Caravan Parks	Yes	Yes
26	Littoral Rainforests	No	N/A
30	Intensive Agriculture	Yes	Yes
33	Hazardous & Offensive Development	Yes	Yes
36	Manufactured Home Estates	No	N/A
44	Koala Habitat Protection	No	N/A
47	Moore Park Showground	No	N/A
50	Canal Estate Development	Yes	Yes
52	Farm Dams & Other Works in Land & Water Management Plan Areas	No	N/A
55	Remediation of Land	Yes	No
62	Sustainable Aquaculture	Yes	Yes
64	Advertising & Signage	Yes	Yes
65	Design Quality of Residential Apartment Development	Yes	Yes
70	Affordable Housing (Revised Schemes)	No	N/A
71	Coastal Protection	No	N/A
	(Affordable Rental Housing) 2009	Yes	Yes
	(Building Sustainability Index: BASIX) 2004	Yes	Yes
	(Exempt & Complying Development Codes) 2008	Yes	Yes
	(Housing for Seniors or People with a Disability) 2004	Yes	Yes
	(Infrastructure) 2007	Yes	Yes
	(Kosciuszko National Park–Alpine Resorts) 2007	No	N/A
	(Kurnell Peninsula) 1989	No	N/A
	(Mining, Petroleum Production & Extractive Industries) 2007	Yes	Yes

SEPPs (as at September 2016)		Applicable	Consistent
	(Miscellaneous Consent Provisions) 2007	Yes	Yes
	(Penrith Lakes Scheme) 1989	No	N/A
	(Rural Lands) 2008	No	N/A
	(State & Regional Development) 2011	Yes	Yes
	(State Significant Precincts) 2005	Yes	Yes
	(Sydney Drinking Water Catchment) 2011	No	N/A
	(Sydney Region Growth Centres) 2006	No	N/A
	(Three Ports) 2013	No	N/A
	(Urban Renewal) 2010	No	N/A
	(Western Sydney Employment Area) 2009	No	N/A
	(Western Sydney Parklands) 2009	No	N/A
	Greater Metropolitan REP No 2–Georges River Catchment	Yes	No
	Sydney REP (Sydney Harbour Catchment) 2005	Yes	Yes

ATTACHMENT B–Ministerial (117) directions

Direction & Issue Date		Applicable	Consistent
Employment and Resources			
1.1	Business and Industrial Zones [14/04/16]	Yes	Yes
1.2	Rural Zones [14/04/16]	Yes	Yes
1.3	Mining, Petroleum Production & Extractive Industries [01/07/09]	No	N/A
1.4	Oyster Aquaculture [01/07/09]	No	N/A
1.5	Rural Lands [01/07/09]	No	N/A
Environment and Heritage			
2.1	Environment Protection Zones [14/04/16]	Yes	Yes
2.2	Coastal Protection [14/04/16]	No	N/A
2.3	Heritage Conservation [01/07/09]	Yes	Yes
2.4	Recreation Vehicle Areas [14/04/16]	Yes	Yes
2.5	Application of E2 and E3 Zones & Environmental Overlays in Far North Coast LEPs [02/03/16]	No	N/A
Housing, Infrastructure and Urban Development			
3.1	Residential Zones [14/04/16]	Yes	No
3.2	Caravan Parks & Manufactured Home Estates [14/04/16]	Yes	Yes
3.3	Home Occupations [01/07/09]	Yes	Yes
3.4	Integrating Land Use and Transport [14/04/16]	Yes	Yes
3.5	Development Near Licensed Aerodromes [14/04/16]	Yes	No
3.6	Shooting Ranges [16/02/11]	No	N/A
Hazard and Risk			
4.1	Acid Sulfate Soils [01/07/09]	Yes	No
4.2	Mine Subsidence and Unstable Land [14/04/16]	No	N/A
4.3	Flood Prone Land [01/07/09]	Yes	No
4.4	Planning for Bushfire Protection [01/07/09]	Yes	Yes

Regional Planning			
5.1	Implementation of Regional Strategies [14/04/16]	No	N/A
5.2	Sydney Drinking Water Catchments [03/03/11]	No	N/A
5.3	Farmland of State & Regional Significance on the NSW Far North Coast [01/07/09]	No	N/A
5.4	Commercial & Retail Development along the Pacific Highway, North Coast [21/08/15]	No	N/A
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) [Revoked]	No	N/A
5.6	Sydney to Canberra Corridor [Revoked]	No	N/A
5.7	Central Coast [Revoked]	No	N/A
5.8	Second Sydney Airport: Badgerys Creek [14/04/16]	No	N/A
5.9	North West Rail Link Corridor Strategy [30/09/13]	No	N/A
5.10	Implementation of Regional Plans [14/04/16]	Yes	Yes
Local Plan Making			
6.1	Approval and Referral Requirements [01/07/09]	Yes	Yes
6.2	Reserving Land for Public Purposes [01/07/09]	Yes	No
6.3	Site Specific Provisions [01/07/09]	Yes	No
Metropolitan Planning			
7.1	Implementation of A Plan for Growing Sydney [14/01/15]	Yes	Yes
7.2	Implementation of Greater Macarthur Land Release Investigation [22/09/15]	No	N/A