



North West Local Area – Planning Proposal



September 2013

Introduction–About the North West Local Area

This planning proposal applies to the North West Local Area, which includes the suburbs of Bass Hill, Chester Hill, Georges Hall, Lansdowne, Sefton and Villawood East.

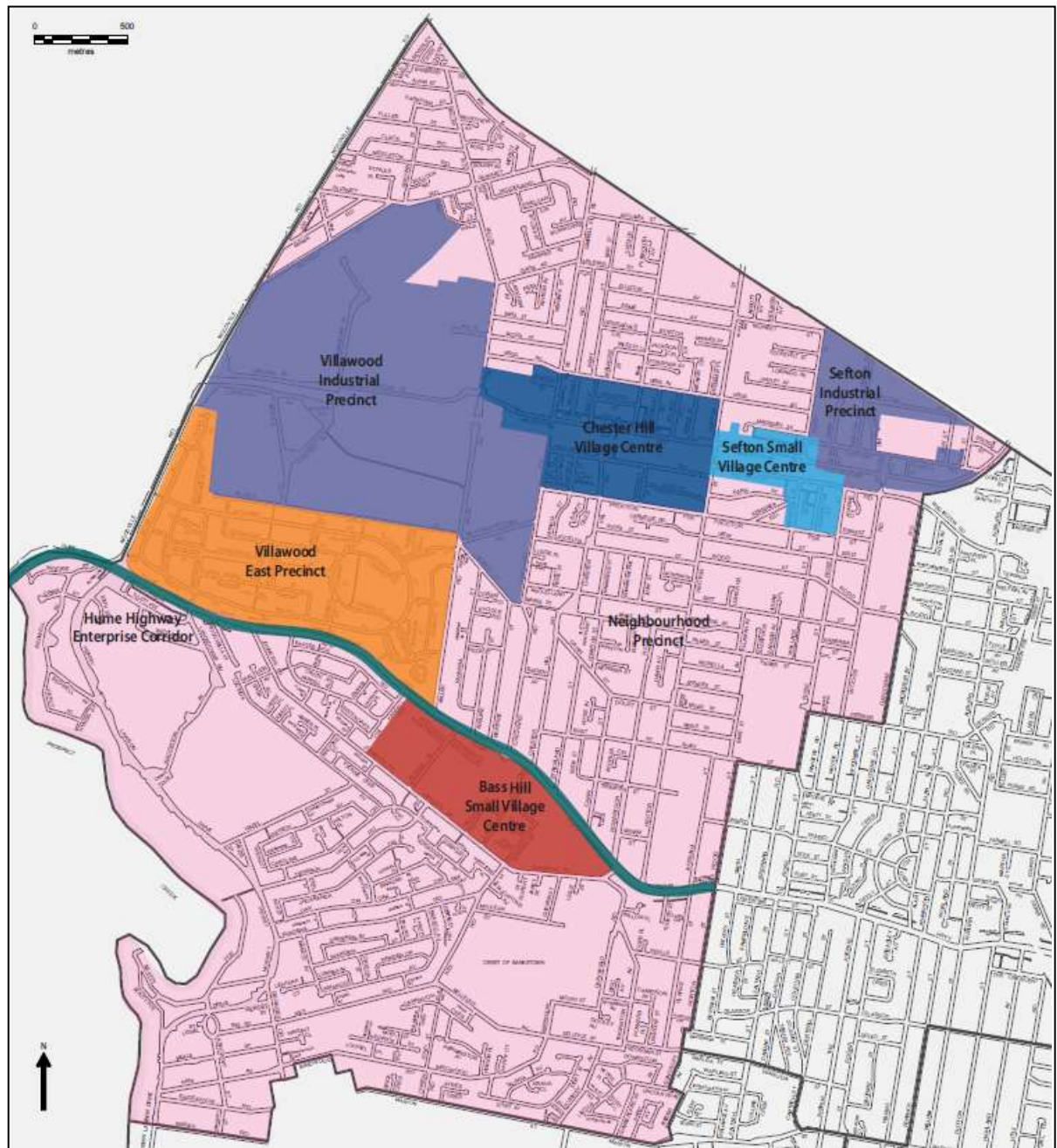
In 2013, Bankstown City Council adopted the North West Local Area Plan to strengthen its role as an important economic and transport connection to the West Central Subregion's Global Economic Corridor and the West Central Industrial Belt. It balances the demands for future growth with the need to protect and enhance environmental values. It also ensures adequate land, infrastructure, facilities and open space are available and appropriately located to sustainably accommodate future housing and employment needs.

The Local Area Plan informs changes to the statutory planning framework and infrastructure priorities, and by 2031, the North West Local Area will boast eight distinctive precincts (as shown in Figure 1) to support population and economic growth:

- The Chester Hill Village Centre will continue to function as the largest shopping precinct servicing the northern suburbs of the North West Local Area. The built form will offer a wide range of medium and high density living within easy walking distance of the accessible railway station and civic spaces. The south side of the precinct will provide a conveniently located and highly valued community hub for the residents of the northern suburbs to gather and meet, comprising the multi-purpose community centre, library and meeting spaces.
- The Sefton Small Village Centre will support the residential growth of the Chester Hill Village Centre particularly along Waldron Road, a major public transport corridor. The built form will offer a range of medium and high density living set within a safe and high quality environment, whilst maintaining the low density historic character of Kara Street and Kerrinea Road. The local shops and Birrong Leisure Centre will service the day-to-day needs of residents and workers.
- The Bass Hill Small Village Centre will continue to function as a major shopping precinct along the Hume Highway Enterprise Corridor and the Remembrance Driveway landscape corridor. Medium and high density housing within a generous landscape setting, together with the long term development of a main street, will support the retail function of this precinct.
- The Georges Hall Neighbourhood Centre will continue to function as a small shopping precinct servicing the day-to-day needs of residents. The built form will maintain the low density neighbourhood character.

