
Planning Matters - 24 September 2013

ITEM 4.7 **North West Local Area Plan and Planning Proposal**

ECM SUBJECT **Local Area Improvement Plan**

DELIVERY PROGRAM (2013-2017) **TA 1. Council will have integrated plans for local areas that recognise each location's unique characteristics and heritage that guides the future development of our city.**

AUTHOR **City Planning and Environment**

ISSUE

This report summarises the exhibition of the North West Local Area Plan that addresses a long term strategy for matters including land use planning, infrastructure provision, open space and community facilities. In considering the Bankstown Community Plan and submissions, this report recommends the adoption of the Local Area Plan as shown in Attachment A, and to submit a planning proposal to commence the implementation of the Local Area Actions in the LEP planning framework.

RECOMMENDATION That -

1. Council adopt the North West Local Area Plan as shown in Attachment A.
2. Council submit a planning proposal to the Minister for Planning & Infrastructure to seek a Gateway Determination as shown in Attachment B.
3. Council notes the summary of submissions as shown in Attachment C.
4. Council review parking contributions and possible locations for public car parks in the North West Local Area.

BACKGROUND

The City of Bankstown is changing in response to population growth, increased community expectations and environmental constraints. By 2031, the City of Bankstown is expected to grow by 22,000 dwellings and 6,000 new jobs. To address these challenges we need to plan ahead to meet the changing needs of residents, businesses, workers and visitors.

In 2009, Council resolved to prepare Local Area Plans for the city, dividing the Local Government Area into seven different localities. Together the seven Local Area

Plans will provide a comprehensive strategic planning framework for the City of Bankstown to 2031.

The objectives of the Local Area Plans are primarily to set out the vision and spatial context for the distinctive localities, specify the best ways to accommodate residential and employment growth, and outline the delivery of supporting infrastructure, facilities and open space. Linking the Local Area Plans are the citywide directions (i.e. Liveable, Invest, Green and Connected) of the Bankstown Community Plan.

At the Ordinary Meeting of 25 June 2013, Council resolved to exhibit the North West Local Area Plan.

Council's long term aim is to see the North West Local Area continue to prosper as part of the economic and transport corridor that connects the Bankstown CBD with the West Central Subregion's Global Economic Corridor. The aim is also to transform the Local Area into a model of sustainable renewal. The Local Area Plan supports growth through the following distinctive precincts:

- Bass Hill Small Village Centre
- Chester Hill Village Centre
- Georges Hall Neighbourhood Centre
- Hume Highway Enterprise Corridor
- Industrial Precincts
- Neighbourhood Precinct
- Sefton Small Village Centre
- Villawood East Precinct

This Local Area Plan as shown in Attachment A outlines the priority actions to achieve the desired outcomes, namely:

Liveable Actions	
L1	Plan for additional dwelling growth in the Chester Hill Village Centre and Sefton Small Village Centre
L2	Plan for additional dwelling growth in the Bass Hill Village Centre
L3	Maintain the neighbourhood character of the Georges Hall Neighbourhood Centre
L4	Encourage opportunities for the renewal of the Villawood East Precinct
L5	Plan for additional growth in the Neighbourhood Precinct and the Hume Highway Enterprise Corridor
L6	Protect the heritage character of the North West Local Area
L7	Lead the way with better standards of building design
L8	Make key facilities more sustainable for community services
L9	Consolidate existing facilities to make an early education and health precinct in Georges Hall
L10	Liaise with schools regarding shared access to school halls
Invest Actions	
I1	Plan for additional retail growth in the centres
I2	Plan for employment activities in the Industrial Precincts
I3	Strengthen the image and amenity of the centres
Green Actions	

G1	Maximise access and useability of parks in centres
G2	Ensure open space is accessible to residents
G3	Maximise the recreational and ecological functions of the Mirrambeena Regional Park
G4	Embellish the Remembrance Driveway Landscape Corridor
G5	Protect and manage local and regional significant conservation lands
G6	Lead the way with environmental sustainable design
G7	Support opportunities for community gardens
Connected Actions	
C1	Redevelop and expand the Chester Hill railway station
C2	Work with State Government to improve public transport services in the North West Local Area
C3	Transform Waldron Road into the Main Street for the Chester Hill Village Centre and the North West Local Area
C4	Provide balanced flow of transport options to the Chester Hill Village Centre and the Sefton Small Village Centre
C5	Enhance accessibility across the North West Local Area
C6	Develop a parking management strategy which supports the function of the centres

REPORT

Exhibition

On 25 June 2013, Council resolved that:

