



***City of Canterbury***

*City of Cultural Diversity*

**PLANNING PROPOSAL TO AMEND  
CANTERBURY LOCAL ENVIRONMENTAL  
PLAN 2012**

**2-16 Sixth Avenue, Campsie**



**January 2015  
City Planning Division**

## **Table of Contents**

|                     |                                                                        |           |
|---------------------|------------------------------------------------------------------------|-----------|
|                     | <b>Background Information</b>                                          | <b>2</b>  |
| <b>1</b>            | <b>Introduction</b>                                                    | <b>2</b>  |
| <b>2</b>            | <b>Subject Land</b>                                                    | <b>3</b>  |
| <b>3</b>            | <b>Possible development scenario</b>                                   | <b>10</b> |
| <b>Part 1</b>       | <b>Objectives or intended outcomes</b>                                 | <b>12</b> |
| <b>Part 2</b>       | <b>Explanation of the provisions</b>                                   | <b>13</b> |
| <b>Part 3</b>       | <b>Justification</b>                                                   | <b>14</b> |
| <b>Part 4</b>       | <b>Mapping</b>                                                         | <b>22</b> |
| <b>Part 5</b>       | <b>Community Consultation</b>                                          | <b>23</b> |
| <b>Part 6</b>       | <b>Project Timeline</b>                                                | <b>23</b> |
| <b>Appendix 1</b>   | <b>State Environmental Planning Policies</b>                           | <b>24</b> |
| <b>Appendix 2</b>   | <b>Section 117 Directions</b>                                          | <b>29</b> |
| <b>Appendix 3</b>   | <b>Maps</b>                                                            | <b>30</b> |
| <b>Attachment 1</b> | <b>Information Checklist</b>                                           | <b>32</b> |
| <b>Attachment 2</b> | <b>Council Resolution 2 October 2014</b>                               | <b>33</b> |
| <b>Attachment 3</b> | <b>Evaluation Criteria for the Delegation of Plan Making Functions</b> | <b>34</b> |
| <b>Attachment 4</b> | <b>Applicant's Planning Proposal Submission</b>                        | <b>35</b> |

## BACKGROUND INFORMATION

### 1. Introduction

Council on 2 October 2014 considered a report on the exhibition of a planning proposal (PP\_2014\_Cante\_001-00) to implement the Canterbury Residential Development Strategy through amendments to Canterbury Local Environmental Plan (CLEP) 2012. One of the sites in the planning proposal was land at 2-16 Sixth Avenue, Campsie.

The planning proposal sought to increase the maximum height from 21 metres (m) to 25 metres on this land where the site area exceeds 3000m<sup>2</sup> and the site frontage exceeds 50m. The planning proposal however did not correspondingly amend the floor space ratio. Council had previously resolved to remove floor space ratio controls on sites where the area exceeds 3000m<sup>2</sup> and frontage exceeds 50m. However the Gateway Determination required further urban design justification before it would support this amendment, and it was not included in the exhibited version of the planning proposal.

An objection was received during the exhibition of the planning proposal in respect of the lack of corresponding amendment to the floor space ratio applying to this site (currently 1.8:1).

At the meeting on 2 October 2014 it was resolved that a planning proposal be prepared to amend Canterbury Local Plan in respect of the subject land by amending the maximum Floor Space Ratio (FSR) to 3.0:1 (where the site exceeds 3000m<sup>2</sup> and the site frontage exceeds 50m).

As this site-specific amendment to development standards (FSR) differs from the planning proposal put forward to the Gateway Determination for the Residential Development Strategy (Planning Proposal PP\_2014\_Cante\_001-00) and the subsequently exhibited planning proposal, a new planning proposal is required for submission to Gateway Determination. The proposed height amendment included within Planning Proposal PP\_2014\_Cante\_001-00 has been previously exhibited and as it is not proposed to change from the exhibited version, it is not included in the new planning proposal. It will instead proceed as part of Planning Proposal PP\_2014\_Cante\_001-00. Therefore, this planning proposal only relates to change in the maximum Floor Space Ratio for the site.

The planning proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Infrastructure's "A guide to preparing planning proposals". A Gateway Determination under Section 56 of the Act is requested.

## 2. Subject land and site context

The planning proposal applies to land located at 2-16 Sixth Avenue, Campsie which is described in more detail below.

**Table 1: Property Description and Current Land Use**

| Address         | Property Description | Current Land Use |
|-----------------|----------------------|------------------|
| 2 Sixth Avenue  | Lot 1, DP125349      | Dwelling house   |
| 4 Sixth Avenue  | Lot 1, DP10514       | Dwelling house   |
| 6 Sixth Avenue  | Lot B, DP312268      | Dwelling house   |
| 8 Sixth Avenue  | Lot A, DP312268      | Dwelling house   |
| 10 Sixth Avenue | Lot B, DP394878      | Dwelling house   |
| 12 Sixth Avenue | Lot A, DP 394878     | Dwelling house   |
| 14 Sixth Avenue | Lot B, DP307066      | Dwelling house   |
| 16 Sixth Avenue | Lot A, DP307066      | Dwelling house   |

The land is rectangular shaped and has a frontage of 80.55m to Sixth Avenue, and a depth of 50.27m. The overall site area is 4009m<sup>2</sup>.