- The Villawood East Precinct will provide an opportunity for sustainable urban renewal that better connects to the neighbouring suburbs and makes a positive contribution to the Remembrance Driveway landscape corridor. The built form on the eastern side of the precinct will offer medium density housing around a new community facility at Thurina Park, a focal point for the community to gather and play. A new road will directly link this community hub to Miller Road and Bass Hill. The built form on the western side of the precinct will offer medium and high density living within the walking catchment of the Villawood Village Centre and railway station. The remainder of the precinct will continue to maintain the low density neighbourhood character set within a safe and high quality environment.
- The Neighbourhood Precinct will maintain the low density neighbourhood character, serviced by a good supply of neighbourhood parks, sporting fields and corner shops. This precinct will offer a wide range of recreation, leisure and tourism opportunities for residents and visitors, particularly along the Georges River, The Crest, the Dunc Gray Olympic Velodrome and the Sefton Recreation Corridor. This precinct will also make a positive contribution to protecting the heritage and biodiversity values of the living spaces and corridors.
- The Sefton and Villawood Industrial Precincts will continue to support the West Central Industrial Belt stretching from Chullora to Smithfield. These precincts are vital to the City of Bankstown's position and future economic success in the West Central Subregion, and will continue to offer residents jobs closer to home. The built form is primarily multi-storey industrial development set within a safe and high quality environment that provides appropriate buffers to neighbouring dwellings. The redevelopment of the Villawood Immigration Detention Centre to a modern facility will also support the employment function of the precincts.
- The Hume Highway Enterprise Corridor is a national and historical landmark that will continue to function as a significant economic asset for the City of Bankstown. The section of the corridor which runs through the North West Local Area will form an impressive western gateway that promotes the image of the City of Bankstown by reinforcing the Remembrance Driveway landscape corridor and incorporating public art. The built form will supplement the landscape corridor, with multi-storey hospitality and enterprise activities at Bass Hill and to a lesser extent, the redevelopment of the Lansdowne business zone.

Figure 1–Precincts in the North West Local Area



Part 1–Intended Outcomes

The intended outcome of this planning proposal is to give effect to the North West Local Area Plan by implementing the following actions:

- (a) Strengthen the function of the Chester Hill village centre as the primary commercial and community centre in the North West Local Area.
- (b) Integrate retail, commercial, residential and other development in accessible centres to maximise public transport patronage and encourage walking and cycling.
- (c) Strengthen the industrial precincts to meet the current and future industrial needs of the City of Bankstown and the wider subregion.
- (d) Provide a range of residential densities and housing types to meet the changing housing needs of the community.
- (e) Enable the provision of a wide range of multi-functional community facilities and open spaces to serve community and visitor needs, whilst protecting the biodiversity values of open spaces and corridors.
- (f) Protect the heritage elements of the North West Local Area.
- (g) Provide sufficient floor space to accommodate future employment and housing growth, and to provide an appropriate correlation between the floor space and building height standards.
- (h) Accommodate taller buildings in the village and small village centres and provide an appropriate transition in building heights to neighbouring areas.
- (i) Encourage the consolidation of certain land for redevelopment.

Part 2–Explanation of Provisions

Council is submitting this planning proposal based on amendments to Bankstown Local Environmental Plan 2001. Bankstown LEP 2001 is the current statutory planning framework that establishes development standards such as land use zonings, floor space ratios and building heights for development in the City of Bankstown.

The proposed amendments to Bankstown Local Environmental Plan 2001 are:

Clauses	Explanation of Provisions
11	Amend the Land Use Table to prohibit dual occupancies, dwelling houses, home offices, rowhouses and villas in Zone 3(b) Business–Other Centres.
	Amend the Land Use Table to prohibit dual occupancies, rowhouses and villas in Zone 2(b) Residential. Replace with multi dwelling housing.
18	Amend the Biodiversity Protection Map in accordance with the Biodiversity Protection Map, shown in Part 4.
30	Delete clause 30(3)-lot consolidation.
30B	Amend the Building Height Map in accordance with the Building Height Map, shown in Part 4.
45(3) and 46(11)	Delete clauses 45(3), 46(11) and Schedule 10-properties affected by the lot consolidation controls.
Schedule 1	Amend the definition of <i>Floor Space Ratio Map</i> in accordance with the Floor Space Ratio Map, shown in Part 4.
	Amend the definition of <i>heritage item</i> by including the following properties in Schedule 6:
	• No. 30 Bent Street in Chester Hill. • No. 41 Proctor Parade in Chester Hill. • No. 73 Batt Street in Sefton. • Nos. 5, 10, 11, 16, 18, 20 and 26 Kara Street in Sefton. • Nos. 4 and 5 Kerrinea Road in Sefton. • Nos. 136, 138, 140, 146, 148 Rodd Street in Sefton.
	Amend the definition of <i>the map</i> in accordance with the Land Zoning Map, shown in Part 4.

