



Planning Proposal

**353–355 Waterloo Road
in Greenacre**

August 2019





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Introduction

Bankstown Local Environmental Plan 2015 is the statutory planning framework that establishes land use zones and building envelope controls such as floor space ratios and building heights in the former City of Bankstown.

Canterbury Bankstown Council is in receipt of a spot rezoning application requesting to amend Bankstown Local Environmental Plan 2015 in relation to the site at 353–355 Waterloo Road in Greenacre.

Council considered the spot rezoning application at the Ordinary Meeting of 23 July 2019 and decided to proceed to the next stage, which is to submit a planning proposal to the NSW Department of Planning, Industry & Environment to seek a Gateway Determination. The Gateway Determination would enable Council to exhibit the planning proposal and to request additional technical studies and investigations.

According to the Department's publication '*A guide to preparing planning proposals*', a planning proposal is a document that sets out the justification for making changes to Bankstown Local Environmental Plan 2015. A planning proposal is comprised of the following components:

| | |
|--------|---|
| Part 1 | A statement of the intended outcomes of the planning proposal. It is a statement of what is planned to be achieved, not how it is to be achieved. |
| Part 2 | An explanation of the proposed changes to Bankstown Local Environmental Plan 2015 to achieve the intended outcomes. |
| Part 3 | The justification for making the proposed changes to Bankstown Local Environmental Plan 2015. |
| Part 4 | Maps to identify the intended outcomes of the planning proposal. |
| Part 5 | Details of the community consultation that is to be undertaken on the planning proposal. |

Following the exhibition process, a review of community feedback and any additional information may see updates and amendments to the planning proposal.



Part 1–Intended Outcomes

This planning proposal applies to the site at 353–355 Waterloo Road in Greenacre (refer to Figure 1). The site includes the following properties:

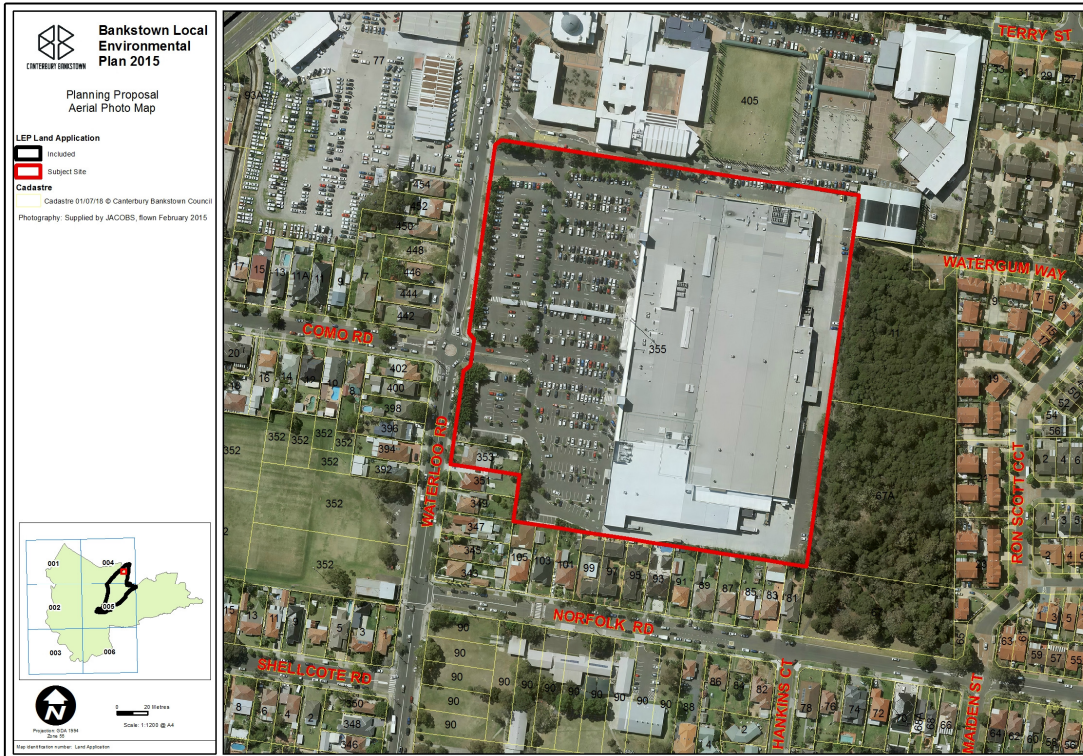
| Property Address | Property Description |
|-------------------|----------------------|
| 353 Waterloo Road | Lot 9, DP 10945 |
| 355 Waterloo Road | Lot 41, DP 1037863 |

The intended outcomes of this planning proposal are:

- To provide a site specific framework that enables medium–rise mixed use development while retaining the commercial functions of the local centre.
- To deliver a built form that achieves design excellence and contributes to the urban context and commercial environment of the local centre.
- To deliver a high quality publicly accessible civic plaza with active street frontages as a focal point for the community.
- To manage the likely effects of the proposal in relation to Norfolk Reserve and the amenity of the surrounding low density residential development.
- To identify and deliver the infrastructure needs to support this planning proposal in a timely manner.



Figure 1: Site Map





Part 2–Explanation of Provisions

To achieve the intended outcomes, the proposed amendments to Bankstown Local Environmental Plan 2015 are:

1. In relation to the site at 355 Waterloo Road, Greenacre (Chullora Marketplace):
 - (a) Apply a maximum 0.65:1 FSR for the purposes of residential development, while retaining the existing 1:1 FSR for the site.
 - (b) Permit a maximum building height of 11 metres (3 storeys) along the southern boundary, 14 metres (4 storeys) along the eastern and western boundaries, and 20 metres (6 storeys) for the remainder of the site (refer to Part 4, Map 7).
2. In relation to the site at 353 Waterloo Road, Greenacre (house site):
 - (a) Rezone the site from Zone R2 Low Density Residential to Zone B2 Local Centre (refer to Part 4, Map 3).
 - (b) Permit a maximum 1:1 FSR for the site (refer to Part 4, Map 5). Within the 1:1 FSR envelope, apply a maximum 0.65:1 FSR for the purposes of residential development.
 - (c) Permit a maximum building height of 14 metres (4 storeys) (refer to Part 4, Map 7).
 - (d) Remove the site from the Lot Size Map as this map does not apply to Zone B2 Local Centre.



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 not the result of any strategic study or report.

