



Planning Proposal

Canterbury Bankstown Local Environmental Plan

October 2019





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Introduction

In June 2018, the NSW Government announced the Accelerated Local Environmental Plan Program, which provides funding to councils to prepare and implement a Local Strategic Planning Statement and make subsequent changes to planning controls.

In September 2018, Canterbury Bankstown Council endorsed the Project Plan to commence the Accelerated Local Environmental Plan Program. The Project Plan requires Council to prepare a Local Strategic Planning Statement and to bring together the planning controls of the former Canterbury and Bankstown Councils into a single Local Environmental Plan.

There are six phases in the Accelerated Local Environmental Plan Program as shown below. Council completed Phase 2 in September 2019 with the exhibition of the Draft Local Strategic Planning Statement, *Connective City 2036*.

Figure1: Accelerated Local Environmental Plan Program (key outcomes to be achieved)



Source: LEP Roadmap (Department of Planning, Industry and Environment, May 2018)



In relation to next steps, Council resolved at the Ordinary Meeting of 24 September 2019 to commence Phase 4 of the Accelerated Local Environmental Plan Program as follows:

1. *Council exhibit the draft Local Strategic Planning Statement Connective City 2036 at Attachment A and supporting documents at Attachment B between 25 September and 15 November 2019 in line with the proposed exhibition program outlined in Attachment C.*
2. *Council prepare and submit a planning proposal to the Department of Planning, Industry and Environment for Gateway Determination to create the new Canterbury Bankstown Local Environmental Plan. The Planning proposal will not have any changes to planning provisions, it is to seek the Department's requirements for exhibition including agency engagement requirements up front so as to not delay this process.*
3. *A detailed report be provided to Council on the planning proposal after a Gateway Determination has been received and prior to exhibition.*
4. *The local strategic planning statement identify the following areas for their special natural, scenic or architectural value and ensure that these areas are protected from inappropriate future development.*
 - (a) *Areas south of the East Hills Rail Line at East Hills, Padstow, Panania, Picnic Point and Revesby.*
 - (b) *Areas in the east of our city along the Cooks River and conservation areas including around Ashbury, Hurlstone Park and Earlwood.*
5. *Council undertake further analysis and refinement of these areas during the exhibition of the Local Strategic Planning Statement.*
6. *Council include provisions into the new Canterbury Bankstown LEP to ensure the special character of these areas is protected and enhanced.*

This planning proposal implements the Council resolution (item 2) by seeking the Department of Planning, Industry and Environment's requirements for exhibition. At this point in time, this planning proposal does not contain any changes to planning provisions.

The Department's requirements and the adoption of *Connective City 2036* may see updates and amendments to this planning proposal.



Part 1–Intended Outcomes

The intended outcomes of this planning proposal are:

- To consolidate and harmonise Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012.
- To give effect to the first stage of *Connective City 2036* as outlined in the Council report of 24 September 2019, namely the alignment of Council's current policy positions and giving effect to parts of *Connective City 2036*.

This planning proposal applies to the City of Canterbury Bankstown as shown in Figure 2.

Figure 2: Land Application Map





Part 2–Explanation of Provisions

To achieve the intended outcomes, this planning proposal proposes:

1. To consolidate and harmonise Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012.
2. To give effect to the first stage of *Connective City 2036*, which includes the following actions:

Evolution	Priority	Action
Places for Commerce and Jobs	Increase job numbers, choice and diversity	Ensure no net loss of employment floor space on sites within the Bankstown and Campsie Centres.
Places for Commerce and Jobs	Protect and enhance employment lands	Retain all industrial and business lands (except as specified in this document) and do not support residential land uses, including aged care and live work units, in industrial and urban services lands.
Places for Commerce and Jobs	Protect and enhance employment lands	Revise land uses around freight hubs to minimise sensitive and conflicting land uses.
Urban and Suburban Places, Housing the City	Improve design quality throughout the city	Include design excellence provisions with appropriate thresholds into Council's new planning framework.
Urban and Suburban Places, Housing the City	Improve design quality throughout the city	Set new development controls that incorporate context, urban design and quality design.
Urban and Suburban Places, Housing the City	Protect the low density character of our suburban neighbourhoods	Avoid medium density housing types in suburban areas and maintain local character and landscape.