1. *Council exhibit the Draft North West Local Area Plan as shown in Attachment A.*
2. *Council consider a further report on the matter including a planning proposal following the exhibition.*

In response to the resolution, Council exhibited the Local Area Plan from 3 July to 2 August 2013 to seek public feedback. The exhibition involved:

- Mailout of notification letters to property owners within the centres and industrial precincts.
- Brochures distributed to occupiers in the mixed use zone in the centres and neighbourhood shops.
- Displays at Council's customer service centre, website and Chester Hill Community Centre.
- Advertisements in the Torch newspaper.
- Mailout to government agencies and the State Members.
- Mailout to residents and community groups who made a submission during the exhibition of the Issues Paper.

- Drop-in sessions were held on 17, 19 and 27 July at the Sefton railway station, Chester Hill Community Centre, Georges Hall Neighbourhood Centre and Bass Hill Plaza shopping centre.

Council received 17 submissions from Commonwealth and State agencies, residents, property owners and community groups in response to the exhibition. Attachment C contains a summary of the submissions.

Issues

The key issues raised in the submissions received were:

- Residential density and urban form
- Transport and traffic
- Protection of biodiversity and the environment
- Co-location of community facilities
- Requests for specific land use and zoning changes

a. Residential density and urban form

Land and Housing Corporation (LAHC, formerly known as the Housing NSW) is seeking high density housing within the proposed medium density housing areas in the Villawood East Precinct. One of the key justifications for high density housing is to provide developments with lifts for the aged and mobility restricted social housing tenants.

Further, the LAHC is seeking higher density along the proposed new access from Miller Road to Thurina Park via Nurragi Street.

Liverpool City Council is requesting to retain low density housing options such as dual occupancies and villa developments in the mixed use and high density residential areas in order to avoid isolating sites during the renewal process.

An objection was received from the owner of the property at No 20 Helen Street in Sefton for the potential heritage listing of the property. The site is identified as good example of the 1920's dwelling house when the railway was introduced to Sefton. The owner has sought heritage advice which does not consider the site as having historical significance. Further the site is located within the proposed medium density housing area and a heritage item would be incompatible with the surrounding character.

Consideration for the final Local Area Plan and the Planning Proposal

In considering the issues, Council provides the following response and implementation of further actions:

- Higher density residential area around the new gateway into the Villawood East Precinct - This change has merit to support a prominent gateway into the Villawood East Precinct. The LAP will be amended to include an investigation area and seek resolution through further negotiations with the Land and Housing Corporation.

- Higher density residential area for Villawood East Precinct - This change is not appropriate as LAP Action L4 identifies that the Villawood East Precinct is an opportunity site for renewal but the majority of the precinct is located outside the walking catchment of a centre. While some parts of the precinct are considered appropriate for higher densities, housing growth in this precinct is not required to meet the dwelling targets for the Local Area.
- Retain low density residential options in the mixed use and high density residential areas - This change is inconsistent with the desired character of the mixed use and high density residential growth areas. Low density residential options will deter renewal for an extended period of time.
- Potential heritage item at the property No 20 Helen Street in Sefton - Council undertook further investigation into the rarity of a weatherboard home at No 20 Helen Street in Sefton. The investigation concludes that the site is in excellent condition and no other identical house has been found in the Sefton area. However, the investigation also identified that such small historic single storey cottages are most valued when they are integrated into a distinctive character precinct or as part of a larger redevelopment where the cottage and garden setting could be retained.

Unfortunately, preserving the property is considered unviable as it is isolated and is not within a distinctive character precinct like the properties in Kara Street, Rodd Street and Kerrinea Road in Sefton. The LAP will preserve the character of these distinct precincts by retaining the low density residential development controls.

Due to the character and rarity of 20 Helen Street, it is recommended that Council explores options to record the history of the property prior to any further changes are made, such as archival recording and interpretation.

b. Transport and traffic

South Western Sydney Local Health District supports the actions for liveable communities and active transport for health benefits.

Transport for NSW supports the actions that influence public transport mode shares and the alleviation of traffic congestion, especially through the initiatives of the NSW Long Term Transport Master Plan. The master plan encourages cooperation with councils to influence better transport and land use outcomes, increase railway network capacity along the Bankstown Line, reserve major transport corridors for future transport requirements, and the development of the light rail network proposal from Parramatta CBD through Chester Hill and Bankstown CBD.

Some residents were concerned about the traffic impacts resulting from the increased housing growth in the Chester Hill Village Centre and Sefton Small Village Centre.