This planning proposal is in response to a spot rezoning application requesting to amend Bankstown Local Environmental Plan 2015 as follows:

| 355 Waterloo Road (Chullora Marketplace) | Existing controls | Proposed controls |
|---|----------------------------|--|
| Maximum building height | 11 metres (3 storeys) | 14–20 metres (4–6 storeys) |
| 353 Waterloo Road (house site) | Existing controls | Proposed controls |
| Zone | R2 Low Density Residential | B2 Local Centre |
| Maximum FSR | 0.5:1 | 1:1 |
| Maximum building height | 9 metres (2 storeys) | 14 metres (4 storeys) |
| Minimum subdivision lot size | 450m ² | Do not apply the Lot Size Map as the Lot Size Map does not apply to Zone B2 Local Centre |

Council's assessment considered the following technical studies submitted with the spot rezoning application:

- Cover letter (prepared by Henroth Group, dated May 2018)
- Planning Proposal Report (prepared by City Plan Services, dated May 2018)
- Urban Design Report (prepared by GMU, dated April 2018)
- Revised Masterplan Options (prepared by GMU, dated August 2018) and letter (prepared by Henroth Group, dated August 2018)
- Traffic Study (prepared by Colston Budd Rogers & Kafes Pty Limited, dated April 2018) and Revised Traffic Study (dated March 2019)
- Social Impact Assessment Report (prepared by City Plan, dated March 2019)
- Economic Impact Analysis Report (prepared by Location IQ, dated April 2019)
- Heritage Impact Statement (prepared by City Plan, dated March 2019).



Council also commissioned an Urban Design Peer Review (prepared by Architectus, dated November 2018).

Council's assessment indicates this planning proposal has strategic merit to proceed to Gateway subject to:

- A revised traffic study to detail the following information to inform Council's consultation with the Roads & Maritime Services:
 - The raw data to validate the results shown in Figure 2 and 3 of the Revised Traffic Study (prepared by Colston Budd Rogers & Kafes Pty Limited, dated March 2019), including dates and times of the survey undertaken.
 - Updated intersection modelling to assess the impact of the proposal on the surrounding network and intersections, taking into consideration the additional information submitted in May 2019.
- The exhibition of a planning agreement concurrently with the planning proposal.

Following the exhibition process, a review of community feedback and any additional information may see updates and amendments to this planning proposal.

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

This planning proposal is the best means to achieve the intended outcomes, which are to rezone the site at 353 Waterloo Road and to increase the existing building height at 355 Waterloo Road.

Alternative options are to allow mixed use development as an additional permitted use at 353 Waterloo Road, or to vary the development standards under clause 4.6 of Bankstown Local Environmental Plan 2015 at 355 Waterloo Road. However, these options would set an undesirable precedent.



Section B–Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions of the applicable regional, subregional or district plan or strategy (including any exhibited draft plans or strategies)?

This planning proposal is consistent with applicable regional and district plans as outlined below:

3.1 Greater Sydney Region Plan (Objective 10) and South District Plan (Planning Priority S5)–Providing housing supply close to jobs

According to the Greater Sydney Region Plan and South District Plan, the ongoing housing supply and a range of housing types in the right location will create more liveable neighbourhoods. The Plans require the delivery of new housing in the right location with local infrastructure.

The Plans identify Chullora as a local centre which is well connected to the road network and bus services. The Plans identify that local centres may grow and evolve over time provided the growth is of good design and is linked to the delivery of enabling infrastructure. The Plans also require local centres to protect the commercial floor space to retain the centres' primary role to provide employment, goods and services.

3.1.1 Good design and commercial floor space

In relation to good design, Council commissioned an urban design peer review of the spot rezoning application. The key findings of the urban design peer review are:

Providing a built form that is compatible with the surrounding context

The application's concept plan proposed 3–4 storeys along the southern boundary. The urban design peer review identifies the potential for the proposed building height to result in overshadowing and privacy impacts to the low density residential development along the southern boundary. The proposed building height may also result in overshadowing of the Norfolk Reserve, which contains bushland and endangered ecological communities.

The urban design peer review recommends maintaining the existing 11 metre building height (3 storeys) along the southern boundary to minimise the potential amenity impacts on the low density residential development to the south. The urban design peer review also recommends a 14 metre building height (4 storeys) along the eastern and western boundaries to protect sensitive land uses. The remainder of the site may achieve a building height of 20 metres (6 storeys).



The urban design peer review tested the proposed building envelope and considers that it would achieve a similar floor area as the application's concept plan. This planning proposal implements the recommendations of the urban design peer review to ensure good design.

Enforcing the commercial function of the local centre

The South District Plan identifies Chullora as a local centre based on the centre's primary role to provide employment, goods and services. The application is considered to be inconsistent with the objectives of the local centre as the proposal is predominantly residential in nature, and seeks the following scenarios.

- Residential uses = 37,000m² (equivalent to 0.65:1 FSR)
- Commercial uses = 18,000m² (equivalent to 0.35:1 FSR)

To ensure that the residential uses do not dominate the site, the urban design peer review tested the built form. Within the 1:1 FSR envelope, the urban design peer review recommends setting a maximum floor space ratio of 0.65:1 for the purposes of residential development.

The proposed FSR changes would result in a similar yield to the application's concept plan and would provide an assurance that the site would not be dominated by residential uses in the future. This is important to fulfil the strategic vision of Chullora as a local centre. This planning proposal implements the recommendations of the urban design peer review.

3.1.2 Infrastructure

The application's Social Impact Assessment Report recommends a publicly accessible plaza, new footpaths, public domain works, playground improvements and community space to support this planning proposal.

Council reviewed the infrastructure needs to support this planning proposal. The infrastructure works include (but are not limited to):

| Infrastructure | Proposed Improvements |
|--|---|
| Open space and playground infrastructure | <ul style="list-style-type: none">• A publicly accessible plaza, with potential for some civic functions to create a focal point and a sense of place for the community.• Improved playground equipment in Northcote Reserve (260 Waterloo Road, Greenacre). |



| | |
|--|--|
| Footpaths and public domain works | <ul style="list-style-type: none"> • New footpaths. • Undergrounding of power lines on the eastern side of Waterloo Road (extending from 343 to 355 Waterloo Road) to enable better street tree planting. • Cycle links from the site to Lockwood Park (may be in the form of a shared path) and to the north–south regional cycleway which runs along Maiden Street–Roberts Road. • Improved street lighting in the mid-block connection that links the site to Watergum Way. |
| Traffic and transport related infrastructure | <ul style="list-style-type: none"> • New signalised pedestrian crossing on the northern side of the Waterloo Road and Norfolk Road intersection. • New roundabout and associated splitter islands at the Waterloo and Como Roads intersection. • Two new bus shelters on Waterloo road, fronting the site. |
| Community facilities | The proponent to contribute to a district level recreation facility and district level community facility in the Greenacre locality. |

At the Ordinary Meeting of 23 July 2019, Council resolved to prepare a planning agreement to ensure the future development of the site is linked to the delivery of enabling infrastructure. The planning agreement is to be exhibited concurrently with the planning proposal.