Evolution	Priority	Action
Urban and Suburban Places, Housing the City	Protect the low density character of our suburban neighbourhoods	Identify the attributes that make special character areas unique, refine their boundaries and protect them from inappropriate development.
Urban and Suburban Places, Housing the City	Recalibrate Council's low and medium density housing zones	Rationalise the use of the R2 Low Density and R3 Medium Density zones throughout the City.
Urban and Suburban Places, Housing the City	Recalibrate Council's low and medium density housing zones	Review and recalibrate the permissible uses in the R2 Low Density and R3 Medium Density zones.
Urban and Suburban Places, Housing the City	Recalibrate Council's low and medium density housing zones	Do not allow medium density housing in the R2 Low Density Residential zones.
Urban and Suburban Places, Housing the City	Dual occupancies	Review planning controls for dual occupancies in special character areas and localities with narrow streets.
Urban and Suburban Places, Housing the City	Implement current land use strategies	Integrate current land use strategies into Council's new planning framework.
Urban and Suburban Places, Housing the City	Provide housing that suits the population	Continue to allow secondary dwellings in low rise suburban locations.



Evolution	Priority	Action
Design Quality	High quality design underpins CBCity's policy framework and controls.	Prepare a design quality and sustainability clause to be included in the Local Environmental Plan.
Governance and Funding	Effectively align infrastructure funding and delivery with growth	Reclassify certain drainage reserves from Community to Operational Land.



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 Draft Local Strategic Planning Statement, *Connective City 2036*.

Background

The *Environmental Planning and Assessment Act 1979* (section 3.9) requires councils to prepare Local Strategic Planning Statements to include or identify the following:

- The basis for strategic planning in the area, having regard to economic, social and environmental matters;
- The planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under section 402 of the Local Government Act 1993;
- The actions required for achieving those planning priorities; and
- The basis on which the council is to monitor and report on the implementation of those actions.

In June 2018, the NSW Government announced the Accelerated Local Environmental Plan Program, which provides funding to councils to prepare and implement a Local Strategic Planning Statement and make subsequent changes to planning controls.

In September 2018, Council endorsed the Project Plan to commence the Accelerated Local Environmental Plan Program. The Project Plan requires Council to prepare a Local Strategic Planning Statement and to bring together the planning controls of the former Canterbury and Bankstown Councils into a single Local Environmental Plan.

About the Local Strategic Planning Statement, *Connective City 2036*

Connective City 2036 is a 20 year strategic planning vision for the City of Canterbury Bankstown that:

- Sets directions and priorities for the future;
- Aligns with the priorities set out in the South District Plan; and
- Gives effect to Council's Community Strategic Plan, *CBCity 2028*.



Connective City 2036 incorporates input from Councillors, key stakeholders and community engagement activities; and is informed by place analysis, technical studies and the policy and planning frameworks that apply to the former Canterbury and Bankstown local government areas. *Connective City 2036* will have statutory (legal) weight when adopted by Council.

Connective City 2036 is structured into three key sections – a plan, 10 Directions and 10 Evolutions, each of which is described below.

The Plan illustrates how land uses and infrastructure will be integrated and coordinated across the City. It identifies centres and precincts, employment lands and collaboration areas. It also identifies existing and future key public transport initiatives, health and education infrastructure, and blue and green grid priorities and important connections to places throughout the Sydney Metropolitan area.

The 10 Directions recognise that as the largest and most centrally located local government area, the City of Canterbury Bankstown can contribute to Greater Sydney and support the Harbour City (Sydney CBD) and Western City (Parramatta CBD).

Connective City 2036—Ten Directions

Directions		Overview
1	Metropolitan Direction: Supporting Greater Sydney's evolution into a Metropolis of Three Cities.	The City of Canterbury Bankstown's strategic location is pivotal to the growth and connectivity of the Three Cities (Harbour, River and Parkland Cities). This provides a platform for the establishment of business and diverse housing choices with easy accessibility across Greater Sydney.
2	Metropolitan Direction: Allocating metropolitan-serving roads while optimising Canterbury-Bankstown as a freight and distribution powerhouse.	Recognises the important function of major roads in the City of Canterbury Bankstown, particularly linking industrial lands to the Greater Sydney region, and allowing for north-south movement. The plan calls for strengthening the metropolitan road network to then ensure local roads can become more attractive residential precincts. The M5 is recognised as a major transport gateway into the city, connecting it to the current and future airports and major urban centres. Upgrading freight infrastructure such as Chullora Intermodal, will ensure strong connectivity from Port Botany into the City of Canterbury Bankstown and improve efficiency in the freight network.