Consideration for the final Local Area Plan and the Planning Proposal

In considering the issues, Council considers that the traffic mitigation works are one aspect of the solution to the traffic congestion. The LAP actions support an

integrated transport approach by advocating for public transport improvements and reducing car dependency. Some of the actions include the upgrade of the Chester Hill railway station, balancing transport options to promote walking and cycling, transforming Waldron Road into a 'Main Street' to promote additional activities closer to home, and completing a parking management strategy for the centres to provide adequate parking spaces.

c. Protection of biodiversity and the environment

Commonwealth Department of Immigration and Citizenship support the protection of local and regional significant conservation lands, especially Cumberland Plain communities on the Villawood Immigration Detention Centre.

Fairfield City Council is requesting the rezoning of Mirrambeena Regional Park to the Environmental Conservation Zone to better protect the biodiversity significance of the regional park.

Consideration for the final Local Area Plan and the Planning Proposal

In considering the issues, Council does not support the rezoning of Mirrambeena Regional Park to Environmental Conservation Zone as Council has decided to conserve areas with biodiversity significance through the preparation of the Biodiversity Protection Map in the Local Environmental Plan.

d. Co-location of community facilities

Chester Hill Neighbourhood Centre Inc raised concerns about the LAP Action L8 to make key facilities more sustainable for community services, which will aim to co-locate facilities closer to the residential growth areas. In particular, the Centre is concerned about the need to provide appropriate indoor and outdoor recreational spaces, and the need to consider an appropriate booking system for the various users.

South Western Sydney Local Health District requested Council to engage with the health service providers in the area prior to the proposed co-location works.

Consideration for the final Local Area Plan and the Planning Proposal

In considering the issues, Council continues to support the co-location of community services within the walking catchment of the growth centres and existing Neighbourhood Centres. When properties are being considered to be divested, Council will need to consult the relevant service providers and plan to capture the loss of community facility spaces wherever possible.

e. Requests for specific land use and zoning changes

The owner of the property at No 977 Hume Highway in Lansdowne is supportive of the changes proposed for the site and the adjoining property at No 987 Hume Highway in Lansdowne, namely increase FSR from 1:1 to 1.5:1 and increase the building height from 2 storeys to 4 storeys. This implements LAP Action L5 that seeks to plan for additional dwelling growth in the Hume Highway Enterprise Corridor.

The owner of the property at No 56 Rabaul Road in Georges Hall is seeking to rezone the site from low density residential to a business zone. The proposed business zone would allow retail land uses and other land uses such as residential flat buildings.

The owner of the property at No 56 Waldron Road in Sefton is seeking to allow a shop within the proposed medium density housing zone. The medium density housing zone allows 3 storey terrace developments.

Consideration for the final Local Area Plan and the Planning Proposal

The rezoning requests were applicable to areas outside of the growth centres within the Local Area and the following assessment criteria from the Department of Planning & Infrastructure's "A guide to preparing planning proposal" (October 2012) were used to justify Council's response:

- Does the proposal have strategic merit and:
 - Is consistent with a relevant local strategy endorsed by the Director-General or
 - Is consistent with the relevant regional strategy or Metropolitan Plan or
 - Can it otherwise demonstrate strategic merit, giving consideration to the relevant section 117 Directions applying to the site and other strategic considerations (e.g. proximity to existing urban areas, public transport and infrastructure accessibility, providing jobs closer to home etc)
- Does the proposal have site-specific merit and is it compatible with the surrounding land uses, having regard to the following:
 - The natural environment (including known significant environmental values, resources or hazards) and
 - The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal and
 - The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

In considering the issues and the assessment criteria, Council provides the following response and implementation of further actions:

- 56 Rabaul Road in Georges Hall - The proposed rezoning of the site is not supported as the site is not located within the growth centres (inconsistent with Council's Residential Development Study), the proposal will increase residential density in an area that is affected by high level of aircraft noise, which is discouraged by the s117 Ministerial Direction 3.5-Development Near Licensed Aerodromes, and the proposal is inconsistent with s117 Ministerial Direction 4.3-Flood Prone Land as the site is located in high flood risk precinct that discourages development which may have off-site flood impacts.

However, there is merit for the site to continue as an existing restaurant due to it being located in area supported by public recreational facilities next to the Georges River, such as the Kentucky Reserve, the recently upgraded boat ramp and the new public wharf.

Therefore, Council supports the formalisation of the current use by permitting an additional 'restaurant' land use on the site. The planning proposal will include the additional 'restaurant' land use for the property at No 56 Rabaul Road in Georges Hall.