3.2 Greater Sydney Region Plan (Objective 13) and South District Plan (Planning Priority S6)–Environmental heritage is identified, conserved and enhanced

Bankstown Local Environmental Plan 2015 lists the site at 355 Waterloo Road as an archaeological site (local significance).

The application’s Heritage Impact Statement indicates the proposal may have a minor but acceptable impact on the archaeological significance of the former pottery site. The development application stage could manage this impact by requiring a geotechnical investigation and a heritage interpretation strategy in consultation with Council and the NSW Heritage Office. Council’s assessment supports these findings.



4. Is the planning proposal consistent with a council’s local strategy or other local strategic plan?

4.1 Community Strategic Plan ‘CBCity 2028’

The vision of the Community Strategic Plan is to build a City that is thriving, dynamic and real. The ‘Liveable & Distinctive’ direction intends to achieve the vision by promoting a well–designed City that offers housing diversity. The ‘Prosperous & Innovative’ direction intends to achieve the vision by providing opportunities for economic and employment growth. This planning proposal is consistent with the Community Strategic Plan.

4.2 North East Local Area Plan

This planning proposal is inconsistent with the North East Local Area Plan (Action L3), which seeks to maintain the neighbourhood character of the Chullora Marketplace site.

According to Action L3, the site comprises a low–rise commercial built form which is compatible with the surrounding low density neighbourhood area. It is recommended to maintain the existing 3 storey limit. The Local Area Plan identifies Greenacre and Punchbowl as the local centres supporting the local area.

Whilst this planning proposal is inconsistent with the North East Local Area Plan, it is noted the Greater Sydney Region Plan and South District Plan have resulted in a change of circumstances by identifying the site as a local centre. This change provides the opportunity to apply a place–based planning approach to the future development of the site provided it meets the key aspects of good design and the delivery of enabling infrastructure.



5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

This planning proposal is consistent with applicable State Environmental Planning Policies (refer to Attachment A), namely:

5.1 State Environmental Planning Policy No. 19 (Bushland in Urban Areas)

The SEPP aims to protect and preserve bushland within the urban areas.

The site adjoins Norfolk Reserve (67–67A Norfolk Road and 11 Watergum Way, Greenacre). According to Council’s Community Land Generic Plan of Management, Norfolk Reserve contains bushland and endangered ecological communities.

Council’s urban design peer review recommends a 14 metre building height (4 storeys) and landscaped buffer along the eastern boundary to protect the environmentally sensitive area. This planning proposal implements the recommendations of the urban design peer review.

5.2 State Environmental Planning Policy No. 65 (Design Quality of Residential Apartment Development)

The SEPP and supporting Apartment Design Guide apply design quality principles to improve the design quality of residential apartment development. To address the design quality principles, Council commissioned an urban design peer review to recommend an appropriate building envelope for the site. The peer review makes the following recommendations:

| 353 Waterloo Road | Existing controls | Recommended controls (urban design peer review) |
|------------------------------|----------------------------|--|
| Zone | R2 Low Density Residential | B2 Local Centre |
| Maximum FSR | 0.5:1 | 1:1, including a maximum floor space ratio of 0.65:1 for the purposes of residential development |
| Maximum building height | 9 metres (2 storeys) | 14 metres (4 storeys) |
| Minimum subdivision lot size | 450m ² | Do not apply the Lot Size Map as the Lot Size Map does not apply to Zone B2 Local Centre |



| 355 Waterloo Road | Existing controls | Recommended controls (urban design peer review) |
|--------------------------|--------------------------|--|
| Maximum building height | 11 metres (3 storeys) | 11–20 metres (3–6 storeys) |
| Maximum FSR | 1:1 | 1:1, including a maximum floor space ratio of 0.65:1 for the purposes of residential development |

This planning proposal implements the recommendations of the urban design peer review.

5.3 State Environmental Planning Policy (Infrastructure) 2007

The SEPP identifies matters to be considered in the assessment of development adjacent to particular types of infrastructure development. The site is in the vicinity of the Hume Highway (state road) and Waterloo Road (regional road).

Council reviewed the traffic and transport needs to support this planning proposal. The infrastructure works include (but are not limited to):

| Infrastructure | Proposed Improvements |
|--|--|
| Footpaths and public domain works | <ul style="list-style-type: none"> • New footpaths. • Undergrounding of power lines on the eastern side of Waterloo Road (extending from 343 to 355 Waterloo Road) to enable better street tree planting. • Cycle links from the site to Lockwood Park (may be in the form of a shared path) and to the north–south regional cycleway which runs along Maiden Street–Roberts Road. • Improved street lighting in the mid-block connection that links the site to Watergum Way. |
| Traffic and transport related infrastructure | <ul style="list-style-type: none"> • New signalised pedestrian crossing on the northern side of the Waterloo Road and Norfolk Road intersection. • New roundabout and associated splitter islands at the Waterloo and Como Roads intersection. • Two new bus shelters on Waterloo road, fronting the site. |



In relation to next steps, Council's assessment identifies the need for additional information to inform Council's consultation with the Roads & Maritime Services. The additional information includes:

- The raw data to validate the results shown in Figure 2 and 3 of the Revised Traffic Study (prepared by Colston Budd Rogers & Kafes Pty Limited, dated March 2019), including dates and times of the survey undertaken.
- Updated intersection modelling to assess the impact of the proposal on the surrounding network and intersections, taking into consideration the additional information submitted in May 2019.

An update to this section will occur following consultation with the Roads & Maritime Services.

6. Is the planning proposal consistent with applicable Ministerial Directions?

This planning proposal is generally consistent with applicable Ministerial Directions (refer to Attachment B), namely:

6.1 Direction 1.1 (Business and Industrial Zones)

The objectives of the direction are to encourage employment growth in suitable locations, and to protect employment land in existing business and industrial zones. This planning proposal gives effect to the objectives of the direction.

6.2 Direction 2.1 (Environment Protection Zone)

The objective of the direction is to protect and conserve environmentally sensitive areas.

The site adjoins Norfolk Reserve (67–67A Norfolk Road and 11 Watergum Way, Greenacre). According to Council's Community Land Generic Plan of Management, Norfolk Reserve contains bushland and endangered ecological communities.

Council's urban design peer review recommends a 14 metre building height (4 storeys) and landscaped buffer along the eastern boundary to protect the environmentally sensitive area. This planning proposal implements the recommendations of the urban design peer review.

6.3 Direction 2.3 (Heritage Conservation)

The objective of the direction is to conserve items, areas, objects and places of heritage significance.