The subject site is located on the western side of Sixth Avenue. It is directly opposite to the Campsie Local Centre and is within a large area of mostly developed Zone R4 High Density Residential land. It is located approximately 350 metres from the entrance to Campsie Railway Station.

Surrounding development is predominantly mixed residential and commercial development, which includes the Campsie Local Centre (mainly 1-8 storey commercial, retail and mixed use development), the Campsie Railway Station, residential flat buildings, dwelling houses and parkland (primarily along the Cooks River). The surrounding zoning mostly consists of R4 High Density Residential and B2 Local Centre.

The aerial photo below shows the subject site and current land use:



An aerial photograph of a residential area in Campsie, New South Wales. The map shows a grid of streets including Tennyson St, Shelley St, Brighton Av, Burds St, Drden St, Browning St, Shakespeare St, Clissold Pkwy, North Pkwy, South Pkwy, Duke St, Evaline St, Hill La, Hill St, Lane, Rudd, Amy St, Debar St, Carrington St, Lillian St, Wilfred La, Anglo Rd, Wilfred Av, Butler Av, Loch St, Harcourt Av, and Third Av. A red rectangle highlights a specific area labeled 'Subject site'. A blue callout box points to 'Campsie Station' on the railway line. The word 'CAMPSIE' is written in yellow text on the map.

**Photograph 1:** shows the site (2 to 6 Sixth Avenue) viewed from across the street.



**Photograph 2:** 6-12 Sixth Avenue viewed from across the street



**Photograph 3:** 12-16 Sixth Avenue viewed from across the street



**Photograph 4:** Streetscape from outside the site looking south



**Photograph 5:** Three to four storey development (top storey recessed) opposite the site (steps up to seven storeys on the opposite Beamish Street frontage)



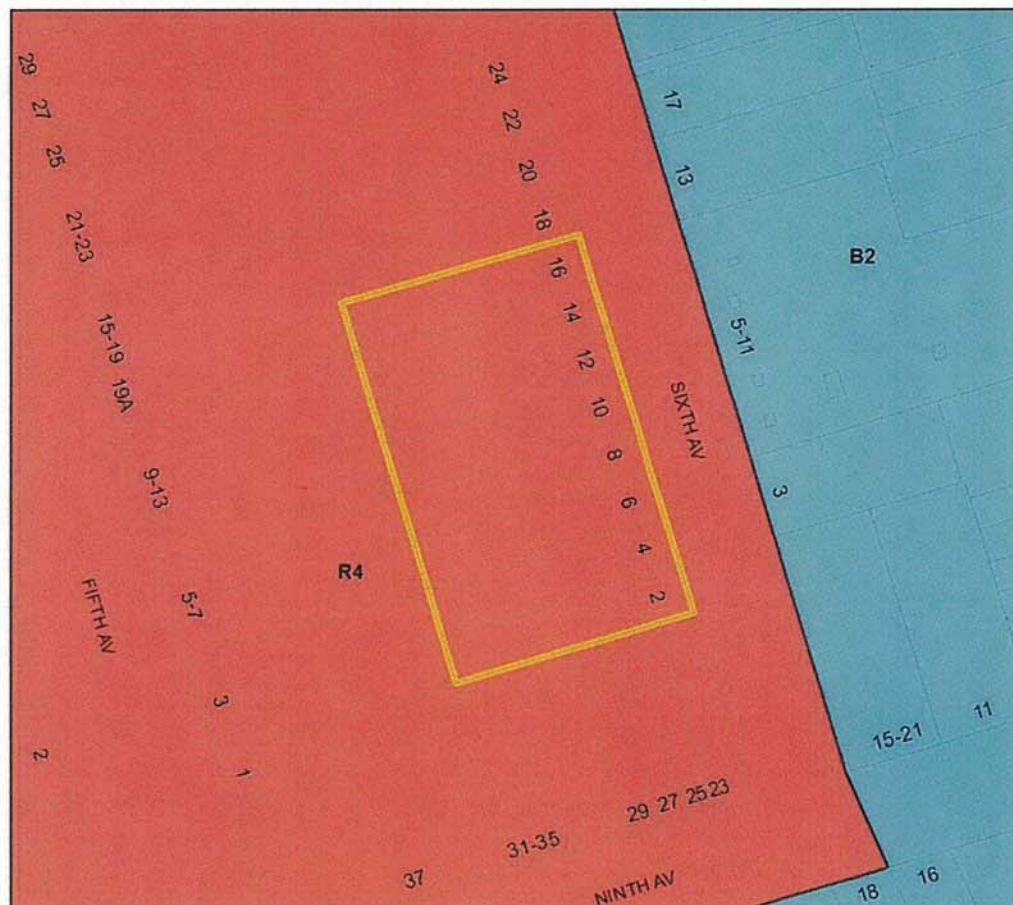
**Photograph 6:** Three to four storey development opposite the site and 5 to 7 storey development on Ninth Avenue in the vicinity of the site.