- 56 Waldron Road in Sefton – The proposal for a stand alone commercial use in the area is not supported at this location. Council prefers a 'mixed commercial and residential development' approach to provide services and housing options within the residential growth corridor.

Council has considered the site context at the intersection of Waldron Road and Hector Street, and it has a unique character where some level of retail land use could be appropriate in conjunction with residential land use. The LAP identifies the site within a residential growth corridor between Chester Hill Village Centre and Sefton Small Village Centre which will comprise medium and high density residential developments along Waldron Road.

To facilitate this form of development, Council will need to allow a 'mixed commercial and residential development' as an additional permissible land use on the site with the appropriate built form. To determine the appropriate built form, further investigation is required to determine the appropriate FSR to match the building heights. Currently, the LAP supports mixed use developments in the neighbourhood shops that have FSR ranging from 0.5:1 to 2:1 and building heights of 3 storeys. The investigation will be conducted during the Gateway process of the planning proposal and the recommendation will be reported to Council following the exhibition of the planning proposal.

In line with the consideration above, the neighbouring properties at No 61 Waldron Road and 101-103 Hector Street in Sefton share similar characteristics as the property at No 56 Waldron Road and these properties should also be encouraged to develop as a 'mixed commercial and residential development' in the future.

The planning proposal will include the additional 'mixed commercial and residential development' use for the properties at Nos 56 & 61 Waldron Road and Nos 101-103 Hector Street in Sefton.

Other changes to the North West Local Area Plan

Further to the submissions received during the public exhibition, the following changes were made to the Local Area Plan:

- Green Action Plan Map (Figure 18)

The Green Action Plan Map within the Local Area Plan outlines the areas to protect and manage local and regional significant conservation lands. During the exhibition, the Office of Heritage and Environment released updated database for threatened species of flora and fauna. The new data has been analysed and incorporated into the revised Green Action Plan Map in the LAP to accurately reflect the new information.

- Reconsideration of divestment properties

The Local Area Plan identifies Council owned properties that do not meet the needs of the existing community and recommends divestment of the properties to provide funding for the future infrastructure needs. LAP Action G2 recommended investigating the divestment of the properties at No 2 Denman Road in Georges Hall and No 50 Lucinda Avenue in Bass Hill. However, the properties are no longer considered for divestment for the following reasons:

- a. Property at No 2 Denman Road in Georges Hall - the site is known as Jacaranda Reserve and it predominantly fronts Henry Lawson Drive. LAP Action G2 identified the site as surplus open space land and aims to divest the site.

The site is located within the medium-high flood risk catchments and it contains a stormwater drainage easement. The site functions as an overland floodway in an event of a flood and it provides flood storage capacity. As such, any development on the site may have off-site flood impacts on the adjoining residential properties and the potential to change the flood conditions.

As a result of the additional environmental constraints, it is considered to be better suited to remain as open space.

- b. Property at No 50 Lucinda Avenue in Bass Hill

The site is known as Brooke Reserve and it adjoins the Lansdowne Reserve with some low density residential properties. LAP Action G2 identified the site as surplus open space land and aims to divest the site.

The site is located within a bushfire buffer area and it has been identified as a 'staging' area for the fire fighters to set up equipment in an event of bushfire in the Lansdowne Reserve.

For the reasons above, the site is better suited to remain as a reserve.

- Bass Hill Small Village Centre

LAP Action L2 plans for additional dwelling growth in the Bass Hill Small Village Centre and the accompanying map show properties at Nos 41-43 Carey Street as a high density mixed use area with the properties at Nos 731-737 Hume Highway in Bass Hill. However, the properties at Nos 41-43 Carey Street do not have access to the Hume Highway and therefore, the proposed high density mixed use area will cause land use conflict with the existing low density residential area along Carey Street. Due to the land use conflict, the properties at Nos 41-43 Carey Street will retain the existing low density residential land use and the changes are reflected in Local Area Plan.

- Managing heritage significance

LAP Action L6 protects the heritage character of the North West Local Area and it lists the potential heritage items. A further review of the potential items, properties at No 2 Kerrinea Road and No 144 Rodd Street in Sefton finds that the items have been modified to an extent that the heritage significance of the architectural elements are substantially affected.

Given the above Council will not pursue listing of these properties.

Parking management strategy and developer's contribution

LAP Action C6 outlines the need to develop a parking management strategy which supports the function of the centres. Council's preferred approach for in-centre car parking is to allow gradual increases in capacity at convenient locations around the centre. The strategy will identify appropriate locations in the centre for these uses.