Bankstown Local Environmental Plan 2015 lists the site at 355 Waterloo Road as an archaeological site (local significance). According to the application's Heritage Impact Statement, the statement of significance reads:

The former Liebenritt Pottery site is historically significant as the location of one of metropolitan Sydney's foremost and influential potteries producing clay products for the building industry. Historically the site is of state significance for this reason. Part of the site was the location of one of Sydney's first drive in theatres, which opened in December 1956.

The site is associated with the Liebenritt family, significant pottery manufacturers from the middle of the nineteenth century through to the second half of the twentieth century. The site is almost certain to contain relics and evidence from the time of Liebenritt's pottery making activities. It is considered to be relatively rare in terms of its archaeological potential and is considered to have been representative of pottery manufacturing sites during the second half of the nineteenth century and into the twentieth century.

The Heritage Impact Statement indicates the proposal may have a minor but acceptable impact on the archaeological significance of the former pottery site. The development application stage may manage this impact through the following recommendations:

- Application for Exemption: Prior to any excavation work commencing, an application must be made to the NSW Heritage Office for an application permit under the terms of the Heritage Act 1977.
- Geotechnical Investigations: Prior to any excavation works commencing, geotechnical investigations of areas of archaeological sensitivity should be undertaken by a qualified geotechnician.
- Monitoring: Any excavation works undertaken as part of the future development of the site should be monitored and recorded by a qualified archaeologist.
- Unexpected finds: Should any unexpected relics be uncovered during the works, all work must stop, appropriate conservation and protection measures be implemented by a qualified archaeologist and the Heritage Division be notified.
- Salvage: Prior to and during the undertaking of any future excavation works, brick and tile debris should be salvaged throughout the subject site and incorporated in the future design. Removal of any items to be carried out in accordance with specific salvage methodologies.
- Heritage Interpretation: An archaeologist or heritage specialist is to develop an interpretation plan for the site. Although heritage interpretation signage has been erected at the entrance of the Chullora Marketplace shopping centre, any future development of the site should also incorporate interpretation media wherever possible (e.g. street names or the incorporation of bricks and tiles).



Although the site would consist primarily of cuts and clay pits, the Heritage Impact Statement indicates there is some potential for the presence of remnant ancillary structures, tools, infrastructure and brick and tile material. The Heritage Impact Statement would need to include an additional recommendation on the future management and display of any relics found on the site. Council’s assessment supports these findings.

6.4 Direction 3.4 (Integrating Land Use and Transport)

The objective of the direction is to improve access to housing, jobs and services by walking, cycling and public transport.

Council reviewed the traffic and transport infrastructure needs to support this planning proposal. The infrastructure works include (but are not limited to):

| Infrastructure | Proposed Improvements |
|--|--|
| Footpaths and public domain works | <ul style="list-style-type: none"> • New footpaths. • Undergrounding of power lines on the eastern side of Waterloo Road (extending from 343 to 355 Waterloo Road) to enable better street tree planting. • Cycle links from the site to Lockwood Park (may be in the form of a shared path) and to the north–south regional cycleway which runs along Maiden Street–Roberts Road. • Improved street lighting in the mid-block connection that links the site to Watergum Way. |
| Traffic and transport related infrastructure | <ul style="list-style-type: none"> • New signalised pedestrian crossing on the northern side of the Waterloo Road and Norfolk Road intersection. • New roundabout and associated splitter islands at the Waterloo and Como Roads intersection. • Two new bus shelters on Waterloo road, fronting the site. |

This planning proposal is consistent with the direction subject to implementing the planning agreement to ensure the future development of the site is linked to the delivery of enabling infrastructure. The planning agreement is to be exhibited concurrently with the planning proposal.

6.5 Direction 7.1 (Implementation of *A Plan for Growing Sydney*)

This planning proposal is consistent with the Metropolitan Plan, ‘*A Plan for Growing Sydney*’, namely Direction 2.1 to accelerate housing supply across Sydney. This planning proposal supports the growth of new housing near jobs and services.



However, this planning proposal is inconsistent with the following Ministerial Directions:

6.6 Direction 3.1 (Residential Zones)

The objectives of the direction are to encourage a variety and choice of housing types, and to make efficient use of existing infrastructure and services.

Clause 4(d) of the direction encourages the provision of housing to be of good design. Council commissioned an urban design peer review to recommend an appropriate building envelope for the site. The peer review makes the following recommendations:

| 353 Waterloo Road | Existing controls | Recommended controls (urban design peer review) |
|------------------------------|----------------------------|--|
| Zone | R2 Low Density Residential | B2 Local Centre |
| Maximum FSR | 0.5:1 | 1:1, including a maximum floor space ratio of 0.65:1 for the purposes of residential development |
| Maximum building height | 9 metres (2 storeys) | 14 metres (4 storeys) |
| Minimum subdivision lot size | 450m ² | Do not apply the Lot Size Map as the Lot Size Map does not apply to Zone B2 Local Centre |
| 355 Waterloo Road | Existing controls | Recommended controls (urban design peer review) |
| Maximum building height | 11 metres (3 storeys) | 11–20 metres (3–6 storeys) |
| Maximum FSR | 1:1 | 1:1, including a maximum floor space ratio of 0.65:1 for the purposes of residential development |

This planning proposal implements the recommendations of the urban design peer review to ensure good design.

However, the proposal to include a maximum 0.65:1 floor space ratio for the purposes of residential development may be inconsistent with clause 5(d) of the direction. The clause discourages planning proposals to reduce the permissible residential density of the land.



In accordance with clause 6, this planning proposal may be inconsistent if justified by a study prepared in support of the proposal.

To ensure that the residential uses do not dominate the site, Council's urban design peer review recommends setting a maximum 0.65:1 floor space ratio for the purposes of residential development.

The proposed FSR changes would result in a similar yield to the application's concept plan and would provide an assurance that the site would not be dominated by residential uses in the future. This is important to fulfil the strategic vision of Chullora as a local centre. This planning proposal implements the recommendations of the urban design peer review.

6.7 Direction 4.3 (Flood Prone Land)

The objective of the direction is to ensure that the development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005.

The site is subject to medium risk stormwater flooding at 353 Waterloo Road and in the north-east corner of 355 Waterloo Road. According to Bankstown Development Control Plan 2015–Part B12, the medium flood risk precinct is defined as '*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*'.

To date, the proposal is inconsistent with clause 6 of the direction as it permits a significant increase in the development of the site at 353 Waterloo Road. However, in accordance with clause 9(b), the proposal may be inconsistent as any risks resulting from the future redevelopment of the site may be satisfactorily addressed by applying the provisions of Bankstown Development Control Plan 2015–Part B12 as part of the development application process.