**Photograph 7:** View to the northeast of the site showing development up to six storeys on the adjoining block.



The zoning map below illustrates the existing land zoning of the subject site under the Canterbury LEP 2012, along with the adjacent zones. Note that the site is opposite the boundary with the B2 Local Centre zone of Campsie Local Centre.



### 3. Possible development scenario

It is expected that an application for a residential flat building development will be submitted once any new development standard is in place.

Council received a submission to Planning Proposal PP\_2014\_Cante\_001-00 in August 2014 by Nino Planning on behalf of the site owner which identifies potential built form parameters for development of the site. This analysis indicated that the additional height allowance granted to the site is unable to be fully realised with an FSR of 1.8:1 and that instead an FSR of 3.15:1 would be required. This increase would allow maximisation of the Transit Oriented Development opportunity created by a large site in direct proximity to Campsie Railway Station and Local Centre.

Council resolved to impose a lower maximum FSR of 3.0:1. 3.0:1 is the maximum FSR currently allowed within the City of Canterbury and is comparable to development standards applied in Canterbury Town Centre and the associated High Density Residential zone.

A copy of the submission made in August 2014 is included at **Attachment 4**.

## PART 1 OBJECTIVES OR INTENDED OUTCOMES

The objective of the Planning Proposal is to amend the Canterbury LEP 2012 in order to facilitate high density residential development on the site at 2-16 Sixth Avenue, Campsie. The proposed increase in FSR would facilitate maximisation of the residential redevelopment opportunity of the site. The site is in close proximity to Campsie Railway Station and Local Centre (with existing storey mixed use development opposite ranging in height from three to seven storeys) and the wider, established R4 High Density Zoned area that is generally developed at a scale of one to four storeys.

Under Planning Proposal PP\_2014\_Cante\_001-00, it is proposed to increase the height on the site to 25m (as previously exhibited), and the additional FSR will enable more utilisation of the allowable height on the site, than if the current FSR is retained, which was for a lesser height. The increase in height from 21m to 25m is being progressed under Planning Proposal PP\_2014\_Cante\_001-00, as this is the original planning proposal applicable to the site and this planning proposal is significantly progressed, with the change in height having already been publicly exhibited.

The intended outcome of the Planning Proposal is to increase the permissible FSR on the site from the current 1.8:1 to 3.0:1, on the subject land, provided that the minimum site area is 3000m<sup>2</sup> and the minimum frontage is 50m. Under Planning Proposal PP\_2014\_Cante\_001-00, it was proposed to increase the FSR on the site to 2.5:1 (an increase from the previously exhibited FSR of 1.8:1). The changes are summarised in the table below.

| Standard                     | Current                        | Proposed                                                                                          |
|------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------|
| <b>Zone</b>                  | R4 Residential<br>High Density | No change to zone.                                                                                |
| <b>Floor Space<br/>Ratio</b> | 1.8:1                          | 3.0:1 (provided that the minimum site area is 3000m <sup>2</sup> and the minimum frontage is 50m) |

## **PART 2    EXPLANATION OF PROVISIONS**

The proposed outcome is to have a FSR control on the subject land where the site area exceeds 3,000m<sup>2</sup> and the site frontage exceeds 50 metres.

This will be achieved through an additional clause in Part 4 of CLEP 2012 after clause 4.5 that specifies this provision. No map changes are proposed for this land. The change to height controls on this land is being implemented in the same fashion as part of Planning Proposal PP\_2014\_Cante\_001-00.

## PART 3 JUSTIFICATIONS

### SECTION A: Need for the Planning Proposal

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

The planning proposal is partially a result of a strategic study or report, namely the Canterbury Residential Strategy (RDS), as it seeks to depart from the recommendations of the RDS in respect of the site, which sought to alter development standards for height and floor space ratio. However, ultimately the planning proposal in respect of the RDS was exhibited with the FSR for the site unchanged. The representatives of the site owner made a submission to the RDS seeking increases to the development standards for the subject land in respect of FSR.