Council will explore funding mechanisms to support the construction of centre car parks. One approach is to allow developer's to contribute to the construction of car parks through the Section 94A contributions (developer's contribution). A developer's contribution may be available when a development cannot provide the required number of car park spaces generated by a development. This is currently applicable in the Bankstown CBD, where a developer has an option to contribute a certain amount for the lack of off-street parking spaces.

The exploration of a funding mechanism for additional car parks will be informed by a Citywide parking management strategy, a review of the Section 94A Contributions Plan, Voluntary Planning Agreement Policy and Council's Development Control Plan.

Next steps-Planning Proposal

Should Council decide to adopt the Local Area Plan, the next step is to implement the Local Area Actions in the statutory planning framework, commencing with the Bankstown Local Environmental Plan.

The Bankstown Local Environmental Plan is Council's principal planning document to regulate the function and growth of the North West Local Area. The Local Environmental Plan provides objectives, zones and development standards such as floor space ratios, building heights, lot sizes and densities.

The Local Area Plan is proposing certain changes to the Local Environmental Plan to achieve the desired character for the identified precincts, namely:

- To strengthen Chester Hill Village Centre as the predominant mixed use precinct to achieve the job target by increasing areas for high density living and additional retail area.
- To enable the redevelopment of land within a reasonable walking distance of the railway stations at Chester Hill, Sefton and Villawood for medium and high density housing.
- To enable the provision of a wide range of multi-functional open spaces to serve community needs, whilst protecting the biodiversity values of the living spaces and corridors.

Based on the Local Area Plan, Council will submit a planning proposal to the Department of Planning & Infrastructure to include the following key changes to the Local Environmental Plan:

Proposed zoning changes

Map 1A-1C summarises the proposed zoning changes in the centres and Villawood East Precinct, which also include:

Rezone to Zone 3(b) – Business (Other Centres)	
Properties	Reasons for Rezoning
93-119 Waldron Road, Chester Hill (From Zone 2(a)-Residential A)	This implements LAP Action L1 and I1 to achieve the dwelling target and retail growth within close proximity to the railway station.
127 Waldron Road, Chester Hill (From Zone 5-Special Use-Parking Purposes)	
233 Wellington Road, Chester Hill (From Zone 5-Special Use-Community Purposes)	
235 Wellington Road, Chester Hill (From Zone 2(a)-Residential A)	
12 Chester Hill Road, Chester Hill (From Zone 5-Special Use-Community Purposes)	
104 Carlingford Road, Sefton (From part Zone 6-Open Space & Zone 5-Special Use-Telstra Purposes)	This implements LAP Action L8 to divest community facilities (Roundabout Youth Centre) that are ageing and does not meet current requirements.
39 Helen Street, Sefton (From Zone 5-Special Use-Parking Purposes)	This implements LAP Action L1 to achieve the dwelling target within close proximity to the railway station.
731-737 Hume Highway, Bass Hill	This implements LAP Action L1 to achieve the dwelling target and create a Main Street within the Bass Hill Small Village Centre.
Rezone to Zone 2(b) – Residential B	
Properties	Reasons for Rezoning
155-161 Waldron Road, Chester Hill (From Zone 5–Special Use–Community Purposes)	This implements the direction by the Department of Planning & Infrastructure to rezone special use sites to comparable zones on the adjoining properties.
63-91 Waldron Road, Chester Hill (From Zone 2(a)-Residential A)	This implements LAP Action L1 to achieve the dwelling target within close proximity to the railway station.
124-126 Hector Street, Chester Hill (From Zone 2(a)-Residential A)	This implements LAP Action L1 to achieve the dwelling target within close

58-64 Waldron Road, Chester Hill (From Zone 2(a)-Residential A)	proximity to the railway station.
70-80 & 80A Waldron Road, Chester Hill (From Zone 2(a)-Residential A)	
2-64 & 56A Wellington Road, Chester Hill (From Zone 2(a)-Residential A)	
70-80 Wellington Road, Chester Hill (From Zone 2(a)-Residential A)	
237-259 Wellington Road, Chester Hill (From Zone 2(a)-Residential A)	
1-15 & 2-10 Goodstate Place, Chester Hill (From Zone 2(a)-Residential A)	
1-13 & 2-14 Hughes Place, Chester Hill (From Zone 2(a)-Residential A)	
90-116 & 98A Proctor Parade, Chester Hill (From Zone 2(a)-Residential A)	
1-13, 2-16 & 14A Patricia Street, Chester Hill (From Zone 2(a)-Residential A)	
1 & 2-10 Birriga Avenue, Chester Hill (From Zone 2(a)-Residential A)	
1-13 Veronica Street, Chester Hill (From Zone 2(a)-Residential A)	
82-86 Proctor Parade, Chester Hill (From Zone 2(a)-Residential A)	
Part 131A Biloela Street, Villawood (From Zone 2(a)-Residential A)	