Schedule 2	Insert the following additional uses: <table><tr><th>Item</th><th>Property description</th><th>Development for the purposes of, or consisting of, the following:</th></tr><tr><td>30</td><td>No. 61 Waldron Road and Nos. 101–103 Hector Street in Sefton</td><td>Mixed commercial and residential development (comprising ground floor commercial uses and residential uses on the remaining floors) on a consolidated parcel of lots.</td></tr><tr><td>31</td><td>No. 56 Waldron Road in Sefton</td><td>Mixed commercial and residential development (comprising ground floor commercial uses and residential uses on the remaining floors).</td></tr><tr><td>32</td><td>No. 56 Rabaul Road in Georges Hall</td><td>Restaurant</td></tr></table>	Item	Property description	Development for the purposes of, or consisting of, the following:	30	No. 61 Waldron Road and Nos. 101–103 Hector Street in Sefton	Mixed commercial and residential development (comprising ground floor commercial uses and residential uses on the remaining floors) on a consolidated parcel of lots.	31	No. 56 Waldron Road in Sefton	Mixed commercial and residential development (comprising ground floor commercial uses and residential uses on the remaining floors).	32	No. 56 Rabaul Road in Georges Hall	Restaurant																					
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Schedule 4	Reclassify the following properties: <table><tr><th>Property</th><th>Current Classification</th><th>Proposed Classification</th></tr><tr><td>1 Baden Avenue in Bass Hill</td><td>Community</td><td>Operational</td></tr><tr><td>34 Surrey Avenue in Georges Hall</td><td>Community</td><td>Operational</td></tr><tr><td>51 Beatty Parade in Georges Hall</td><td>Community</td><td>Operational</td></tr><tr><td>Part 104 Carlingford Street in Sefton</td><td>Community</td><td>Operational</td></tr><tr><td>Part 29A Gundaroo Street in Villawood</td><td>Community</td><td>Operational</td></tr><tr><td>2D Birmingham Road in Villawood</td><td>Community</td><td>Operational</td></tr><tr><td>223B Woodville Road in Villawood</td><td>Community</td><td>Operational</td></tr><tr><td>2 Monier Square in Villawood</td><td>Community</td><td>Operational</td></tr><tr><td>5 Monier Square in Villawood</td><td>Community</td><td>Operational</td></tr><tr><td>70 Biloela Street in Villawood</td><td>Community</td><td>Operational</td></tr></table>	Property	Current Classification	Proposed Classification	1 Baden Avenue in Bass Hill	Community	Operational	34 Surrey Avenue in Georges Hall	Community	Operational	51 Beatty Parade in Georges Hall	Community	Operational	Part 104 Carlingford Street in Sefton	Community	Operational	Part 29A Gundaroo Street in Villawood	Community	Operational	2D Birmingham Road in Villawood	Community	Operational	223B Woodville Road in Villawood	Community	Operational	2 Monier Square in Villawood	Community	Operational	5 Monier Square in Villawood	Community	Operational	70 Biloela Street in Villawood	Community	Operational
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Bankstown City Council

	195A Miller Road in Villawood	Community	Operational
	197 Miller Road in Villawood	Community	Operational
	158 Virgil Avenue in Chester Hill	Operational	Community
Schedule 9	Delete the special requirements for the properties at No. 64 Johnston Road and No. 1 Arundle Road in Bass Hill to reduce the duplication of development controls for aircraft noise.		

Part 3–Justification

Section A–Need for the planning proposal

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

This planning proposal is the result of the North West Local Area Plan.

The Department of Planning & Infrastructure's Metropolitan Plan and Council's Residential Development Study and Employment Lands Development Study identify the North West Local Area as an appropriate location for residential and employment growth due to its proximity to jobs, shops, public transport and community facilities. By 2031, the North West Local Area is expected to grow by 4,925 residents and 2,363 dwellings.

In 2013, Council adopted the Local Area Plan to set out the vision and spatial context for the North West Local Area; to specify the best ways to accommodate residential and employment growth; and to outline the delivery of supporting infrastructure, facilities and open space.

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

The Metropolitan Plan and the North West Local Area Plan recognise the need to enable residential and employment growth in the North West Local Area. The North West Local Area Plan therefore recommends this planning proposal as the best means to achieve the intended outcome, as it will involve certain LEP changes to land uses, floor space ratios, building heights and densities.

Section B–Relationship to strategic planning framework

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

This planning proposal is consistent with the objectives and actions of the Metropolitan Plan and the Draft West Central Subregional Strategy, namely:

- Action B1.3–This planning proposal provides sufficient residential zoned land to accommodate most of the 2,363 dwelling target within the walking catchment of the village and small village centres.
- Action B3.5–This planning proposal identifies a number of government assets that require further investment to support the Metropolitan Plan and the envisaged role of the village and small village centres.

- Action E1.1—This planning proposal provides sufficient land to achieve employment growth (as specified in the Employment Lands Development Study).
- Action H2.3—This planning proposal identifies the priorities to upgrade existing spaces to support population growth as detailed in the Local Area Plan. This planning proposal also proposes to protect ecologically sensitive areas.
- Action H3.1—This planning proposal aims to promote healthier communities by giving more people the option of taking public transport, walking and cycling. At the same time, this will help to slow the growth of greenhouse gas emissions by reducing the number of car journeys to access jobs and services.
- Action H4.4—Council is facilitating improvements to community facilities in the North West Local Area.

The planning proposal also considers the objectives and actions under the Draft Metropolitan Strategy to 2031.

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

This planning proposal is consistent with the Bankstown Community Plan. The Bankstown Community Plan identifies the actions to achieve Council's vision, which includes implementing the North West Local Area Plan (and supporting planning proposal). The planning proposal is also consistent with the Residential Development Study and Employment Lands Development Study, which outlines the dwelling and jobs targets for the City of Bankstown.