The RDS, in the LEP Submission Report, noted the following with respect to the subject site (reference number 28):

*The proposed development was tested using the RDFM feasibility tool. Based on the cost inputs provided by the developer (i.e. land acquisition) the current FSR control would yield an internal rate of return that is less than the industry benchmark. It is noteworthy though that the site acquisition costs inputs were relatively high. On solely a feasibility basis (based on the cost inputs provided by the developer), there appears to be grounds to increase the density controls. The existing and likely future character of the area is that of 5-7 storey developments. The surrounding sites to the south and east have been zoned to permit 21m built form with existing developments to date having been generally built to this height. While providing for some additional height is unlikely to be perceptible, the amenity impacts of any increase should be assessed on the individual merits of each case, particularly addressing whether any extra privacy and overshadowing impacts caused by higher development could be satisfactorily managed.*

Council partly supported the increase of development standards in the preparation of the subsequent planning proposal for the RDS (Planning Proposal PP\_2014\_Cante\_001-00), by supporting an increase in height to 25 metres and for FSR controls to be removed on sites with a minimum site area of 3000m<sup>2</sup> and minimum frontage of 50m. This approach regarding FSR was not subsequently endorsed at the Gateway Determination for the RDS planning proposal. A submission to the exhibited planning proposal was received in respect of the subject land requesting an FSR of 3.15:1. The current planning proposal is a result of a Council resolution dated 2 October 2014 which supports the preparation of a planning proposal to amend the maximum height from 21m to 25m and to increase the FSR on the site to 3.0:1, as a compromise outcome.

**2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes or is there a better way?**

Yes. Amending the Canterbury LEP 2012 through this planning proposal is the best means of permitting a higher density residential development on the site, whilst preventing fragmented development at this density. A mapping amendment was not considered appropriate as it would convey higher development yields on smaller, narrower sites, without guaranteeing a single consolidated development outcome.

## SECTION B: Relationship to strategic planning framework

### 3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies?

The Strategic planning context for consideration of this Planning Proposal is A Plan for Growing Sydney (December 2014).

The planning proposal is considered to be consistent with the goals and directions of this plan. The compliance of the planning proposal in this respect is set out in the **Table 2** below.

**Table 2: Consistency with strategic planning framework**

| Provision                                                                             | Comment                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Goal 2: Sydney's housing choices</b>                                               |                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Direction 2.1: Accelerate housing supply across Sydney</b>                         | The planning proposal is consistent with this direction. It will increase the density of the land on which it is located which will increase its dwelling capacity. The land is close to a centre with frequent public transport services.                                                                                                                                                           |
| <b>Direction 2.2: Accelerate urban renewal across Sydney</b>                          | <p>The site is located within 400 metres of Campsie Station on the Bankstown Rail Line. This line will receive improved services in the future, and the Plan specifically identifies it as an area with a focus for new housing.</p> <p>While the proposed increase in density precedes the detailed structure planning referred to in this direction, it is consistent with its overall intent.</p> |
| <b>Direction 2.3: Improve housing choice</b>                                          | The supply of apartments in Campsie is characterised by walk up flats, particularly dating from the 1960s and 1970s. Higher density residential is much rarer, except for a few mixed use developments. The proposal will facilitate housing choice in this respect.                                                                                                                                 |
| <b>Direction 2.4 Deliver timely and well planned greenfield precincts and housing</b> | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Goal 3: Sydney's great places to live</b>                                          | Not applicable. The planning proposal is only dealing                                                                                                                                                                                                                                                                                                                                                |

|                                                               |                                                                                                               |
|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|                                                               | with one relatively small site                                                                                |
| <b>Goal 4: Sydney's sustainable and resilient environment</b> | Not applicable. The planning proposal is only dealing with one relatively small site                          |
| <b>South subregion priorities</b>                             | This section of the plan does contain any specific priorities not already dealt with in the above assessment. |

**4. Is the Planning Proposal consistent with the local Council's community strategic plan, or other local strategic plan?**

Council's Community Strategic Plan 2014-2023 (Community Plan) which was adopted in February 2014 sets the vision for the Canterbury LGA into the next decade and aims to promote sustainable living. The Community Plan sets out long term goals under five key themes being:

- Attractive city;
- Stronger community;
- Healthy environment;
- Strategic leadership; and
- Improving Council

The planning proposal is consistent with Council's Community Strategic Plan. It helps achieve the objective of '*Attractive City*' through the development of a high density residential development and '*Balanced Urban Development*' through the appropriate location of new housing close to public transport and shopping/community facilities.

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

Yes. See Appendix 1.

**6. Is the planning proposal consistent with applicable Ministerial Directions (s117 directions)?**

Yes. See Appendix 2.

## **SECTION C: Environmental, social and economic impact**

### **8. 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?**

No. There is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Planning Proposal. The planning proposal pertains to land which is currently within a fully urbanised environment. The site currently consists of eight detached bungalows and their associated outbuildings and gardens. The immediate environment consists of 3-7 storey commercial/mixed use/residential flat buildings and single storey detached bungalows typical of the Campsie area.

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

The planning proposal relates to urban land that will be converted from one urban use (single detached dwellings) into another urban use (residential flat buildings). The environmental impacts of the proposal would be relatively minor, relating primarily to increased site cover, potential overlooking and overshadowing and minor increases in traffic levels and stormwater runoff. Any subsequent development application will be subject to merit assessment under the provisions of our LEP and DCP (as well as SEPP 65).