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?

The site adjoins Norfolk Reserve (67–67A Norfolk Road and 11 Watergum Way, Greenacre). According to Council’s Community Land Generic Plan of Management, Norfolk Reserve contains bushland and endangered ecological communities.

Council’s urban design peer review recommends a 14 metre building height (4 storeys) and landscaped buffer along the eastern boundary to protect the environmentally sensitive area. This planning proposal implements the recommendations of the urban design peer review.

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

There are no other likely environmental effects as a result of this planning proposal.

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

9.1 Social effects

This planning proposal adequately addresses social effects subject to implementing the planning agreement to ensure the future development of the site is linked to the delivery of enabling infrastructure.

The application’s Social Impact Assessment Report recommends a publicly accessible plaza, new footpaths, public domain works, playground improvements and community space to support this planning proposal. The report also indicates there are a number of primary and secondary schools located within the vicinity of the site. These schools have sufficient capacity to accommodate additional demand created by future development in the area. The nearest hospital is the Bankstown–Lidcombe Hospital in Bankstown, located approximately 7km southwest of the site.

Council reviewed the social infrastructure needs to support this planning proposal. The infrastructure works include (but are not limited to):



| Infrastructure | Proposed Improvements |
|--|--|
| Open space and playground infrastructure | <ul style="list-style-type: none"> • A publicly accessible plaza, with potential for some civic functions to create a focal point and a sense of place for the community. • Improved playground equipment in Northcote Reserve (260 Waterloo Road, Greenacre). |
| Footpaths and public domain works | <ul style="list-style-type: none"> • New footpaths. • Undergrounding of power lines on the eastern side of Waterloo Road (extending from 343 to 355 Waterloo Road) to enable better street tree planting. • Cycle links from the site to Lockwood Park (may be in the form of a shared path) and to the north–south regional cycleway which runs along Maiden Street–Roberts Road. • Improved street lighting in the mid-block connection that links the site to Watergum Way. |
| Traffic and transport related infrastructure | <ul style="list-style-type: none"> • New signalised pedestrian crossing on the northern side of the Waterloo Road and Norfolk Road intersection. • New roundabout and associated splitter islands at the Waterloo and Como Roads intersection. • Two new bus shelters on Waterloo road, fronting the site. |
| Community facilities | The proponent to contribute to a district level recreation facility and district level community facility in the Greenacre locality. |

At the Ordinary Meeting of 23 July 2019, Council resolved to prepare a planning agreement to ensure the future development of the site is linked to the delivery of enabling infrastructure. The planning agreement is to be exhibited concurrently with the planning proposal.

9.2 Economic effects

This planning proposal adequately addresses economic effects in relation to potential impacts on the local centre in Greenacre.

The application’s Economic Impact Analysis Report indicates this planning proposal does not impact on the role of Greenacre within the centres hierarchy. According to the report, the existing customer shopping patterns are unlikely to change as a result of the proposal. Given that the proposal will not materially change the overall provision of floor space on the site, the impacts on Greenacre are likely to be minimal. Council’s assessment supports these findings.



Section D–State and Commonwealth interests

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

Council reviewed the public infrastructure needs to support this planning proposal. The infrastructure works include (but are not limited to):

| Infrastructure | Proposed Improvements |
|--|--|
| Open space and playground infrastructure | <ul style="list-style-type: none"> • A publicly accessible plaza, with potential for some civic functions to create a focal point and a sense of place for the community. • Improved playground equipment in Northcote Reserve (260 Waterloo Road, Greenacre). |
| Footpaths and public domain works | <ul style="list-style-type: none"> • New footpaths. • Undergrounding of power lines on the eastern side of Waterloo Road (extending from 343 to 355 Waterloo Road) to enable better street tree planting. • Cycle links from the site to Lockwood Park (may be in the form of a shared path) and to the north–south regional cycleway which runs along Maiden Street–Roberts Road. • Improved street lighting in the mid-block connection that links the site to Watergum Way. |
| Traffic and transport related infrastructure | <ul style="list-style-type: none"> • New signalised pedestrian crossing on the northern side of the Waterloo Road and Norfolk Road intersection. • New roundabout and associated splitter islands at the Waterloo and Como Roads intersection. • Two new bus shelters on Waterloo road, fronting the site. |
| Community facilities | The proponent to contribute to a district level recreation facility and district level community facility in the Greenacre locality. |

At the Ordinary Meeting of 23 July 2019, Council resolved to prepare a planning agreement to ensure the future development of the site is linked to the delivery of enabling infrastructure. The planning agreement is to be exhibited concurrently with the planning proposal.

11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway Determination?

An update to this section will occur following consultation with public authorities in accordance with the Gateway Determination.



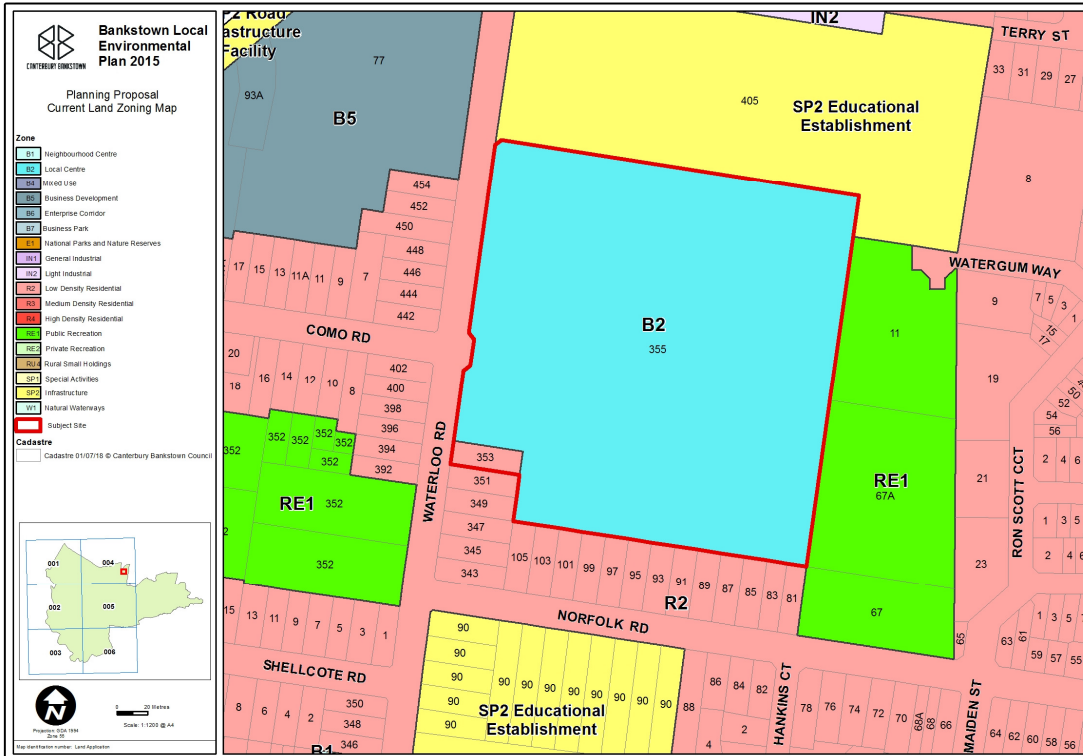
Part 4–Maps

The maps accompanying this planning proposal are:

- Map 1–Land Application Map
- Map 2–Existing Land Zoning Map
- Map 3–Proposed Land Zoning Map
- Map 4–Existing Floor Space Ratio
- Map 5–Proposed Floor Space Ratio
- Map 6–Existing Building Height
- Map 7–Proposed Building Height

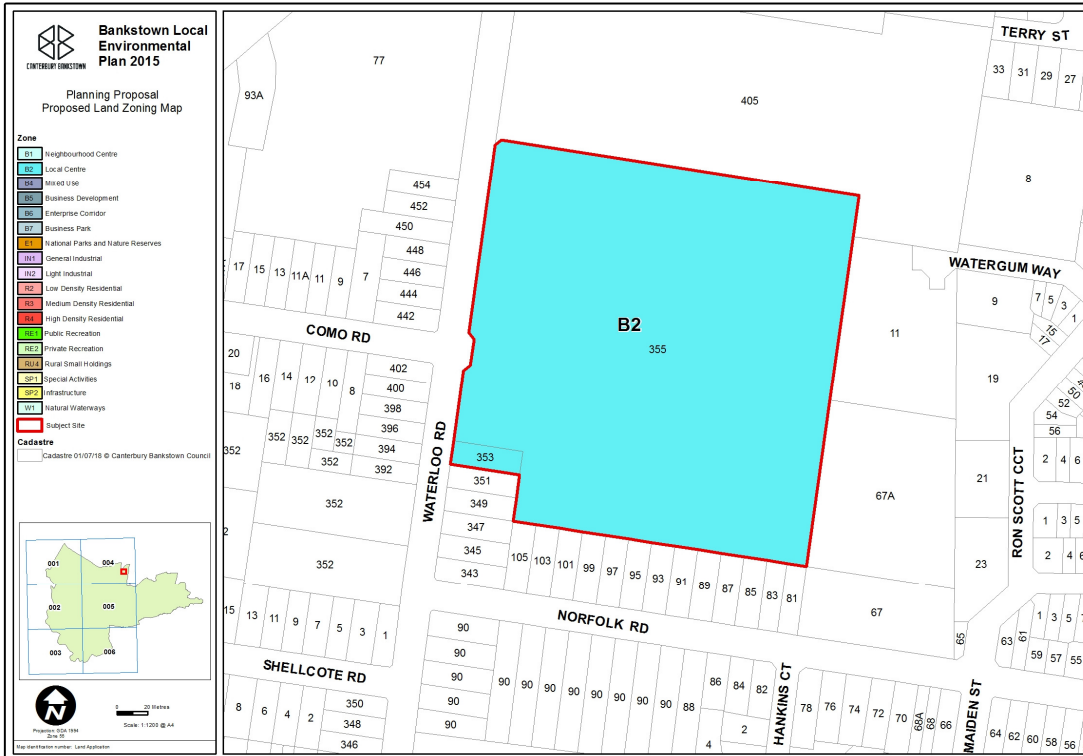


Map 2: Existing Land Zoning Map



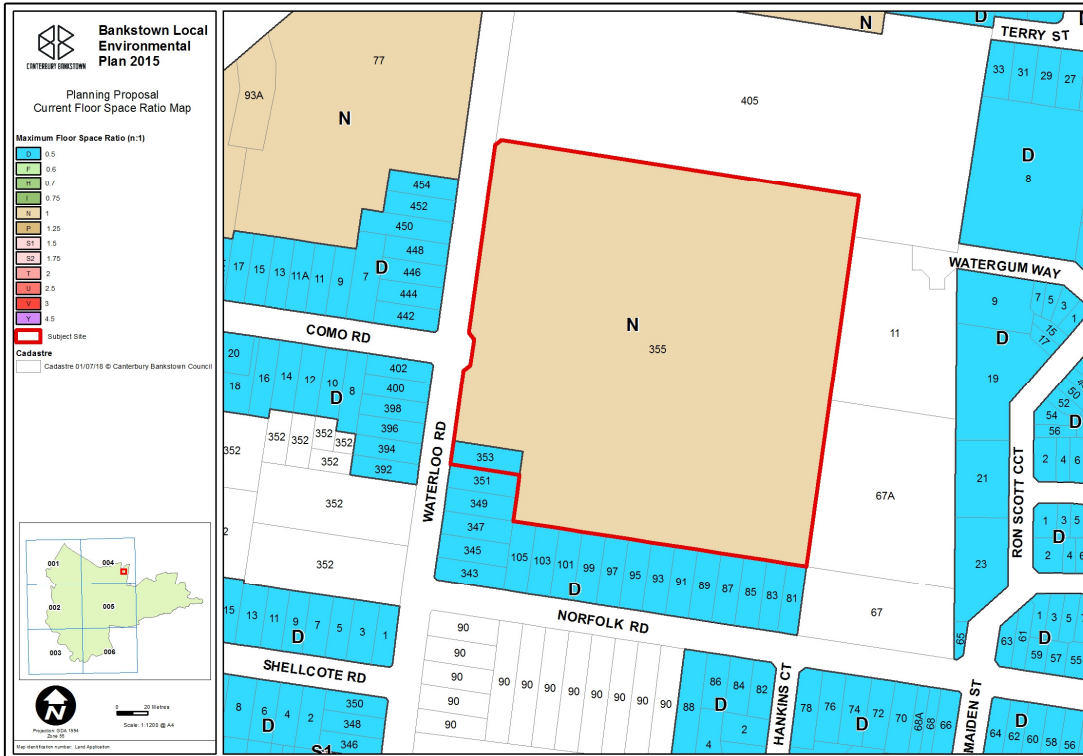


Map 3: Proposed Land Zoning Map



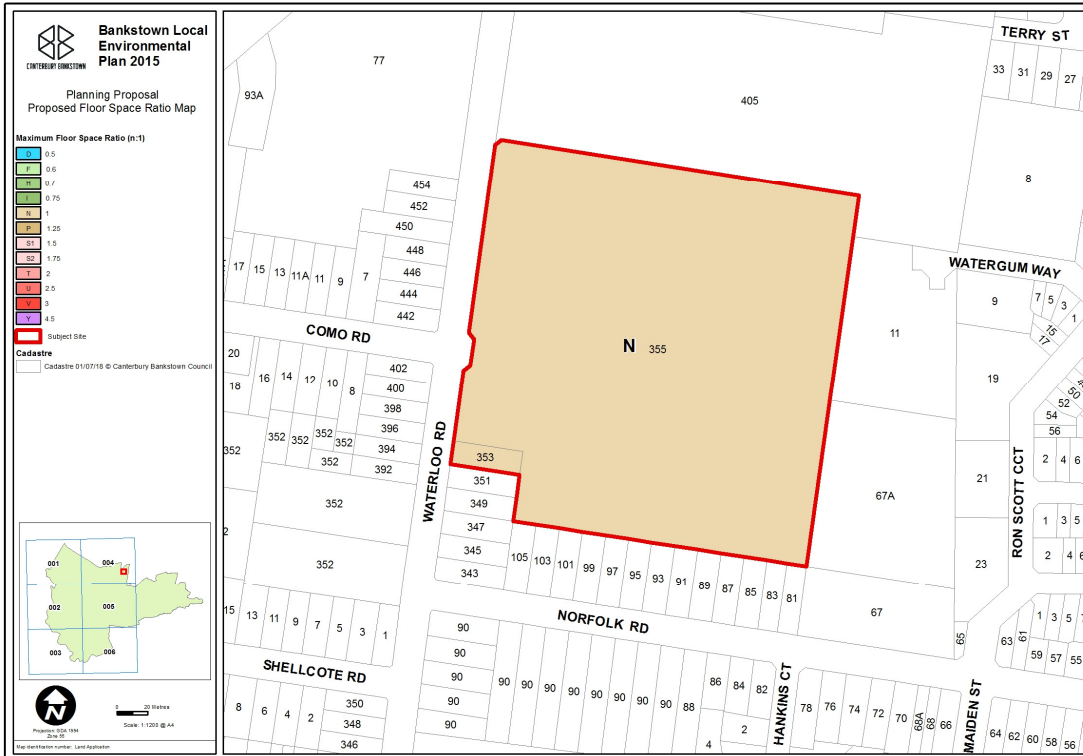


Map 4: Existing Floor Space Ratio



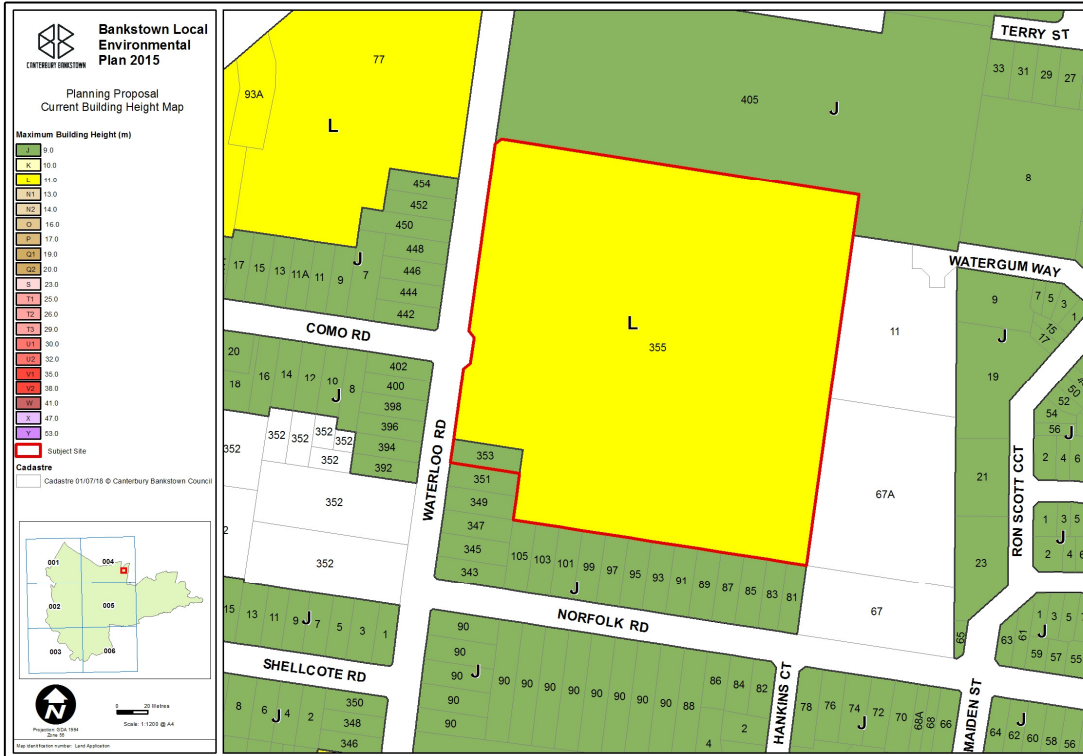


Map 5: Proposed Floor Space Ratio



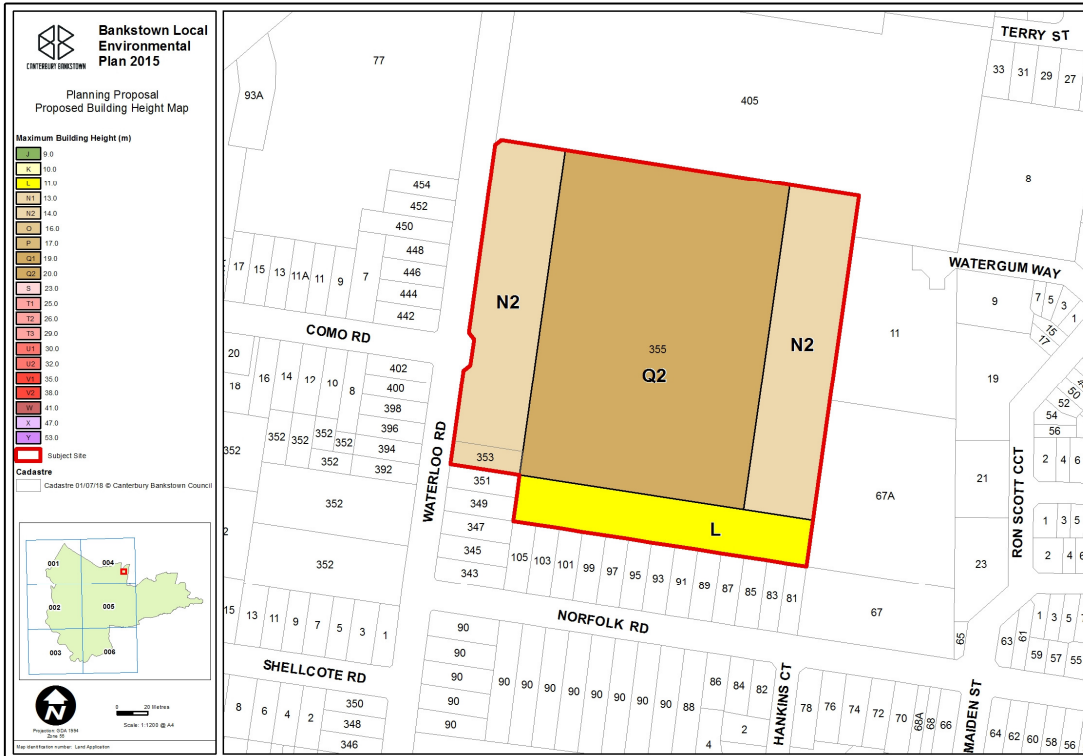


Map 6: Existing Building Height





Map 7: Proposed Building Height





Part 5–Community Consultation

The exhibition period for this planning proposal is likely to take a minimum 28 days and would comprise:

- Notification in the local newspaper that circulates in the area affected by this planning proposal.
- Displays at the Council administration building (Bankstown Branch) and corporate website.
- Written notification to affected and adjoining property owners.
- Written notification to public authorities including:
 - Chullora Public School
 - NSW Department of Education
 - NSW Heritage Office
 - NSW Police
 - Roads & Maritime Services
 - South Western Sydney Local Health District
 - Sydney Water
 - Telstra
 - Transport for NSW
 - Ausgrid
 - Local bus operators.



Part 6–Project Timeline

| Dates | Project timeline |
|---------------|---|
| October 2019 | Issue of Gateway Determination |
| December 2019 | Complete additional information |
| February 2020 | Exhibit planning proposal |
| April 2020 | Report to Council following the exhibition |
| May 2020 | Submit Draft Local Environment Plan to the Parliamentary Counsel's Office to seek an Opinion |
| July 2020 | Submit Local Environment Plan to the Department of Planning, Industry & Environment for notification purposes |



ATTACHMENT A–State Environmental Planning Policies

