



IRF22/3321

Gateway determination report – PP-2021-2821

Draft Consolidated Canterbury-Bankstown LEP
(Amendment No 1)

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Acknowledgment of Country

The Department of Planning and Environment acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal**Relevant reports and plans**

Planning Proposal – December 2020

Local Character Area Study – December 2020

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Canterbury-Bankstown
PPA	Canterbury-Bankstown Council
NAME	Draft Canterbury-Bankstown LEP (Amendment No 1)
NUMBER	PP-2021-2821
LEP TO BE AMENDED	Draft Canterbury-Bankstown Local Environmental Plan
ADDRESS	Various throughout LGA
DESCRIPTION	Various throughout LGA
RECEIVED	25/03/2021
FILE NO.	IRF22/3321
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objectives of the planning proposal are to:

- combine and align the residential standards of Bankstown LEP 2015 and Canterbury LEP 2012 into a single set of rules for Canterbury-Bankstown;
- implement the key actions of Council's LSPS *Connective City 2036* including:
 - reinforcing the low-density character of the suburban neighbourhoods;
 - promoting the desired future character of local character areas;
 - retaining and managing employment lands to meet the employment needs of Canterbury Bankstown;
 - achieving better standards of design quality;
 - minimising the risk to the community in areas subject to environmental hazards by restricting development in sensitive areas; and
 - reclassifying certain land to meet future operational needs in Canterbury Bankstown.
- include matters that the Gateway determination removed from the draft Canterbury Consolidated LEP.

The objectives of this planning proposal are considered to be generally clear and adequate.

1.3 Explanation of provisions

The planning proposal includes a lengthy explanation of provisions which primarily adequately details the proposed amendments to the draft Consolidated Canterbury-Bankstown LEP which has not yet been made. A summary of the proposed changes is outlined below:

- include residential flat buildings as permissible with consent in the B1 Neighbourhood Centre and B2 Local Centre zones (Canterbury LGA);
- permit seniors housing with consent in the R2 Low Density Residential, R4 High Density Residential, B1 Neighbourhood Centre and B2 Local Centre zones;
- include hostels as permissible with consent in the B2 Local Centre zone;
- omit subclause 4.1(8) relating to the minimum subdivision lot size for land at Villawood as the development is complete;
- introduce a new local provision allowing Council to carry out development of infrastructure without development consent except for in certain instances;
- prohibit sensitive uses in Carinya Road and Picnic Point (child care centres, community facilities, educational establishments, health consulting rooms, hospitals, places of public worship, respite day care centres);
- rezone Hurlstone Park: rezone some remaining R3 Medium Density Residential land (Canterbury LGA) to R2 Low Density Residential;
- rezone R3 Medium Density Residential land within the former Canterbury LGA to R2 Low Density Residential at Kingsgrove, Roselands, Beverly Hills, Riverwood, Croydon Park, Belfield (excludes areas subject to Sydenham to Bankstown Urban Renewal Corridor and Riverwood State Significant Precinct);
- introduce Local Character Areas in the east and west sections of the LGA:
 - Eastern LCA (5,353 lots affected) - Croydon Park, Hurlstone Park, North Earlwood and Canterbury, East Earlwood, South Earlwood); and
 - Western LCA (7,676 lots affected) - East Hills, South West Panania, East Hills South, South Picnic Point, South East Panania, West Picnic Point, East Picnic Point, Revesby South, Revesby Heights, Padstow, West Padstow Heights, Padstow Heights and East Padstow.
- rezone 37 sites from B5 Business Development to B6 Enterprise Corridor along the Hume Highway (no proposed changes to building heights or (floor space ratio) (FSR));
- amend the minimum lot size from 460m² to 450m² for land in the former Canterbury LGA for residential zones to align with the Bankstown LEP 2015;
- add minimum lot size and frontage controls for certain development types:
 - Attached dwellings (750m²/20m frontage);
 - Manor houses, multi dwelling housing (1,000m²/20m frontage); and
 - Residential flat buildings, shop top housing, serviced apartments (1,500m²/30m frontage).
- amend the minimum lot size from 500-650m² to 1,000m² for certain land at Picnic Point;
- establish a 4.5m building height limit for secondary dwellings;
- introduce a minimum lot size of 450m² for secondary dwellings;
- introduce a new provision to avoid isolation of land in the R4 High Density Residential zone that is less than 1,000sqm in area and less than 20m in width;
- introduce a maximum FSR of 0.5:1 for the R2 Low Density Residential zone in the former Canterbury LGA to align with the Bankstown LEP 2015;
- amend the maximum building height applying to the R2 Low Density Residential zone in the former Canterbury LGA from 8.5m to 9m;
- reclassify 255 sites from community land to operational land; and
- delete Items 22-24 of Schedule 1 Additional Permitted Uses and renumber the Schedule accordingly.