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

This planning proposal is consistent with applicable state environment planning policies, namely:

- **SEPP 19 (Bushland in Urban Areas):** This planning proposal takes into consideration the aims of the policy and gives priority to retaining ecologically sensitive areas via the Biodiversity Protection Map.
- **SEPP 55 (Remediation of Land):** This planning proposal involves the rezoning of the following special use zoned land based on preliminary contamination investigations consistent with this SEPP:
 - No. 12 Chester Hill Road in Chester Hill
 - No. 158 Virgil Avenue in Chester Hill
 - No. 127 Waldron Road in Chester Hill
 - No. 155 Waldron Road in Chester Hill
 - No. 159 Waldron Road in Chester Hill
 - No. 161 Waldron Road in Chester Hill

- Nos. 233–235 Wellington Road in Chester Hill
 - No. 188 Birdwood Road in Georges Hall
 - No. 104 Carlingford Street in Sefton
 - No. 39 Helen Street in Sefton.
- **SEPP 65 (Design Quality of Residential Flat Development):** This planning proposal takes into consideration the design principles and the Residential Flat Design Code in developing the building envelope standards.
 - **SEPP (Infrastructure) 2007:** This planning proposal takes into consideration the relevant acoustic guidelines for land adjacent to the freight rail line.
- 6. Is the planning proposal consistent with applicable Ministerial Directions (s117 directions)?**

This planning proposal is consistent with applicable Ministerial (117) directions, namely:

- **Direction 1.1–Business and Industrial Zones:** This planning proposal retains the extent and capacity of existing employment areas, with additional capacity to be provided in the village and small village centres, and the Villawood Industrial Precinct.
- **Direction 2.1–Environment Protection Zones:** This planning proposal facilitates the protection and conservation of ecologically sensitive areas in the North West Local Area via the Biodiversity Protection Map.
- **Direction 2.3–Heritage Conservation:** This planning proposal takes into consideration a heritage study to identify the areas of historic significance for future protection, which include:
 - No. 30 Bent Street in Chester Hill.
 - No. 41 Proctor Parade in Chester Hill.
 - No. 73 Batt Street in Sefton.
 - Nos. 5, 10, 11, 16, 18, 20 and 26 Kara Street in Sefton.
 - Nos. 4 and 5 Kerrinea Road in Sefton.
 - Nos. 136, 138, 140, 146, 148 Rodd Street in Sefton.
- **Direction 3.1–Residential Zones:** This planning proposal identifies the residential growth areas to achieve the dwelling target and broaden the choice of housing types to meet community needs.
- **Direction 3.4–Integrating Land Use and Transport:** This planning proposal ensures land uses, building forms and infrastructure directly relates to the walkable catchments to public transport. This will help to improve access to walking, cycling and public transport, and reduce dependence on cars.

- **Direction 6.2–Reserving Land for Public Purposes:** This planning proposal is looking to rezone No. 158 Virgil Avenue in Chester Hill to open space to meet community needs. Council is the land owner.
- **Direction 7.1–Implementation of the Metropolitan Plan for Sydney 2036:** This planning proposal is consistent with the actions contained in the Metropolitan Plan (see Section B(3) of this planning proposal for a more detailed summary).

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

- **Direction 3.4–Development Near Licensed Aerodromes:** Council's experience with the Commonwealth Department of Infrastructure & Transport and Bankstown Airport Limited on previous draft plans indicates this planning proposal is likely to be inconsistent with this direction, specifically clause 4(d).

Clause 4(d) requires Council to obtain permission from the Commonwealth Government (or delegate) if a planning proposal is to allow (as permissible with consent) development that encroaches above the Obstacle Limitation Surface. The Department of Infrastructure & Transport and Bankstown Airport Limited have confirmed in writing that it cannot give permission at the rezoning stage. The reason is the Commonwealth Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 require all penetrations of the prescribed airspace to be approved on a case-by-case basis, subject to safety assessments and advice from the Civil Aviation Safety Authority and Airservices Australia. This would occur at the development application stage.

Therefore, the Department of Infrastructure & Transport does not support, and the legislation does not allow blanket shielding at the rezoning stage. Council officers have met with the Department of Planning & Infrastructure to discuss this inconsistency between the Commonwealth and State legislation, and the Department of Planning & Infrastructure has advised Council to proceed with planning proposals despite the inconsistency with this direction.

- **Direction 4.1–Acid Sulfate Soils:** This planning proposal is looking to intensify land uses on land identified as having a probability of containing acid sulfate soils, namely class 5. This primarily affects the properties at:
 - Business zoned land within the Georges Hall neighbourhood centre.
 - Nos. 977–987 Hume Highway in Lansdowne.

This proposal is inconsistent with clause 6 of this direction as there is no formal assessment. However, in accordance with clause 8(b) of this direction, the inconsistency is considered to be of minor significance given the class of land and the controls of the Standard Instrument indicate the proposed densities are possible.

- **Direction 4.3–Flood Prone Land:** This planning proposal is inconsistent with clause 6(c) of this direction, as it proposes to increase densities (mainly in the medium flood risk area as identified by the Stormwater Catchment Flood Study) from low density to medium density housing.

In accordance with clause 9(a) of this direction, Council adopted the Duck River Catchment floodplain risk management plan to satisfy this direction. The risk management plan combined with the controls of the Standard Instrument and Bankstown Development Control Plan 2005–Part E3 (Flood Risk Management) indicate the proposed densities are possible.