| SEPPs (as at August 2019) | | Applicable | Consistent |
|---------------------------|---|------------|------------|
| 1 | Development Standards | Yes | Yes |
| 19 | Bushland in Urban Areas | Yes | Yes |
| 21 | Caravan Parks | 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 |
| 55 | Remediation of Land | Yes | Yes |
| 64 | Advertising & Signage | Yes | Yes |
| 65 | Design Quality of Residential Apartment Development | Yes | Yes |
| 70 | Affordable Housing (Revised Schemes) | Yes | Yes |
| | (Aboriginal Land) 2019 | No | N/A |
| | (Affordable Rental Housing) 2009 | Yes | Yes |
| | (Building Sustainability Index: BASIX) 2004 | Yes | Yes |
| | (Coastal Management) 2018 | No | N/A |
| | (Concurrences) 2018 | Yes | Yes |
| | (Educational Establishments & Child Care Facilities) 2017 | Yes | Yes |
| | (Exempt & Complying Development Codes) 2008 | Yes | Yes |
| | (Gosford City Centre) 2018 | No | N/A |



| | | | |
|--|---|-----|-----|
| | (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 |
| | (Miscellaneous Consent Provisions) 2007 | Yes | Yes |
| | (Penrith Lakes Scheme) 1989 | No | N/A |
| | (Primary Production & Rural Development) 2019 | Yes | Yes |
| | (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 |
| | (Vegetation in Non–Rural Areas) 2017 | Yes | Yes |
| | (Western Sydney Employment Area) 2009 | No | N/A |
| | (Western Sydney Parklands) 2009 | No | N/A |



ATTACHMENT B–Ministerial Directions

| Direction & Issue Date | | Applicable | Consistent |
|--|--|------------|------------|
| Employment and Resources | | | |
| 1.1 | Business and Industrial Zones [01/05/17] | Yes | Yes |
| 1.2 | Rural Zones [14/04/16] | Yes | Yes |
| 1.3 | Mining, Petroleum Production & Extractive Industries [01/07/09] | Yes | Yes |
| 1.4 | Oyster Aquaculture [01/07/09] | No | N/A |
| 1.5 | Rural Lands [28/02/19] | No | N/A |
| Environment and Heritage | | | |
| 2.1 | Environment Protection Zones [14/04/16] | Yes | Yes |