Rezone to Zone 2(c) – Residential C	
Properties	Reasons for Rezoning
1-11 & 2-10 Banool Street, Chester Hill (From Zone 2(a)-Residential A)	This implements LAP Action L1 to plan for additional dwelling growth in the centres to meet the dwelling target and to ensure that the built form is consistent with the adjoining low density residential area.
69-121 Virgil Avenue, Chester Hill (From Zone 2(a)-Residential A)	
101-119 Campbell Hill Road, Chester Hill (From Zone 2(a)-Residential A)	

116-136 Campbell Hill Road, Chester Hill (From Zone 2(a)-Residential A)	
1-23 Weemala Road, Chester Hill (From Zone 2(a)-Residential A)	
1-29 Grevillea Road, Chester Hill (From Zone 2(a)-Residential A)	
2-30 Arcadia Road, Chester Hill (From Zone 2(a)-Residential A)	
197-227 Wellington Road, Chester Hill (From Zone 2(a)-Residential A)	
2A & 2-30 Judith Street, Chester Hill (From Zone 2(a)-Residential A)	
128-138 Hector Street, Chester Hill (From Zone 2(a)-Residential A)	
161-195 Wellington Road, Sefton (From Zone 2(a)-Residential A)	
105-111 Hector Street, Sefton (From Zone 2(a)-Residential A)	
4-56 Waldron Road, Sefton (From Zone 2(a)-Residential A)	
1-33 Amesbury Avenue, Sefton (From Zone 2(a)-Residential A)	
15-29 Helen Street, Sefton (From Zone 2(a)-Residential A)	
16-34 Helen Street, Sefton (From Zone 2(a)-Residential A)	
2A, 2B, 2-16 Proctor Parade, Sefton (From Zone 2(a)-Residential A)	
4-26 Rose Street, Sefton (From Zone 2(a)-Residential A)	
1-35 Alcoomie Street, Villawood (From Zone 2(a)-Residential A)	
1 Killanoola Street, Villawood (From Zone 2(a)-Residential A)	
2-30 Lowana Street, Villawood (From Zone 2(a)-Residential A)	

23-27 Koonawarra Street, Villawood (From Zone 2(a)-Residential A)	
8-28 Alcoomie Street, Villawood (From Zone 2(a)-Residential A)	
4-6 Nurragi Street, Villawood (From Zone 2(a)-Residential A)	
3-5 Nurragi Street, Villawood (From Zone 2(a)-Residential A)	
2-6 Alcoomie Street, Villawood (From Zone 2(a)-Residential A)	
1-11 Inglebar Street, Villawood (From Zone 2(a)-Residential A)	
1 Lowana Street, Villawood (From Zone 2(a)-Residential A)	
76 Lowana Street, Villawood (From Zone 2(a)-Residential A)	
28-30 Mundamatta Street, Villawood (From Zone 2(a)-Residential A)	
238-240 Belar Avenue, Villawood (From Zone 2(a)-Residential A)	
167 Belar Avenue, Villawood (From Zone 2(a)-Residential A)	
135-165 Belar Avenue, Villawood (From Zone 2(a)-Residential A)	
1-5 Camira Street, Villawood (From Zone 2(a)-Residential A)	
46-76 Lowana Street, Villawood (From Zone 2(a)-Residential A)	
63-67 Goondah Street, Villawood (From Zone 2(a)-Residential A)	
130-156 Alcoomie Street, Villawood (From Zone 2(a)-Residential A)	
123-131 Biloela Street, Villawood (From Zone 2(a)-Residential A)	
Part 131A Biloela Street, Villawood	

(From Zone 2(a)-Residential A)	
9-45 Binna Burra Street, Villawood (From Zone 2(a)-Residential A)	
18-46 Binna Burra Street, Villawood (From Zone 2(a)-Residential A)	
1-29 Belar Avenue, Villawood (From Zone 2(a)-Residential A)	
2-36 Belar Avenue, Villawood (From Zone 2(a)-Residential A)	
2-14 Binna Burra Street, Villawood (From Zone 2(a)-Residential A)	
Part 131A Biloela Street, Villawood (From Zone 2(a)-Residential A)	