The key considerations arising from the planning proposal are described below:

#### ***Building form***

The site is located in the R4 High Density Residential Zone immediately opposite Campsie Local Centre (included in the B2 Local Centre Zone). Under CLEP 2012 the site has an FSR of 1.8:1 and a Building Height of 21m. The R4 zone in this part of Campsie is largely characterised by 3-4 storey walk up apartments (on average 30-50 years old, with some more recent development) and predominantly single-storey bungalows in excess of 70 years old (which formed the original streetscape in the area). The typical development site for 3-4 storey residential flat buildings in Campsie has an area of 1000-1600m<sup>2</sup> and a frontage that is typically between 20-16m. In surrounding streets there have been some more recent mixed-use developments (up to 7 storeys) in the B2 Local Centre Zone. The B2 Local Centre zone does not use an FSR control and instead uses DCP controls to regulate development bulk and intensity.

The site therefore forms part of a transition from a high density centre to a largely established 3-4 storey apartment precinct. In this context Council considered it appropriate to set the height on the west side of Sixth Avenue at 21 metres to match the height limit on the eastern side of Sixth Avenue when it made CLEP 2012. The lots fronting Fifth Avenue to the rear of the site have a lower building height and FSR of 18m and 1.6:1 and then west of Fifth Avenue, these standards

scale down further to a building height of 11.5m and FSR of 0.9:1. The subject site is closer to the core of the Local Centre than it is to the surrounding peripheral 3-4 storey development.

Since the gazettal of CLEP 2012, a developer has been able to consolidate the subject site at a much larger size and frontage than is typical in the precinct (4009m<sup>2</sup> and 80.55m frontage). This set of circumstances warranted reconsideration of the development controls applying to the site as part of Councils Residential Development Strategy, which initially recommended that FSR controls be deleted for large sites over 3000m<sup>2</sup> and with a 50m frontage. When Council resolved to prepare a planning proposal to implement the RDS, the maximum permissible building height for the site was also increased to 25m. However, the provision to delete FSR for large sites (over 3000m<sup>2</sup> and with a 50m frontage) was removed following the relevant Gateway Determination and when Planning Proposal PP\_2014\_Cante\_001-00 (for the implementation of the RDS) was exhibited, the FSR control for the site remained as originally gazetted under CLEP 2012, at 1.8:1.

Council received a submission to Planning Proposal PP\_2014\_Cante\_001-00 in July 2014 by Nino Planning on behalf of the site owner which identifies potential built form parameters for development of the site at the requested density and height. This submission indicates that the additional height allowance granted to the site is unable to be fully realised with an FSR of 1.8:1 and that instead an FSR of 3.15:1 would be required. This was supported by a built form study (prepared by Jones Sonter Architects) demonstrating their preferred development outcome at 3.15:1.

Council resolved to impose a maximum FSR of 3.0:1. An increase over the current FSR of 1.8:1 was warranted because of the height increase proposed, the high cost of consolidating eight narrow frontage allotments and potential maximisation of the Transit Oriented Development opportunity created by a large site in direct proximity to Campsie Railway Station and Local Centre. 3.0:1 is the maximum FSR currently allowed within the City of Canterbury and is comparable to development standards applied in Canterbury Local Centre and the associated High Density Residential zone.

Any future development of the site at the new FSR will need to be subject to the provisions of SEPP 65 and the CLEP and Canterbury Development Control Plan (CDCP) 2012. The applicant has provided a building design study that illustrates the likely built form, subject to compliance with SEPP 65, the primary development standards in the CLEP 2012 (including as amended by this planning proposal) and CDCP 2012 requirements. Although the FSR in this study is slightly higher than the one ultimately contained in the Council resolution, it is considered indicative of the type of development that may occur under these revised controls. This urban design study is contained in **Attachment 4** as part of the applicant submission.

Due to the size and value of the future Development Application likely to be associated with this Planning Proposal, it would be determined by the Joint Regional Planning Panel (Sydney East).

### ***Flooding***

The site is not considered to be flood prone and is not indicated on Council's Flood Planning Map. The site is located between 13m and 16m AHD.

### ***Site contamination***

The site has historically been used for residential purposes and therefore the risk of land contamination is minimal. A development application for the site in accordance with the planning proposal would be accompanied by a preliminary site investigation.

### **Traffic and Parking**

The site is within easy walking distance (400m) of the Campsie Railway Station and is also within easy walking distance of bus stops on Beamish Street and other surrounding streets, giving good access to local and regional facilities and the wider Sydney public transport.

Given that the site is already zoned for High Density Residential with 5-6 storey development (current height limit 21m), it is considered that the traffic and parking impacts can be adequately managed. A more detailed study of the traffic impacts will be provided at the development application stage.

### **Cycle and pedestrian movement**

The site is in close proximity to the Cooks River cycleway, which gives access to the wider metropolitan cycle network. Sixth Avenue has direct pedestrian and cycle access to Campsie Local Centre, Campsie Railway Station and the open space associated with Cooks River.