Directions		Overview
3	Metropolitan Direction: Fulfil the aspiration for an interconnected Sydney Metro System.	The City of Canterbury Bankstown is an integral part of a gridded Metro network for Greater Sydney, allowing for enhanced functionality of public transport through the introduction of new north-south and east-west Metro connectivity that transform Sydney's current radial network. This provides new opportunity at Metro interchanges to support centre renewal and attract investment.
4	Metropolitan Direction: Create the Green Grid by connecting Georges and Parramatta Rivers and Botany Bay to Duck River.	The City of Canterbury Bankstown is surrounded by ecological corridors and natural areas. The plan is to connect these, preserve these corridors in the western part of the city, and create new corridors in the east. This section identifies important green and blue corridors for the city, and identifies the key connections the rivers provide from an ecological and active transport perspective to the Three Cities model set by the Greater Sydney Commission.
5	Metropolitan Direction: Support a growing Sydney by creating a hierarchy of great places and dynamic urban centres.	The City of Canterbury Bankstown's centres network provides a framework for sustainable urban growth where quality and diverse housing sit within a mix of retail, urban services and business close to protect natural areas and open space. Centres provide the opportunity to focus new jobs, business and housing in renewed centres. In Bankstown and Campsie, housing will co-locate with jobs, urban services and open spaces near train, metro and bus connections. This supports the 30 minute aspirations of the city. Established low density residential areas offer housing for intergenerational and family living, with density growth to be focused in the centres.
6	City Direction: Chapel Road Precinct - Chullora to Bankstown, the City's Heart	This precinct will be the economic, educational, civic, cultural and business heart of the city. Chapel Road will be the anchor for major health and education investment in the city. The precinct be supported by a north-south Metro connection from Parramatta to Kogarah via Bankstown and



Directions		Overview
		Chullora. Bankstown will have high density living with high amenity.
7	City Direction: Eastern Lifestyle and Medical Precinct (Campsie to Kingsgrove)	This precinct is anchored by Campsie and Kingsgrove, with Canterbury Hospital forming the heart of a cohesive medical precinct. Industrial areas around Kingsgrove can be transformed into an employment focussed innovation and start up precinct in a pedestrian focused urban setting.
8	City Direction: Bankstown Aviation and Technology Precinct	Build on the aviation heritage of this precinct to create a centre of aviation excellence with supporting advanced manufacturing, innovative industrial, specialist health and education and smart transport and logistics uses. The centre will have good access to enhanced Georges River Parklands, with Marion Street becoming a key connector between Bankstown Airport and Bankstown City Centre.
9	City Direction: 34 centres and their surrounding suburbs	The City of Canterbury Bankstown has a range of different centres, each with a different economic and cultural focus. A hierarchy of centres is established to inform decisions around building uses, types and scales and determining the infrastructure and open space needs to support community cohesion and sustainable living. Built form in each centre will be underpinned by community defined desired future character.
10	City Direction: Canterbury Bankstown's river systems and tributaries	Prioritisation of water management and natural resource initiatives to create sustainable river processes and beautiful open spaces. This includes enhancing water quality, and guiding how we manage and plan for open space and passive recreation to match community needs. Water sensitive design will inform the rejuvenation of centres, suburbs and development.



Connective City 2036–Ten Evolutions

The Ten Evolutions represent the land use and infrastructure qualities and attributes that the community considers the most important. Each Evolution is described in terms of the existing opportunities and constraints, the actions required to be taken over the short, medium and long term between now and 2036, and where possible, measures and targets have also been identified. The actions and targets have been developed to align with *CBCity2028* and implement the directions and planning priorities of the South District Plan.