The planning proposal contains an explanation of provisions that is generally considered to adequately explain how the objectives of the proposal will be achieved. However, the planning proposal is not considered to provide sufficient justification regarding the potential impacts for a large proportion of the proposed amendments.

It should be noted the planning proposal does not adequately explain how the intended prohibition of sensitive uses for certain land at Picnic Point will be achieved also.

1.4 Site description and surrounding area

Currently, planning controls for the local government area (LGA) of Canterbury-Bankstown are set out in two separate planning instruments that align with the former LGA boundaries of the former Bankstown and Canterbury Councils as they existed prior to amalgamation.

Bankstown LEP 2015 applies to the former Bankstown LGA (**Figure 1**) and Canterbury LEP 2012 (**Figure 2**) applies to the former Canterbury LGA. The draft Consolidated Canterbury-Bankstown LEP is intended to provide a unified set of planning controls for the amalgamated LGA.

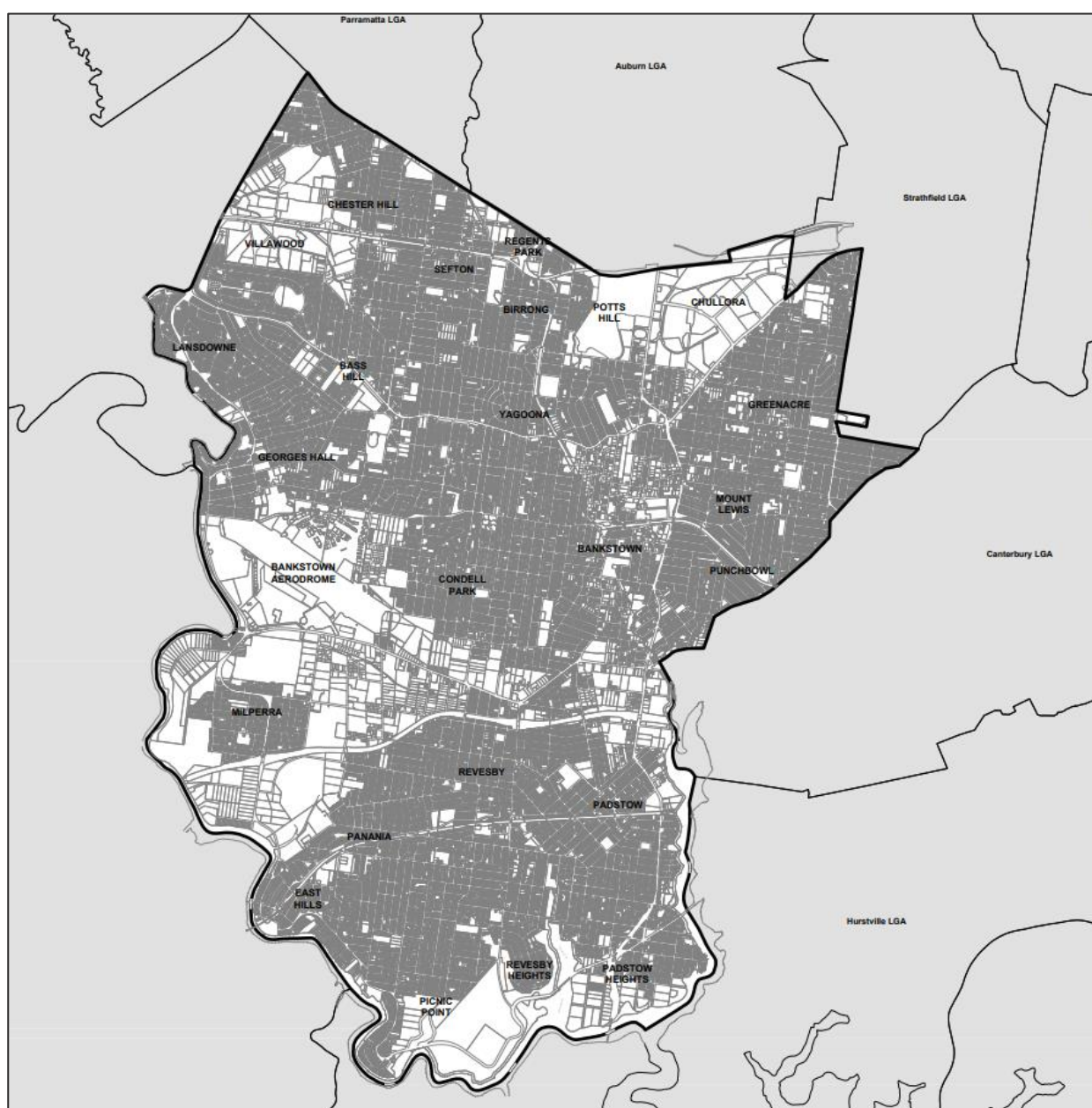


Figure 1: Bankstown LEP 2015 Land Application Map (Source: www.legislation.nsw.gov.au)

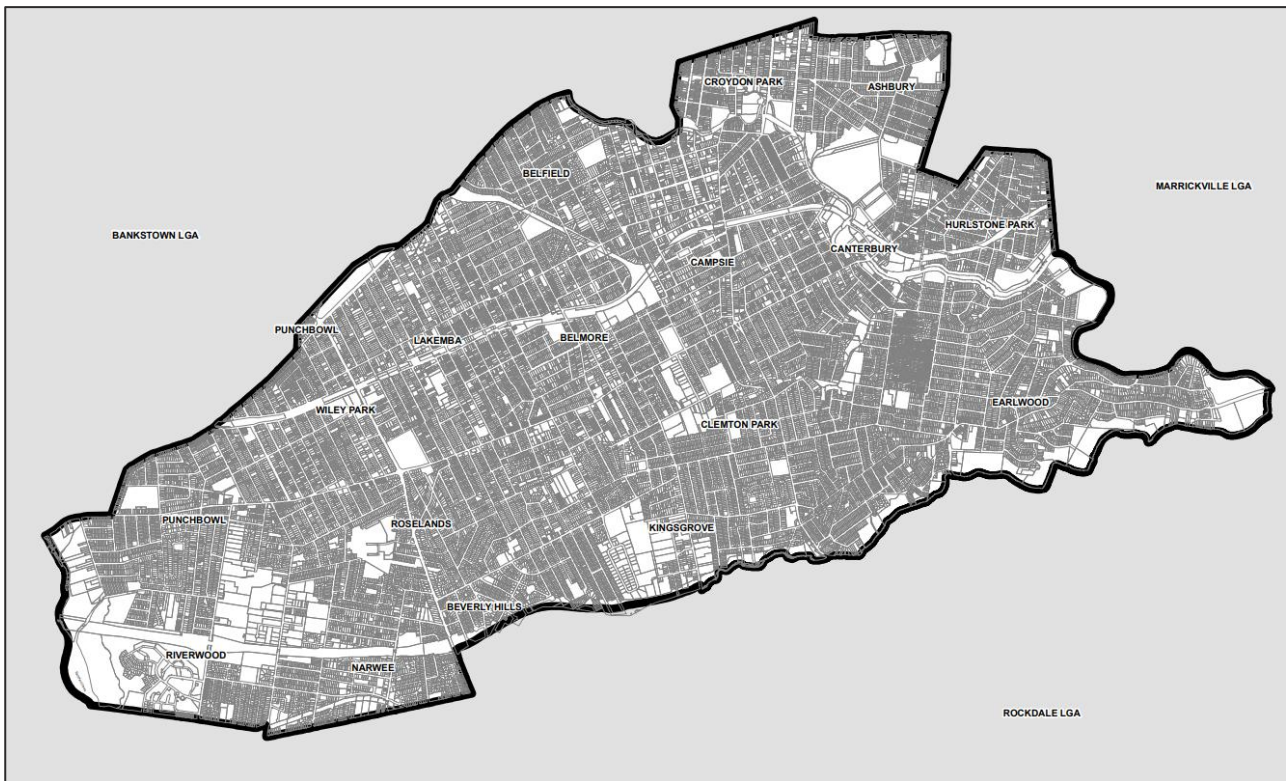


Figure 2: Canterbury LEP 2012 Land Application Map (Source: www.legislation.nsw.gov.au)

1.5 Mapping

The planning proposal proposes amendments to the following maps of the draft Consolidated Canterbury-Bankstown LEP:

- Land Zoning Map;
- Lot Size Map;
- Height of Buildings Map; and
- Floor Space Ratio Map.