## **10. How has the planning proposal adequately addressed any social and economic effects?**

Social effects of the proposal would stem from the additional population within an increased dwelling yield resulting from the increased FSR for the subject land. These social effects are likely to be minor as the land is immediately adjacent to Campsie Town Centre where there are a full range of social and community services available as well as access to retail and public transport. There will be a minor increase in economic activity relative to what is currently permissible on the site due to the additional construction activity resulting from larger buildings, and a slight increase in retail expenditure from the small number of additional residents that the proposal will allow if successful.

Social and economic effects can be adequately addressed by the application of the development controls contained in Canterbury LEP 2012 and Canterbury DCP 2012 as part of the development assessment process.

## **SECTION D: State and Commonwealth interests**

### **11. Is there adequate public infrastructure for the planning proposal?**

Yes. The site is well serviced by public transport and open space. The planning proposal does not generate any apparent need to upgrade or improve public infrastructure. Consultation with key service providers can occur as part of the planning proposal exhibition process.

### **12. What are the views of the State and Commonwealth public authorities consulted in accordance with the gateway determination?**

Consultation with any State and Commonwealth public authorities has not yet been undertaken. Council will engage in such consultation if required by the Gateway Determination.

## **PART 4    MAPPING**

There are no maps associated with this planning proposal, as the change to the Floor Space Ratio is to be achieved through a special clause in part 4 of the CLEP, as opposed to a mapping amendment. Extracts of the existing Height of Buildings Map and the existing Floor Space Ratio Map have been included in **Appendix 3** for information purposes.

## PART 5: COMMUNITY CONSULTATION

The following community consultation will occur should the planning proposal receive a Gateway Determination:

- Notification in the Canterbury Council column which appears in local newspapers.
- Notification letters to any relevant State Agencies or authorities nominated by the Department.
- Notification letters sent to directly affected, adjoining and nearby property owners.
- Advertising of the proposal on Council's website and at Council's Administration Building.
- Copies of the Planning Proposal will be made available at Council's Administration Building, on the Canterbury Council website, and at the nearest Council library in Campsie.

Given the size of the site and the planning changes sought, it is proposed to have a 28 day exhibition period to enable adequate time for consultation to take place.

## PART 6: PROJECT TIMELINE

This is outlined in the table below:

| Planning proposal stage                                             | Timeframe     |
|---------------------------------------------------------------------|---------------|
| Gateway determination                                               | February 2015 |
| Government Agency Consultation                                      | March 2015    |
| Public exhibition period                                            | March 2015    |
| RPA Assessment of Planning Proposal and Exhibition outcomes         | May 2015      |
| Submission of endorsed LEP to DP&E for finalisation                 | June 2015     |
| RPA Decision to make the LEP Amendment (if delegated)               | June 2015     |
| Forwarding of LEP Amendment to DP&E for Notification (if delegated) | July 2015     |

## APPENDIX 1: State Environmental Planning Policies

| State Environmental Planning Proposal                                       | Comments                                                                                                                                                 |
|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| SEPP 1 – Development Standards                                              | Not Applicable                                                                                                                                           |
| SEPP 14 – Coast Wetlands                                                    | Not Applicable                                                                                                                                           |
| SEPP 15 – Rural Landscaping                                                 | Not Applicable                                                                                                                                           |
| SEPP 19 – Bushfire in Urban Areas                                           | Not Applicable                                                                                                                                           |
| SEPP 21 – Caravan Parks                                                     | Not Applicable                                                                                                                                           |
| SEPP 26 – Littoral Rainforests                                              | Not Applicable                                                                                                                                           |
| SEPP 29 – Western Sydney Recreation Area                                    | Not Applicable                                                                                                                                           |
| SEPP 30 – Intensive Agriculture                                             | Not Applicable                                                                                                                                           |
| SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)                 | Consistent                                                                                                                                               |
| SEPP 33 – Hazardous and Offensive Development                               | Not Applicable                                                                                                                                           |
| SEPP 36 – Manufactured Home Estates                                         | Not Applicable                                                                                                                                           |
| SEPP 39 – Spit Island Bird Habitat                                          | Not Applicable                                                                                                                                           |
| SEPP 44 – Moore Park Showground                                             | Not Applicable                                                                                                                                           |
| SEPP 50 – Canal Estate Development                                          | Not Applicable                                                                                                                                           |
| SEPP 52 – Farm Dams and other works in Land and Water Management Plan Areas | Not Applicable                                                                                                                                           |
| SEPP 55 – Remediation of Land                                               | Consistent                                                                                                                                               |
| SEPP 59 – Central Western Sydney Regional Open Space and Residential        | Not Applicable                                                                                                                                           |
| SEPP 62 – Sustainable Aquaculture                                           | Not Applicable                                                                                                                                           |
| SEPP 64 – Advertising and Signage                                           | Not Applicable                                                                                                                                           |
| SEPP 65 – Design Quality of Residential Flat building                       | The planning proposal seeks to amend the planning controls to permit a residential development that would be subject to the SEPP. Any future development |