The Ten Evolutions are summarised below:

- *Evolution 1 Coordination, community, collaboration, context:* Builds on challenges and opportunities. This evolution shows how we will implement *Connective City 2036*.
- *Evolution 2 Movement for commerce and place:* Connectivity is critical. This evolution identifies a transport network that supports the premier locations for change (Bankstown and Campsie) and better connections for people living in other urban and suburban areas to transport interchanges and options.
- *Evolution 3 Economy, jobs and commerce:* Canterbury-Bankstown's centres and industry sector strengths offer a diversity of jobs. This evolution identifies the land use context needed to stimulate jobs growth in centres and where transition of industrial land will attract new jobs.
- *Evolution 4 Green web:* The green grid is an interconnected network of green spaces and natural areas. This evolution shows how the green grid will extend across the City as we enhance existing and proposed green links.
- *Evolution 5 Blue web:* Waterways are a valued asset for the City. This evolution sets out how we can better integrate the Cooks, Georges and Duck Rivers and their tributaries and creeks into urban and suburban areas.
- *Evolution 6 Urban and suburban places, housing the city:* Diversity of housing is fundamental to a thriving and dynamic City. This evolution identifies the most appropriate locations for growth and change where we will work with the NSW Government to focus investment. Suburban areas will be preserved for low density housing on quieter, tree-lined streets.
- *Evolution 7 Cultural places and spaces:* The City offers a great lifestyle with pockets of cultural identity and a diversity of people and places within the community. This evolution sets out the City-shaping and community-supporting infrastructure required to sustain and enhance Canterbury-Bankstown.
- *Evolution 8 Design quality:* The City has many places of built, natural and cultural heritage and places with a significant local character. This evolution will describe



how we can instil the right design choices to achieve a sustainable, liveable, healthy and attractive city.

- *Evolution 9 Sustainability and resilience:* Council supports the NSW Government's goal of net-zero emissions by 2050. This evolution sets out place-based approaches that manage energy, water and waste efficiently to help us build resilience across the City, encourage sustainable urban living and create cooler streets that help to mitigate changes in the climate.
- *Evolution 10 Governance and funding:* This evolution sets out the funding framework and processes to ensure required infrastructure is properly staged and funded.

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.

The Accelerated LEP Review Program Agreement between Council and the Department of Planning, Industry and Environment requires Council to prepare this planning proposal to consolidate and harmonise Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012, and to give effect to the first stage of *Connective City 2036*.



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 the Greater Sydney Region Plan and South District Plan, as set out below.

3.1 Great Sydney Region Plan: 10 Directions

Directions	Response
A city supported by infrastructure – Infrastructure supporting new developments.	The Canterbury Bankstown Local Environmental Plan will be accompanied by a citywide 7.11 Contributions Plan.
A collaborative city – Working together to grow a Greater Sydney.	The City of Canterbury Bankstown will continue to work with relevant state agencies for the purposes of this planning proposal. It is anticipated that the Gateway Determination will prescribe the appropriate agencies for collaboration.
A City for People – Celebrating diversity and putting people at the heart of planning.	This planning proposal is Phase 1 of the Local Strategic Planning Statement, which in its entirety seeks to put people at the heart of planning and build on the City's diversity. This will be reflected through the diversity of housing types permitted, protecting a diverse jobs profile and creating great places.
Housing the City – Giving people housing choices.	This planning proposal will maintain the diversity of housing permitted across the City, ranging from secondary dwellings to large detached housing.
A City of Great Places – Designing places for people	Design quality and excellence will be included in this planning proposal, outlining mechanisms for ensuring buildings of a high quality and contribute to great places.



Directions	Response
A well-connected City – Developing a more accessible and walkable city.	This planning proposal seeks to reduce the density in the R2 low density residential zone, to focus density in well-located medium and high density residential zones, ensuring new housing is more accessible and walkable to services and public transport.
Jobs and Skills for the City – Creating the conditions for a stronger economy	This planning proposal seeks to protect employment lands and ensure that existing employment generating floor space in Bankstown and Campsie is not reduced, protecting a diversity of employment spaces for a range of jobs and skills.
A City in its Landscape – Valuing green spaces and landscape	This planning proposal recognises a number of special character areas, which are defined by, in part, their landscape attributes. The special attributes of these Special Character Areas will define the built form outcomes, contributing to building a city in its landscape.
An Efficient City – Using resources wisely	This planning proposal seeks to include sustainability and design quality into Council's planning framework.
A Resilient City – Adapting to a changing world	Council's LSPS aims to contribute to a resilient Canterbury Bankstown. This planning proposal, being the first stage of the LSPS's implementation, is an incremental step toward a resilient Canterbury Bankstown.