Rezone to Zone 2(a) – Residential A	
Properties	Reasons for Rezoning
1 Baden Avenue, Bass Hill (From Zone 6-Open Space)	This implements LAP Action L8 to divest properties that does not meet any of the criteria for community facilities (Chester Hill Scouts Hall).
188 Birdwood Road, Georges Hall (From Zone 5-Special Use-Educational & Community Purposes)	This implements the direction by the Department of Planning & Infrastructure to rezone special use sites to comparable zones on the adjoining properties.
34 Surrey Avenue, Georges Hall (From Zone 6-Open Space)	This implements LAP Action G2 to divest sites that do not meet environmental or future population open space needs.
Rezone to Zone 4(b) – Light Industrial	
Properties	Reasons for Rezoning
120 Miller Road, Villawood (From Zone 5-Special Use-Hostel Purposes)	This implements LAP Action I2 to plan for employment activities in the industrial precincts.
Rezone to Zone 6(a) – Open Space	
Properties	Reasons for Rezoning
158 Virgil Avenue, Chester Hill (From Zone 5-Special Use-Community Purposes)	This implements LAP Action G2 to formalise the current use of the site for open space and to ensure open space is accessible to residents.

Map 1A – Zoning changes in Chester Hill Village Centre and Sefton Small Village Centre



Map 1B – Zoning changes in Bass Hill Small Village Centre



Map 1C – Zoning changes in the Villawood East Precinct



Proposed land use changes

The planning proposal is seeking to make broader changes to the land use table to achieve the dwelling target under LAP Action L1, namely:

- In the mixed use area, focus on residential flat buildings to achieve the dwelling target. Remove low density options (namely dual occupancies, rowhouses and villas).
- In the high density housing area, focus on residential flat buildings to achieve the dwelling target. Remove low density options (namely dual occupancies, rowhouses and villas).
- In the medium density housing area, focus on terrace housing to achieve the dwelling target. Remove low density options (namely dual occupancies, rowhouses and villas).

Proposed floor space ratio and building height changes

Maps 2A-C and 3A-C summarise the proposed changes to the floor space ratios and building heights in the centres and Villawood East Precinct. In addition to the changes that correspond with the above zoning changes, the planning proposal includes the following key changes:

- Increase the floor space ratio and building heights of the mixed use area within certain land along Waldron Road in Chester Hill from 2:1 to 3:1 (subject to site consolidation) and 5 storeys (with a loft) to 8 storeys. The site consolidation requirement is reduced to 18m frontage to encourage mixed use development. This implements LAP Action L1 to achieve the dwelling target within centres.
- Increase the floor space ratio and building heights of the high density residential area on certain land along Wellington Road in Chester Hill from 0.5:1 to 1.75:1 and 2 storeys to 6 storeys. This implements LAP Action L1 to achieve the dwelling target within centres.
- Increase the floor space ratio and building heights of the mixed use area within certain land along Helen Street and Wellington Road in Sefton to 2.5:1 and 5 storeys to 6 storeys. This implements LAP Action L1 to achieve the dwelling target within centres.
- Increase the floor space ratio and building heights for the properties at Nos 977-987 Hume Highway in Lansdowne from 1:1 to 1.5:1 and 2 to 4 storeys. This implements LAP Action L5 to meet the dwelling targets in the Hume Highway Enterprise Corridor.
- Apply floor space ratios and building heights on certain land within the special use zones (e.g. schools) that correspond with the adjacent prescribed floor space ratios and building heights. This implements the direction by the Department of Planning & Infrastructure to rezone special use sites to comparable zones on the adjoining properties. However, when rezoning sites to sensitive land uses, such as the residential zone, site contamination investigation is required under the State Environmental Planning Policy No 5-Remediation of Land. As such, Council owned sites were investigated for site contamination, which supported the rezoning of the Council owned special use sites.

Map 2A – Floor space ratio changes in the Chester Hill Village Centre and Sefton Small Village Centre



Map 2B – Floor space ratio changes in the Bass Hill Small Village Centre



Map 2C – Floor space ratio changes in the Villawood East Precinct



Map 3A – Building height changes in the Chester Hill Village Centre and Sefton Small Village Centre



Map 3B – Building height changes in the Bass Hill Small Village Centre



Map 3C – Building height changes in the Villawood East Precinct



Other proposed development standard changes

- Map areas of significant biodiversity value for future protection within the Local Area. This implements LAP Action G5.
- Reclassify certain open space and community facilities to meet future community and operational needs (see table below). This implements LAP Action L8 and G2 to make key facilities more sustainable and ensure open space is accessible to residents.