|                                                                    |                                                                                                                                                                                                                            |
|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                    | application should consider the relevant provisions of the SEPP.                                                                                                                                                           |
| SEPP 70 – Affordable Housing                                       | Not Applicable                                                                                                                                                                                                             |
| SEPP 71 – Coastal Protection                                       | Not Applicable                                                                                                                                                                                                             |
| SEPP (Affordable Rental Housing) 2009                              | Not Applicable                                                                                                                                                                                                             |
| SEPP (Building Sustainability Index BASIX) 2004                    | The planning proposal seeks to amend the planning controls to permit a residential development that would be subject to the SEPP. Any future development application should consider the relevant provisions of this SEPP. |
| SEPP (Exempt and Complying) 2008                                   | Not Applicable                                                                                                                                                                                                             |
| SEPP (Housing for Seniors or People with a Disability) 2004        | Not Applicable                                                                                                                                                                                                             |
| SEPP (Infrastructure) 2007                                         | Not Applicable                                                                                                                                                                                                             |
| SEPP (Kosciusko National Park – Alpine Resorts) 2007               | Not Applicable                                                                                                                                                                                                             |
| SEPP (Major Developments)                                          | Not Applicable                                                                                                                                                                                                             |
| SEPP (Mining, Petroleum Production and Extractive Industries) 2007 | Not Applicable                                                                                                                                                                                                             |
| SEPP (Miscellaneous Consent Provisions ) 2007                      | Not Applicable.                                                                                                                                                                                                            |
| SEPP (Penrith Lakes Scheme) 1989                                   | Not Applicable                                                                                                                                                                                                             |
| SEPP (Port Botany and Port Kembla) 2013                            | Not Applicable                                                                                                                                                                                                             |
| SEPP (Rural Lands) 2008                                            | Not Applicable                                                                                                                                                                                                             |
| SEPP (SEPP 53 Transitional Provisions) 2011                        | Not Applicable                                                                                                                                                                                                             |
| SEPP (State and Regional Development) 2011                         | Not Applicable                                                                                                                                                                                                             |
| SEPP (Drinking Water Catchment) 2011                               | Not Applicable                                                                                                                                                                                                             |
| SEPP (Urban Renewal) 2010                                          | Not Applicable                                                                                                                                                                                                             |
| SEPP (Western Sydney Employment Area) 2009                         | Not Applicable                                                                                                                                                                                                             |

|                                      |                |
|--------------------------------------|----------------|
| SEPP (Sydney Western Parklands) 2009 | Not Applicable |
|--------------------------------------|----------------|

## APPENDIX 2: Section 117 Directions

| Section 117 Directions                                      | Consistency | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <b><i>Housing, Infrastructure and Urban Development</i></b> |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 3.1 Residential zones                                       | Consistent  | <p>The direction applies when a relevant planning authority prepares a planning proposal that will affect land within any zone in which significant residential development is permitted or proposed to be permitted. It is considered that the planning proposal is consistent with this Ministerial Direction as follows:</p> <ul style="list-style-type: none"> <li>• The planning proposal encourages a variety and choice of housing types by increasing density on R4 High Density Residential Zoned land thus increasing the supply of apartment dwellings in the Campsie locality.</li> <li>• The planning proposal contributes to efficient use of infrastructure and services by providing for additional housing in an area already serviced for urban development immediately adjacent to Campsie Local Centre.</li> <li>• The planning proposal will have no discernable effects on the environment or resource lands.</li> <li>• The planning proposal will contribute a small increase in the choice of building types and locations in the housing market by increasing apartment supply in an area zoned for high density residential development.</li> <li>• The planning proposal will make a small contribution to more efficient use of existing infrastructure and services by increasing dwelling supply in an area that is already provided with infrastructure and services, being within close proximity to Campsie Local Centre, Campsie Railway Station and bus routes.</li> <li>• The planning proposal will make a minor contribution to the reduction of land consumption at the urban fringe by providing a small increase in the dwelling capacity of the R4 High Density zone in Campsie, an infill development area, which may have a small dwelling substitution effect.</li> <li>• Any development application lodged pursuant to this planning proposal will be subject to the design requirements under SEPP 65 and the Canterbury Development Control Plan at the development application stage.</li> <li>• The land subject to this planning proposal has been previously developed for residential purposes and has been zoned for high</li> </ul> |