The planning proposal also seeks to introduce a new Local Character Areas Map.

The mapping accompanying the planning proposal is considered inadequate for the purposes of public exhibition. The mapping is not considered to clearly demonstrate the existing and proposed context of the proposed changes. For example, the proposed Land Zoning Map extracts only depict land to be rezoned R2 Low Density Residential or B6 Enterprise Corridor. The draft mapping does not provide the context of surrounding zoning, nor does the planning proposal include extracts of the existing mapping.

Additionally, it should also be noted that the Lot Size Map extracts provided do not depict the proposed changes to the minimum lot size for land in Picnic Point, which seek to increase the minimum lot size from 500-650m² to 1000m².

1.6 Background

Local Strategic Planning Statement

On 10 December 2019, Council endorsed its Local Strategic Planning Statement (LSPS) and on 16 March 2020, the former Greater Sydney Commission endorsed Council's LSPS. The planning proposal seeks to implement a series of findings and recommendations deriving from Council's LSPS and associated local strategies.

Draft Canterbury Bankstown Consolidated LEP

In February 2020, a Gateway determination was granted for the draft Canterbury-Bankstown Consolidated LEP which seeks to consolidate the two LEPs of the former Canterbury and Bankstown LGAs. The Gateway determination included a series of conditions that limited the scope of changes that were permitted to be included within the draft Consolidated LEP. The Department is currently considering the finalisation of the draft Consolidated LEP.

Amendment 1

Council prepared the subject planning proposal to incorporate further changes and matters that were omitted from the draft Consolidated LEP following the Gateway determination. The subject planning proposal was submitted to the Department on 24 December 2020.

On 7 September 2022, the Department wrote to Council advising that the planning proposal contains several interdependencies with the draft Consolidated LEP which has not allowed the Department to progress its assessment of the subject planning proposal. The Department noted that it is important to finalise the draft Consolidated LEP to set a platform to consider matters sought by the subject planning proposal and further matters which have not been progressed as part of the final draft Consolidated LEP. The Department also noted that discussions with Council have indicated that further amendments may be required following the making of the draft Consolidated LEP.

2 Need for the planning proposal

The planning proposal states that it is a result of Council's Local Strategic Planning Statement, which is supported by community consultation and the following evidence-based strategies:

- *Local Housing Strategy;*
- *Employment Lands Strategy; and*
- *Local Character Area Study*

The planning proposal states that it is the best means of achieving the intended outcomes as amendments to the Consolidated Canterbury Bankstown LEP 2022 are required to effectively implement the proposed changes.

Council highlights that adding controls to the Development Control Plans are either outside the scope of the proposed changes or will not provide the same level of certainty. Therefore, Council forms the view that the planning proposal is the best means of achieving its desired outcomes.

The Department notes Council's intent to implement a series of actions and objectives from its local strategies. However, as discussed throughout this report, the planning proposal does not provide a sufficient evidence base for many of the proposed amendments.

It should also be noted that since the lodgement of the planning proposal the Department has issued its conditional approval of Council's Local Housing Strategy, which required a series of changes and further justification for several proposed amendments that form part of this planning proposal.

Additionally, the proposed changes which seek to implement the findings of Council's Local Character Area Study cannot be supported at this time, as there is no Department endorsed statutory pathway to include the changes as part of an LEP. The Department is of the view that the proposed changes can be more appropriately included as part of Council's Development Control Plan.

Whilst the Department notes that the need for the proposal derives from a series of amendments that seek to implement the findings of Council's local strategies, the amendments are not supported in their current form. The Department encourages Council to undertake further work to provide justification for the amendments and prepare a new and revised planning proposal/s.

3 Strategic assessment

3.1 District Plan

The site is within the South District and the then Greater Sydney Commission (now Greater Cities Commission) released the South District Plan on 18 March 2018. The plan contains planning priorities and actions to guide the growth of the district while improving its social, economic and environmental assets.

The planning proposal is not consistent with several priorities for infrastructure and collaboration, liveability, productivity, and sustainability in the plan as outlined below.

The Department considers that the planning proposal does not give effect to the District Plan in accordance with section 3.8 of the *Environmental Planning and Assessment Act 1979*. The following table includes an assessment of the planning proposal against relevant directions and actions.