Section C–Environmental, social and economic impact

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

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

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

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

The other significant hazard is noise from the freight rail line. This planning proposal takes into consideration the relevant guidelines as required under SEPP (Infrastructure) 2007.

- 9. How has the planning proposal adequately addressed any social and economic effects?**

This planning proposal provides the framework to achieve integrated social and economic renewal of the North West Local Area as outlined in the Local Area Plan, Residential Development Study and Employment Lands Development Study. The renewal process means staging the housing growth over the next 25 years:

- To sustain social mix and balance for the long term residents, children and older people.
- To achieve greater access and equity to infrastructure, services and facilities.

- To stage housing growth alongside economic regeneration strategies that can bring 'jobs closer to home' for new residents.
- To provide a broader mix of housing types to cater for changing households and provide residents the opportunity to move up, progress, consolidate and downsize over the next 25 years.

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

Section D–State and Commonwealth interest

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

The Local Area Plan identifies the infrastructure priorities that must occur at a regional level to integrate with population growth and the dwelling / jobs targets, namely:

- Redevelop and Expand the Chester Hill Railway Station.
- Work with State Government to Improve Public Transport Services in the North West Local Area.
- Enhance Accessibility across the North West Local Area.
- Encourage Opportunities for the Renewal of the Villawood East Precinct.
- Maximise the Recreational and Ecological Functions of the Mirrambeena Regional Park.
- Embellish the Remembrance Driveway Landscape Corridor.

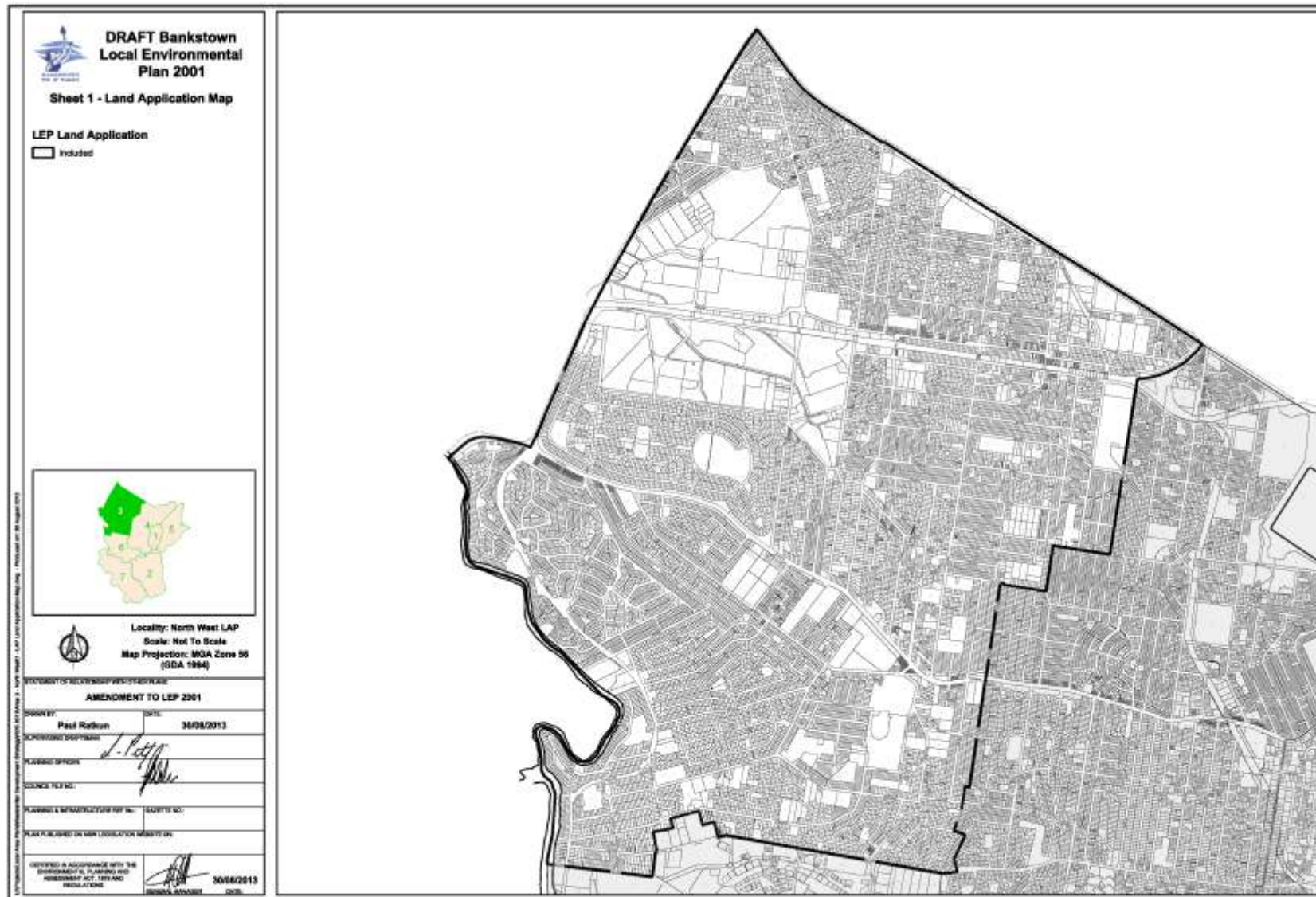
11. What are the views of State and Commonwealth public authorities consulted in accordance with this gateway determination?