3.2 South District Plan Priorities

This planning proposal will give effect to a number of planning priorities of the South District Plan, as set out in the table below.

South District Plan Priority	Response
Planning for a city supported by infrastructure.	The Canterbury Bankstown Local Environmental Plan will be accompanied by a Section 7.11 Contributions Plan for the City.
Working through collaboration	It is anticipated that the Gateway Determination for this planning proposal will set out the relevant agencies for consultation and collaboration.
Providing services and social infrastructure to meet people's changing needs.	The Canterbury Bankstown Local Environmental Plan will be accompanied by a Section 7.11 Contributions Plan for the City, which will include identification of necessary social infrastructure to support growth.
Providing housing supply, choice and affordability with access to jobs, services and public transport.	As per the actions of the LSPS, this planning proposal includes maintaining a range of housing options across the City, including maintaining affordable housing options such as secondary dwellings, and also protecting homes in special character areas and suburban locations, whilst enhancing housing choice and increasing density where there is good access to jobs, services and public transport.
Creating and renewing great places and local centres, and respecting the District's heritage.	This planning proposal seeks to implement special character areas identified in the Local Strategic Planning Statement, protecting their character and special attributes.



South District Plan Priority	Response
Growing and investing in health and education precincts and Bankstown Airport trade gateway as economic catalysts for the District.	This planning proposal seeks to protect employment floor space in Bankstown to support its designation as an emerging health and education Precinct and to protect its role as a key economic growth hub for the City of Canterbury Bankstown and the district.
Growing investment, business opportunities and jobs in strategic centres.	As above.
Retaining and managing industrial and urban services land.	This planning proposal seeks to retain all business and industrial lands whilst implementing current land use plans such as the Canterbury Road Corridor, and taking into consideration recommendations of Council's Employment Lands Study in relation to the B5 and B6 zones.



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

4.1 Community Strategic Plan, *CBCity2028*

The vision of Council's Community Strategic Plan, *CBCity2028*, is to build a City that is thriving, dynamic and real. *CBCity2028* sets out seven Destinations to transform the City:

1. Leading and Engaged: A well-governed City with brave and future focused leaders who listen.
2. Liveable and Distinctive: A well designed, attractive City which preserves the identity and character of local villages.
3. Moving and Integrated: An accessible City with great local destinations and many transport options to reach them.
4. Healthy and Active: A motivated City that nurtures healthy minds and bodies.
5. Prosperous and Innovative: A smart and evolving City with exciting opportunities for investment and creativity.
6. Clean and Green: A clean and sustainable City with healthy waterways and natural areas.
7. Safe and Strong: A proud inclusive community that unites, celebrates and cares.

Connective City 2036 and this planning proposal build on the Community Strategic Plan to ensure the City lives up to this community vision as shown in Figure 3.



Figure 3: Relationship between *CBCity2028* and *Connective City 2036*. The arrow indicates that *ConnectiveCity2036* is based on, and informed by, *CBCity2028* as its lead policy.



Source: *Connective City 2036* (Canterbury Bankstown Council)



4.2 Draft Local Strategic Planning Statement, *Connective City 2036*

This planning proposal gives effect to parts of *Connective City 2036*, in particular the actions outlined below:

Evolution	Priority	Action
Places for Commerce and Jobs	Increase job numbers, choice and diversity	Ensure no net loss of employment floor space on sites within the Bankstown and Campsie Centres.
Places for Commerce and Jobs	Protect and enhance employment lands	Retain all industrial and business lands (except as specified in this document) and do not support residential land uses, including aged care and live work units, in industrial and urban services lands.
Places for Commerce and Jobs	Protect and enhance employment lands	Revise land uses around freight hubs to minimise sensitive and conflicting land uses.
Urban and Suburban Places, Housing the City	Improve design quality throughout the city	Include design excellence provisions with appropriate thresholds into Council's new planning framework
Urban and Suburban Places, Housing the City	Improve design quality throughout the city	Set new development controls that incorporate context, urban design and quality design.
Urban and Suburban Places, Housing the City	Protect the low density character of our suburban neighbourhoods	Avoid medium density housing types in suburban areas and maintain local character and landscape.
Urban and Suburban Places, Housing the City	Protect the low density character of our suburban neighbourhoods	Identify the attributes that make special character areas unique, refine their boundaries and protect them from inappropriate development.