Property	Current Use	Current Classification	Proposed Classification
1 Baden Avenue, Bass Hill	Community facility	Community	Operational
51 Beatty Parade, Georges Hall	Vacant land	Community	Operational
34 Surrey Avenue, Georges Hall	Open space	Community	Operational
Part 104 Carlingford Street, Sefton	Community facility	Community	Operational
Part 29A Gundaroo Street, Villawood	Community facility - Wran Leisure Centre	Community	Operational
2D Birmingham Road, Villawood	Drainage	Community	Operational

223B Woodville Road, Villawood	Drainage	Community	Operational
2 Monier Square, Villawood	Drainage	Community	Operational
5 Monier Square, Villawood	Drainage	Community	Operational
70 Biloela Street, Villawood	Drainage	Community	Operational
195A Miller Road, Villawood	Drainage	Community	Operational
197 Miller Road, Villawood	Drainage	Community	Operational
158 Virgil Avenue, Chester Hill	Open space	Operational	Community

Neighbourhood Shops

The LAP Action L5 seeks to plan for additional dwelling growth in the Neighbourhood Precinct. Within the Neighbourhood Precinct, there is potential to provide residential growth within the Neighbourhood Shops. An audit was undertaken to review the 16 groups of Neighbourhood Shops in the Local Area and the following changes are proposed:

- Apply a flat floor space ratio that is currently applicable to the Neighbourhood Shops from 1:1-1.5:1 to 1.5:1. This will encourage flexibility on the mix of shops and residential development.
- Increase building heights from 2 storeys (with a loft) to 3 storeys. This will match the floor space ratio applicable to meet the dwelling target.
- Apply a flat floor space ratio of 1.5:1 and building height of 4 storeys for the properties at No, Nos 977-987 Hume Highway in Lansdowne. This is consistent with the Hume Highway Corridor Strategy, which identified the site as a Gateway redevelopment site

The properties at No 250 Henry Lawson Drive in Georges Hall, No 972 Hume Highway, Bass Hill and Nos 27-47 Woodville Road in Chester Hill retained the existing floor space ratio as the properties were not considered to be suitable for additional residential and retail growth.

The planning proposal will amend the existing Bankstown LEP 2001, however, the land uses and development standards are designed to be consistent with the Standard Instrument Principal Local Environmental Plan. This enables the planning proposal to be integrated with the conversion into the Standard Instrument Principal LEP, which may come into force during the planning proposal process.

Next steps–Development Control Plan

The Local Area Plan recommends certain changes to the Development Control Plan. These changes will supplement the planning proposal to achieve well designed mixed use and residential development.

The changes to the Development Control Plan will be reported separately once the Department of Planning & Infrastructure issues a Gateway Determination for the planning proposal.

POLICY IMPACT

The North West Local Area Plan responds to the Department of Planning & Infrastructure's targets of 22,000 new dwellings in the City of Bankstown by 2031.

The priority actions in the Local Area Plan will underpin Council's amendments to the statutory planning framework and infrastructure priorities to see the North West Local Area to continue to prosper within the regional context West Central regional industrial belt.

FINANCIAL IMPACT OF RECOMMENDATIONS

This Local Area Plan identifies a number of community infrastructure works and public improvements to improve the North West locality and support the growing residential and employment population.

Council Programs	Actions
Planning Changes	L1, L2, L3, L4, L5, L6, L7, I1, I2, G2, G5, G6
Urban Renewal Program	L4, L8, L9, G4, C1, C2, C3
Open Space Program	G1, G2, G3, G4, G6
Environment and Education Program	G7
Plan of Management	G1, G3
Property Divestment Program	L4, L8, L9, G2
The Crest Activation Project	G1
Property Acquisition Program	L4, L9, G2
Industrial Area Improvement Program	I2
Town Centres Improvement Program	I3
Roads Program	C4, C5
Bike and Pedestrian Program	C5
Parking Program	C6

Funding for these improvements will be through a range of mechanisms, namely:

- Development contribution levies under Section 94A of the Environmental Planning and Assessment Act.
- Council consolidated revenue.
- Rationalisation and redevelopment of Council owned assets.
- Grants from State and Federal Government agencies.

RECOMMENDATION That -

1. Council adopt the North West Local Area Plan as shown in Attachment A.
2. Council submit a planning proposal to the Minister for Planning & Infrastructure to seek a Gateway Determination as shown in Attachment B.
3. Council notes the summary of submissions as shown in Attachment C.
4. Council review parking contributions and possible locations for public car parks in the North West Local Area.

ATTACHMENTS

- A. North West Local Area Plan
- B. Planning Proposal
- C. Summary of submissions