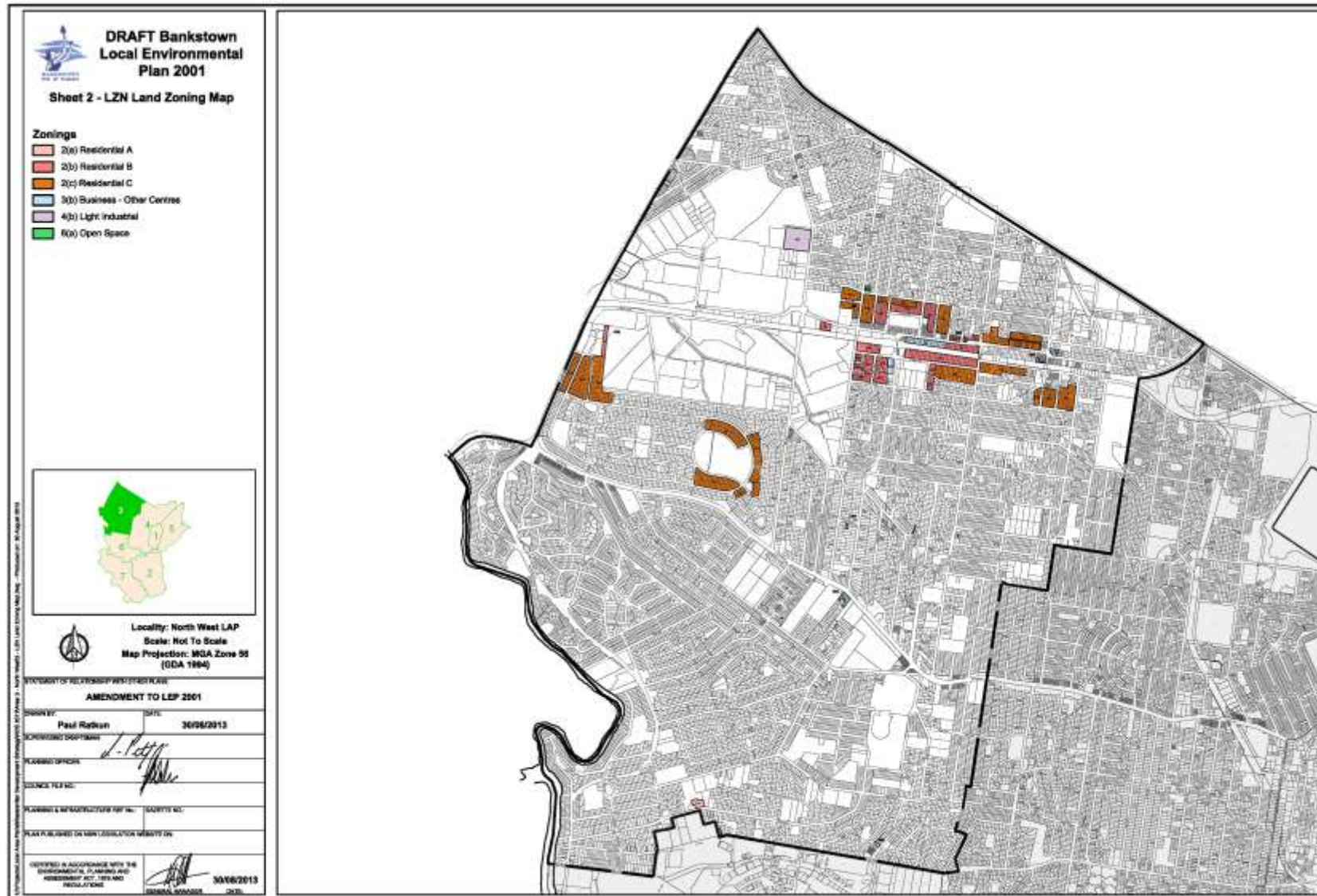
This section of the planning proposal is completed following consultation with the State and Commonwealth public authorities identified in the gateway determination and must summarise any issues raised by public authorities not already dealt with in the planning proposal, and address those issues as appropriate.