Evolution	Priority	Action
Urban and Suburban Places, Housing the City	Recalibrate Council's low and medium density housing zones	Rationalise the use of the R2 Low Density and R3 Medium Density zones throughout the City
Urban and Suburban Places, Housing the City	Recalibrate Council's low and medium density housing zones	Review and recalibrate the permissible uses in the R2 Low Density and R3 Medium Density zones.
Urban and Suburban Places, Housing the City	Recalibrate Council's low and medium density housing zones	Do not allow medium density housing in the R2 Low Density Residential zones.
Urban and Suburban Places, Housing the City	Dual occupancies	Review planning controls for dual occupancies in special character areas and localities with narrow streets.
Urban and Suburban Places, Housing the City	Implement current land use strategies	Integrate current land use strategies into Council's new planning framework.
Urban and Suburban Places, Housing the City	Provide housing that suits the population	Continue to allow secondary dwellings in low rise suburban locations.
Design Quality	High quality design underpins CBCity's policy framework and controls.	Prepare a design quality and sustainability clause to be included in the Local Environmental Plan.



Evolution	Priority	Action
Governance and Funding	Effectively align infrastructure funding and delivery with growth	Reclassify certain drainage reserves from Community to Operational Land.

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

To date, this planning proposal is consistent with certain State Environmental Planning Policies as provided in Attachment A.

The Department of Planning, Industry and Environment's requirements and the adoption of *Connective City 2036* would see updates to this planning proposal to demonstrate consistency with the remaining applicable State Environmental Planning Policies.

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

To date, this planning proposal is consistent with certain Ministerial Directions as provided in Attachment B.

The Department of Planning, Industry and Environment's requirements and the adoption of *Connective City 2036* would see updates to this planning proposal to demonstrate consistency with the remaining applicable Ministerial Directions.

In addition, it is noted that this planning proposal is inconsistent with Ministerial Direction 3.1 (Residential Zones), in particular with the following subclause:

*“(5) A planning proposal must, in relation to land to which this direction applies:
(b) not contain provisions which will reduce the permissible residential density of land.”*

This planning proposal may result in the reduction of the R3 Medium Density Residential Zone and the application of the lower density, R2 Low Density Residential Zone. This potential change, subject to further testing, is considered appropriate given:

- It recalibrates the housing balance across the City of Canterbury Bankstown toward centres, ensuring that density is appropriately located in well serviced, accessible locations, largely focused around rail or high frequency public transport.



- It maximises the efficiencies of infrastructure available in centres and around public transport nodes, rather than increasing housing density in areas that are poorly serviced.
- It maintains a significant spectrum of housing choice and diversity, ranging from secondary dwellings to detached houses and dual occupancies across suburban areas, and higher density multi-dwelling housing in appropriately located areas of the City.
- This approach has been tested and validated by the Canterbury Bankstown Housing Strategy.

Further analysis of the areas subject of this change will be undertaken prior to exhibition of this planning proposal.



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 Department's requirements and the adoption of *Connective City 2036* would see updates to this planning proposal to demonstrate that critical habitat or threatened species, populations or ecological communities, or their habitats, would not be adversely affected as a result of the proposal.

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

The Department's requirements and the adoption of *Connective City 2036* would see updates to this planning proposal to demonstrate that there would be no other likely environmental effects as a result of the proposal.

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

This planning proposal addresses the social and economic effects of the actions of *Connective City 2036* to which it relates, as follows:

Social Effects

- This planning proposal seeks to protect housing choice, affordability and diversity through the retention of a range of housing typologies ranging from secondary dwellings to single detached housing, and focusing density in accessible, well serviced locations.
- This planning proposal seeks to embed design and sustainability quality into new development, contributing to high quality places for people.
- The finalisation of this planning proposal will be supported by a Section 7.11 Contributions Plan which provides a mechanism for the funding of social infrastructure required to support the City of Canterbury Bankstown as it grows.