| 2.2 | Coastal Management [03/04/18] | 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 & Transport [14/04/16] | Yes | Yes |
| 3.5 | Development Near Licensed Aerodromes [20/08/18] | Yes | Yes |
| 3.6 | Shooting Ranges [16/02/11] | Yes | Yes |
| 3.7 | Reduction in Non–Hosted Short Term Rental Accommodation Period [15/02/19] | No | N/A |



| Hazard and Risk | | | |
|--------------------------|--|-----|-----|
| 4.1 | Acid Sulfate Soils [01/07/09] | Yes | Yes |
| 4.2 | Mine Subsidence & 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 [01/05/17] | 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 [01/05/17] | 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 [Revoked] | 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 |
| 5.11 | Development of Aboriginal Land Council Land [06/02/19] | Yes | Yes |
| Local Plan Making | | | |
| 6.1 | Approval & Referral Requirements [01/07/09] | Yes | Yes |
| 6.2 | Reserving Land for Public Purposes [01/07/09] | Yes | Yes |
| 6.3 | Site Specific Provisions [01/07/09] | Yes | Yes |



| 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 |
| 7.3 | Parramatta Road Corridor Urban Transformation Strategy [09/12/16] | No | N/A |
| 7.4 | Implementation of North West Priority Growth Area Land Use & Infrastructure Implementation Plan [15/05/17] | No | N/A |
| 7.5 | Implementation of Greater Parramatta Priority Growth Area Interim Land Use & Infrastructure Plan [25/07/17] | No | N/A |
| 7.6 | Implementation of Wilton Priority Growth Area Interim Land Use & Infrastructure Plan [05/08/17] | No | N/A |
| 7.7 | Implementation of Glenfield to Macarthur Urban Renewal Corridor [22/12/17] | No | N/A |
| 7.8 | Implementation of Western Sydney Aerotropolis Interim Land Use & Infrastructure Plan [20/08/18] | No | N/A |
| 7.9 | Implementation of Bayside West Precincts 2036 Plan [25/09/18] | No | N/A |
| 7.10 | Implementation of Planning Principles for the Cooks Cove Precinct [25/09/18] | No | N/A |