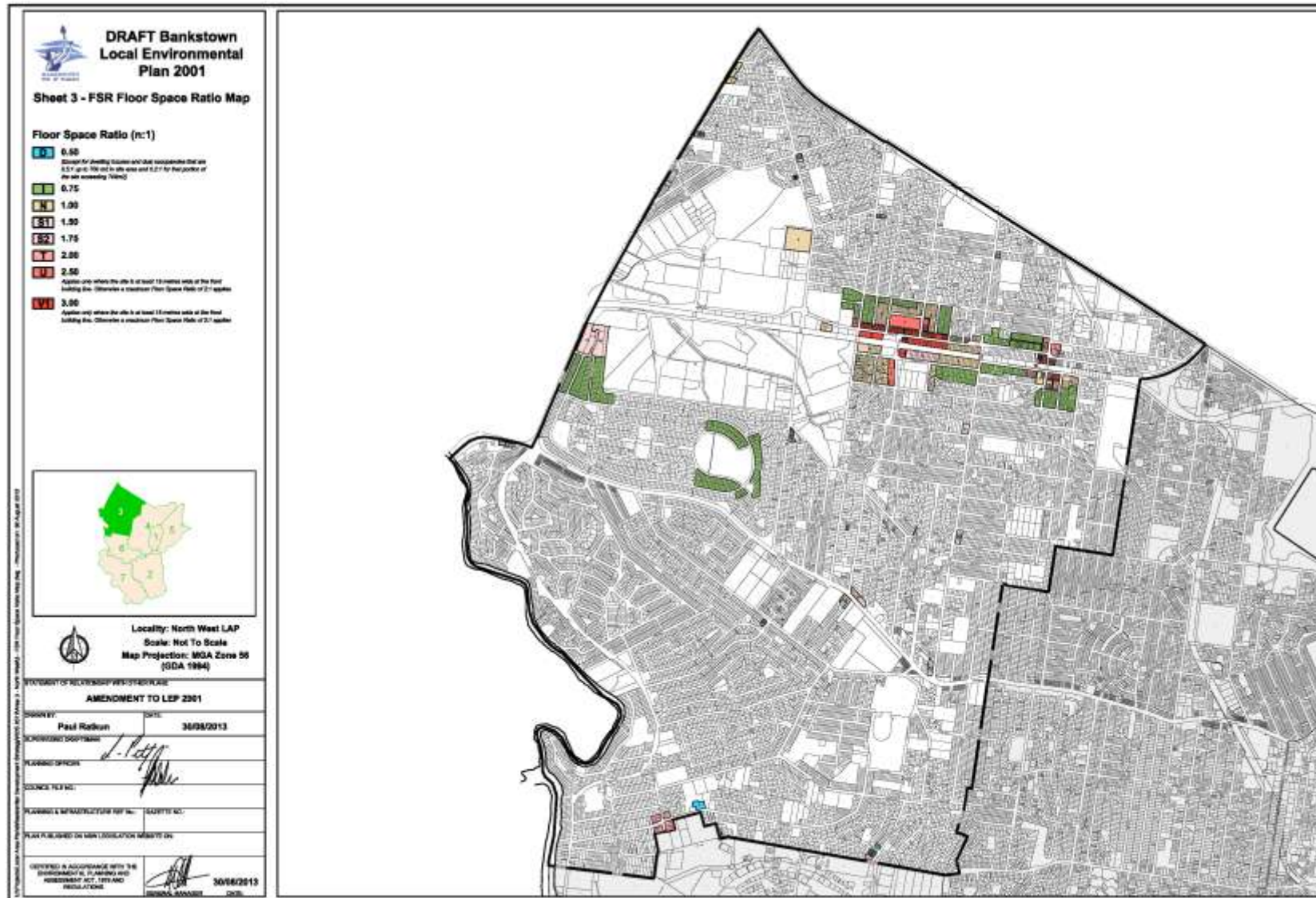
Part 4–Maps

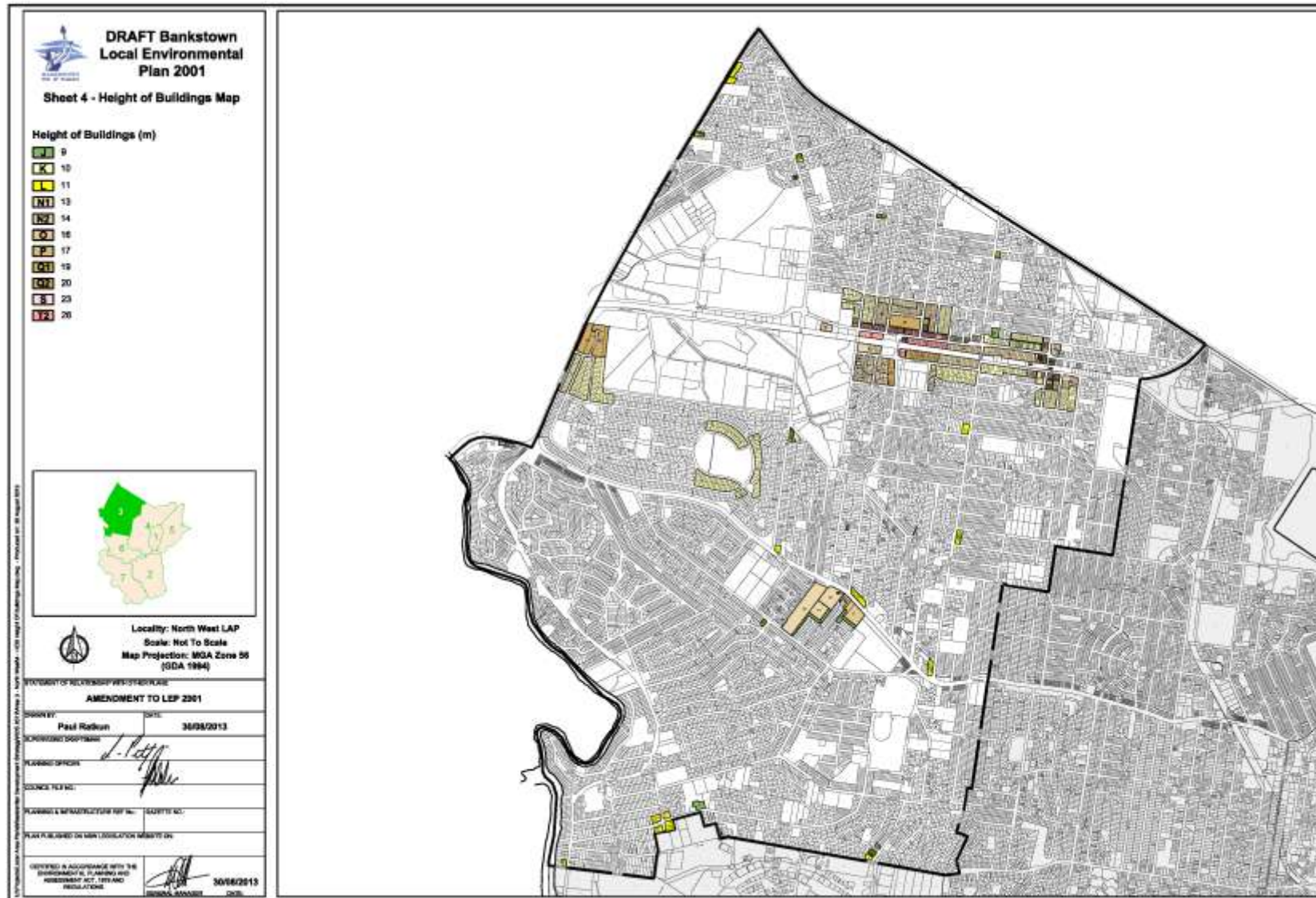
The maps that supplement this planning proposal are:

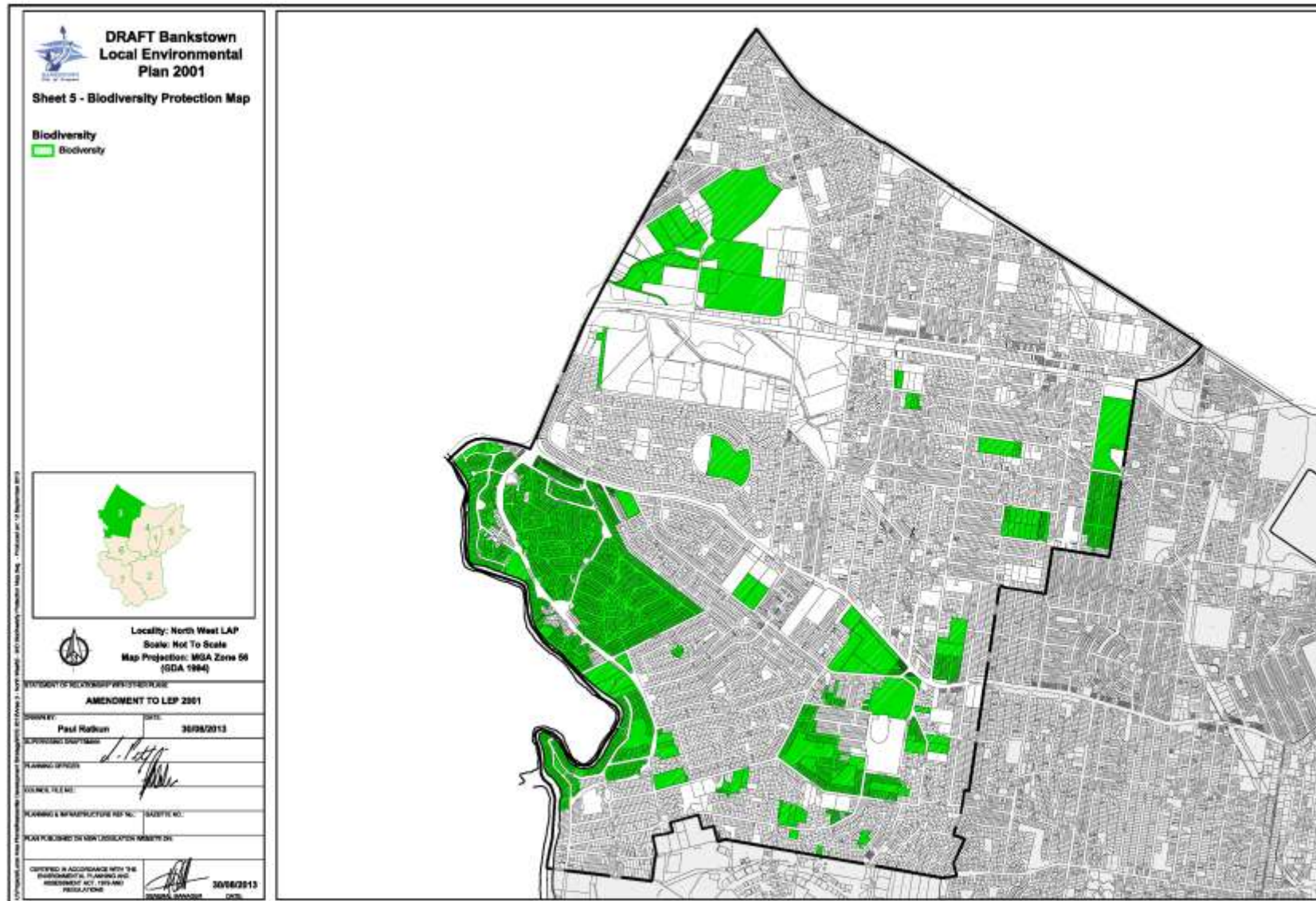
Map 1–Land Application
Map 2–Land Zoning
Map 3–Floor Space Ratio
Map 4–Building Height
Map 5–Biodiversity Protection











Part 5–Community Consultation

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

- Advertisements in the local newspapers.
- Displays at the Council administration building and corporate website.
- Written notification to property owners in the residential growth areas.
- Written notification to government agencies and other relevant stakeholders.

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

Part 6–Project Timeline

Milestone	Timing
Report to Council to commence Gateway process	September 2013
Gateway Determination	November 2013
Exhibition	February 2014
Public hearing	April 2014
Report to Council	June 2014
Submit planning proposal to the Department	July 2014