Economic Effects

- This planning proposal protects all business and industrial lands for ongoing employment use, allowing the City of Canterbury Bankstown to continue to be home to a range of business types and industries.
- This planning proposal seeks to ensure not loss of employment floor space in Bankstown and Campsie, designated as strategic centres and the major economic centres for the City of Canterbury Bankstown.



- In giving effect to existing land use plans and policies and Stage 1 of *Connective City 2036*, this planning proposal provides certainty for the community and industry in the vision and direction of the City of Canterbury Bankstown.

Section D–State and Commonwealth interests

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

This planning proposal will be supported by a Section 7.11 Contributions Plan which will ensure the forecast growth for the City is supported by public infrastructure that is either funded through the Section 7.11 Contributions Plan or another identified mechanism.

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

Maps supporting this planning proposal will be prepared following finalisation of exhibition of *Connective City 2036* and the Department of Planning, Industry and Environment's review of this planning proposal. It is anticipated that the following maps will be prepared:

- Land Application Map
- Land Zoning Map
- Additional Permitted Uses Map
- Lot Size Map
- Height of Buildings Map
- Floor Space Ratio Map
- Land Reservation Acquisition Map
- Heritage Map
- Acid Sulfate Soils Map
- Terrestrial Biodiversity Map
- Riparian Lands and Watercourses Map
- Foreshore Building Line Map
- Special Provisions Map

It is noted that the final list of maps will be prepared for exhibition of this planning proposal.



Part 5–Community Consultation

The exhibition period for this planning proposal is likely to take a minimum 28 days and will be carried out in accordance with Council's Community Participation Plan. This will include a combination of the below means of engagement:

Level of participation	When	How pre exhibition	How during exhibition	How post exhibition	Regulatory considerations
INFORM	Across the entire project timeframe but focused and targeted for participation opportunities.	Factsheets, letters, Have Your Say website and media releases; Information about the project and its purpose. Education about the planning process and issues relating to the project; Advertisement of participation opportunities.	Project updated on website and promotion of participation opportunities.	Provide feedback to participants and wider community. Distribution of participation outcomes, through a report or 'Community Statement'; Communication on next steps.	Publicly exhibit and give public notice in a local newspaper.
CONSULT	At a specific stage or across a series of project stages.	Workshops.	Online survey and opportunities for written submission.	Notification of outcomes from exhibition.	Provide opportunity for written submissions as a minimum participation opportunity.
INVOLVE	A series of project stages that seek feedback and explain evolving outcomes.	Deliberative workshops.	Online survey and opportunities for written submission.	Notification of outcomes from exhibition (and if relevant seeking participation on final issues for clarification).	
COLLABORATE	Multiple opportunities across the project.	Co-design workshops. Advisory committees and participatory decision-making.	Online survey and opportunities for written submission.	Workshops or focus groups that seek participation on finalising the plan.	
EMPOWER (not commonly used)	From the inception of the project to its delivery (and where applicable, continuing after adoption of plan)	Citizen juries, ballots and delegated decisions.	Online survey and opportunities for written submission.	Ongoing involvement from participants through the establishment of a place making group.	Projects are bound and informed by regulatory frameworks.

Consultation and engagement will also be informed by the conditions of the Gateway Determination for this planning proposal.



Part 6–Project Timeline

Dates	Project timeline
November 2019	Issue of Gateway Determination
January 2019	Complete additional information
February 2020	Address Gateway Determination requirements and required background studies
March-April 2020	Exhibition of the planning proposal
May 2020	Report to Council following the exhibition
June 2020	Submit Draft Local Environment Plan to the Department of Planning, Industry and Environment



ATTACHMENT A–State Environmental Planning Policies

SEPPs (as at October 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	TBC
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	Yes	TBC
	(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	TBC
1.2	Rural Zones [14/04/16]	Yes	TBC
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]	Yes	TBC
2.3	Heritage Conservation [01/07/09]	Yes	TBC
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	TBC
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	TBC
4.2	Mine Subsidence & Unstable Land [14/04/16]	No	N/A
4.3	Flood Prone Land [01/07/09]	Yes	TBC
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	TBC
6.3	Site Specific Provisions [01/07/09]	Yes	TBC



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