

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**

Proposal Details

Date Planning : **11-Apr-2012**

LGA covered : **Bankstown**

Proposal Received :

Region : **Sydney Region West**

RPA : **Bankstown City Council**

State Electorate : **BANKSTOWN**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **Bullecourt Avenue**

Suburb : **Milperra**

City :

Postcode :

Land Parcel : **Lot 161 DP 752013 and Lot 272 DP 752013**

DoP Planning Officer Contact Details

Contact Name : **Michael Druce**

Contact Number : **0298601544**

Contact Email : **michael.druce@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Alejandra Rojas**

Contact Number : **0297079577**

Contact Email : **alejandra.rojas@bankstown.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre :

Release Area Name :

Regional / Sub : **Metro West Central**

Consistent with Strategy : **Yes**

Regional Strategy : **subregion**

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MDP Number :

Date of Release :

Area of Release (Ha)
:

Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings 0
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Yes
Lobbyists Code of
Conduct has been
complied with :

If No, comment : The Department's register of lobbyist contacts was examined on 17 April
and there are no records of any contacts related to this Planning Proposal.

Have there been No
meetings or
communications with
registered lobbyists? :

If Yes, comment : To the best of the regional team's knowledge, there has been no meetings or
communications with registered lobbyists.

Supporting notes

Internal Supporting
Notes :

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The statement of objectives is inadequate. It should be more explicit defining the site that
is to be rezoned rather than only make reference to the attached Land Application Map. It
is recommended that it make reference to the relevant lots and/or parts of lots to be
rezoned.

This section also contains information on 'guiding principles'. This is unnecessary and
addresses other parts of the planning proposal such as 'Justification'.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : It is unnecessary to set out required amendments to the LEP and the specific clauses. It is
recommended that it be simplified to a concise statement in the following form: 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.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? No

b) S.117 directions identified by RPA :

2.1 Environment Protection Zones

* May need the Director General's agreement

3.1 Residential Zones

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

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4.3 Flood Prone Land
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **No**

d) Which SEPPs have the RPA identified?

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)
SEPP No 55—Remediation of Land
GMREP No. 2 - Georges River Catchment

e) List any other matters that need to be considered :

SEPP 55 Remediation of Land - requires the RPA to consider site contamination when rezoning land. The proponent has undertaken a preliminary assessment of the land and Council has identified further investigations that will need to be undertaken. Council states that the outcomes of these investigations may require changes to the planning proposal.

GMREP 2 Georges River Catchment - this requires the consent authority to consider issues such as acid sulfate soils, flooding and stormwater run-off.

SEPP 32 Urban Consolidation - Council has identified that the proposal is consistent with this.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **The mapping provided is considered adequate for the purposes of exhibition.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **This is a minor matter and would normally require a consultation period of 14 days. However, Council has indicated a need for 28 days to undertake the consultation.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : **The planning proposal is consistent with the guidelines and no additional information is required.**

Proposal Assessment

Principal LEP:

Due Date : **October 2012**

Comments in relation to Principal LEP : **The draft Principal LEP has been submitted to the Department under section 64 and is expected to be exhibited in the near future.**

Assessment Criteria

Need for planning proposal :	The planning proposal is seeking to rezone a small amount of land currently zoned for private recreation to low density residential. Council asserts that there is sufficient infrastructure to support the development of the land as residential and that the proposal is consistent with the established character of the surrounding area. Council also argues that the proposal will provide additional housing towards achieving housing targets established in its Residential Development Study (RDS). This is supported by the Department.
Consistency with strategic planning framework :	Overall the proposal is consistent with the current strategic planning framework. As mentioned above, it responds to the requirement recommendations of the RDS which is Council's response to the targets set in the Draft West Central Subregional Strategy.
Environmental social economic impacts :	Threatened species Council has identified that items listed under the Threatened Species Conservation Act are present on adjacent lands. Prior to development of the land further studies may be required to confirm the level of impact it will have and any remedial or compensatory activities that will need to be undertaken. Flooding The site is affected by flooding and this is why Council is only rezoning a portion of the site. Notwithstanding this, Council has identified a need for a more detailed flood study to confirm whether residential land uses and the proposed flood mitigation are appropriate for the site. Land contamination Council has identified that further assessment of potential for land contamination is required. Please note that the outcomes of these studies could result in revisions being made to the planning proposal. Social and economic impacts It is considered that there is likely to be no negative social or economic impacts resulting from the proposed development. However, it is noted that the site is adjacent to (but separated by a road) to industry. The implications of this for any future residential development would be considered at the development application stage.

Assessment Process

Proposal type :	Minor	Community Consultation Period :	28 Days
Timeframe to make LEP :	9 Month	Delegation :	DDG
Public Authority Consultation - 56(2)(d) :	Office of Environment and Heritage		

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Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

Flora

Fauna

Flooding

Other - provide details below

If Other, provide reasons :

Consultation with Office of Environment and Heritage should be undertaken to determine whether flora and/or fauna studies are required.

Assessment of the site for potential land contamination should be required.

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Bankstown City Council_03-04-2012 00_00_00_Bankstown Golf Course site in Milperra_.pdf	Proposal	Yes

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 ratio (FSR) of 0.5:1, and a maximum building**

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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.

Signature:



Printed Name:

Tim Archer Date: 20/4/12