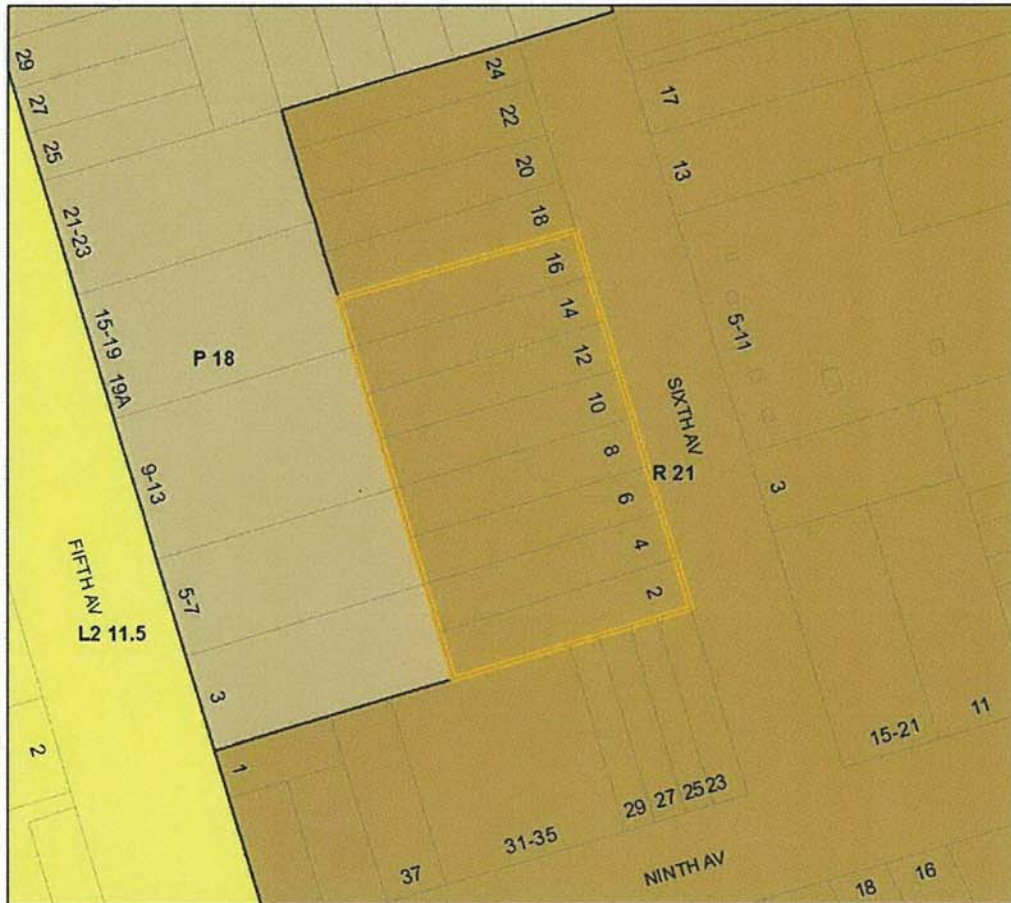
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|----------------------------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                        |            | <p>density residential purposes for many years. As such, adequate service capacity has been provided in anticipated of this site and others in the R4 High Density Residential zone redeveloping.</p> <ul style="list-style-type: none"> <li>• The intent of the planning proposal is to increase the permissible residential density of the land to which it applies.</li> <li>• The Canterbury Residential Development Strategy was prepared and endorsed in the pursuit of the objective of this Direction.</li> <li>• The Canterbury Residential Strategy does specifically identify this site and recommended an FSR control be removed (subsequently altered to 2.5:1).</li> <li>• The Canterbury Residential Strategy is a Council – endorsed strategy, however it is not approved by the Director – General of the Department of Planning.</li> <li>• An urban design study aimed at justifying this proposal was prepared by Jones Sonter Architects and submitted to Council by Nino Planning and Development on behalf of the proponent. The urban design study included a concept design showing an indicative development of the site at a density of 3.15:1.</li> <li>• (6) (c) The proposal is in accordance with the Sydney Region Metropolitan Strategy, in particular with the following Objectives: <ul style="list-style-type: none"> <li>○ Objective 2 Balanced growth</li> <li>○ Objective 5 Deliver new housing to meet Sydney's growth</li> <li>○ Objective 7 – Deliver well-designed and active centres that will attract investment and growth</li> </ul> </li> </ul> |
| 3.4 Integrating Land Use and Transport | Consistent | <p>The planning proposal improving access to housing, jobs and services by walking, cycling and public transport by increasing the supply of housing within walking access to Campsie Local Centre and Campsie Railway Station and bus routes.</p> <p>The planning proposal contributes to the reduction in car dependence by increasing housing supply in a highly accessible location.</p> <p>(1) (c) The planning proposal contributes to the reduction in travel demand by increasing housing supply within walking distance of a local centre and public transport.</p> <p>(1) (d) The planning proposal contributes to the viability of public transport by providing for a (small) increase in population within the primary catchment of Campsie Railway Station and metropolitan cross-regional bus routes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

7.1 Implementation    Consistent  
of A Plan for  
Growing  
Sydney

An assessment of the consistency with A Plan for Growing Sydney is part of Section B Clause 3 of this document. Note that the planning proposal site is located in the Bankstown – Sydenham corridor and will benefit directly from the implementation of the Sydney Rapid Transit as it is within 350m of the entrance to Campsie Station. An increase in residential density in this location will increase housing supply in proximity to a mixed use centre and transport node.

## APPENDIX 3: Maps

Map 1: Existing Height of Building (HoB)



**Map 2: Existing Floor Space Ratio Map**

