

Bankstown Golf Course - Milperra

Proposal Title : **Bankstown Golf Course - Milperra**

Proposal Summary : **To rezone part of the site from 6(b)Private Open Space to 2(a)Residential to allow residential development on this land.**

PP Number : **PP_2012_BANKS_001_00**

Dop File No : **12/07042**

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions : **2.1 Environment Protection Zones
3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
4.3 Flood Prone Land
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **It is recommended that the proposal proceed subject to the following conditions:**

- 1. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act 1979 for a period of 28 days;**
- 2. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway Determination;**
- 3. Amend the planning proposal prior to exhibition as follows:**
 - * Part 1. The description of the land to which the proposal applies should be amended to make reference to the relevant lots and/or parts of lots to be rezoned, and to make reference to the accompanying land zoning map.**
 - * Part 2. Delete the table in this part and amend to read; "To rezone the subject land to 2(a) residential and to apply a floor space ration (FSR) of 0.5:1, and a maximum building height of 9 metres."**
- 4. The Chief Executive of the Office of Environment and Heritage should be consulted on the proposed rezoning. Consultation may also be required with that Office under section 34A of the EP & A Act 1979, in relation to the impacts of the development on threatened species.**
- 5. Ensure that the flooding studies, contaminated lands study, and if required by OEH, impact on threatened species study, be undertaken prior to exhibition.**

Supporting Reasons : **The Proposal will provide additional housing opportunities in a generally suitable location.**

Panel Recommendation

Recommendation Date : **26-Apr-2012**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The Planning Proposal should proceed subject to the following conditions:**

- 1. Council is to be amend the planning proposal prior to the commencement of community consultation as follows;**
 - o Part 1 Intended Outcomes – this part is to be amended to clearly describe the land to**

which the proposal applies, making reference to the relevant lots and/or parts of lots to be rezoned as identified on the land zoning map.

o Part 2 Explanation of Provisions – Council is to review this part and ensure all changes to development controls and land zonings are explained, in addition to referencing the changes on the attached maps.

Council is to provide a copy of the revised planning proposal to the Department's Regional Office.

2. Council is to undertake the Stage 2 contamination assessment as identified in the planning proposal and make any amendments required as a result of the study prior to the commencement of community consultation.

3. In regards to the planning proposal's inconsistencies with S117 Direction 4.3 Flood Prone Land, Council is to ensure that adequate flood analysis is included with the exhibition material for the purposes of community consultation.

4. Council is to consult the Chief Executive Officer of the Office of Environment and Heritage in regards to the extent of environmentally sensitive land as per the requirements of S34A of the Environmental Planning and Assessment Act 1979. In doing so, Council is to demonstrate consistency with the requirements of S117 Direction 2.1 Environmentally Sensitive Land, prior to the commencement of community consultation.

5. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

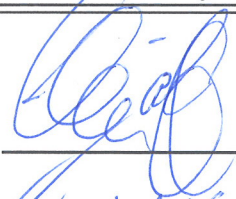
- Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

7. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

8. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McGaffin

Date:

4.5.12