Table 3 District Plan assessment

Planning Priorities	Consistency
Planning Priority S5: Providing housing supply, choice and affordability, with access to jobs, services and public transport.	<p>The planning proposal states that based on the Local Housing Strategy (LHS), the proposal will reinforce the growth strategy to locate up to 80% of new dwellings in and around certain centres with access to jobs, shops, public transport, services and infrastructure.</p> <p>The proposal seeks to implement a series of amendments to limit dwelling growth in the suburban neighbourhoods to reinforce the low-density character. These amendments include the downzoning of various land from R3 Medium Density Residential to R2 Low Density Residential and introducing an FSR of 0.5:1 for the R2 Low Density Residential zone for land in the former Canterbury LGA.</p> <p>Whilst the Department notes Council's objective to locate dwelling growth around centres, the Department has since issued its conditional endorsement of Council's LHS. In reference to the proposed amendments the Department has advised Council that <i>planning controls within planning proposals must be evidence based and supported by an impact assessment that considers consistency with the District Plan and Section 9.1 Ministerial Directions</i>.</p> <p>The Department has also advised Council that the <i>proposed down-zoning of land from R3 to R2 is not supported in its current form by the Department. Council has identified the need for medium-density housing. Council is required to undertake community consultation in</i></p>

Planning Priorities	Consistency
	<p><i>relation to this matter and to continue to collaborate with the Department to determine a suitable outcome.</i></p> <p>At this stage, the proposed amendments are considered to be inconsistent with the principles and actions outlined in the South District Plan. Should Council wish to pursue the amendments, the Department encourages Council to undertake relevant studies to demonstrate that the proposed amendments will not have a negative impact on Council's existing capacity to fulfil its housing targets and provide consideration of any other potential impacts.</p>
<p>Planning Priority S6: Creating and renewing great places and local centres.</p>	<p>The planning proposal outlines that it incorporates a place based planning approach through the implementation of the proposed amendments regarding Local Character Areas.</p> <p>The Department commends Council's work in identifying and seeking to enhance its existing areas through its Local Character Area Study which seeks to recognise distinctive and valued characteristics that contribute to local identity. However, as further discussed in section 3.7 of this report, there is currently no Department-endorsed statutory pathway or policy to include local character in LEPs. The Department encourages Council to implement the findings of its Local Character work within its Development Control Plan (DCP) to allow for consideration of local character to ensure that the development is compatible with the corresponding neighbourhood.</p>
<p>Planning Priority S9: Growing investment, business opportunities and jobs in centres</p>	<p>The planning proposal states that the outcomes of the proposal will not negatively impact on investment, business opportunities and jobs in centres.</p> <p>The planning proposal seeks the introduction of several new permissible uses to existing business zones including the introduction of residential flat buildings in the B1 Neighbourhood Centre and B2 Local Centre zones and hostels within the B2 Local Centre zone as permissible with consent.</p> <p>It is noted that the planning proposal does not provide any discussion of potential impacts or justification for the proposed introduction of uses. As such, it is considered unclear whether the proposed changes will have a negative impact on business opportunities and job generation in centres.</p> <p>Whilst the Department acknowledges that residential flat buildings are already permissible with consent in the former Bankstown LGA, the proposed amendments cannot be supported without discussion or justification detailing any potential impacts.</p> <p>The introduction of residential flat buildings in the two nominated business zones should be accompanied by a study or discussion which demonstrates that the proposed amendments will not detract from the primary employment generating purpose of existing neighbourhood and local centres.</p>

Planning Priorities	Consistency
Planning Priority S18: Adapting to the impacts of urban and natural hazards and climate change	<p>The planning proposal states that it limits dwelling growth in areas subject to urban and natural hazards.</p> <p>The planning proposal seeks to implement a series of amendments to flood affected land at Carinya Road, Picnic Point. Specifically, the planning proposal seeks to prohibit a series of sensitive land uses in the area and amend the Lot Size Map for land in Picnic Point by increasing the minimum lot size from 500-650m² to 1,000m² for certain land.</p> <p>The planning proposal notes that the intended outcome is to minimise risk to the community in areas subject to environmental hazards by restricting development in sensitive areas.</p> <p>The current planning proposal does not adequately explain how the prohibition of the aforementioned sensitive uses is intended to be implemented. Additionally, the proposal does not contain any mapping to demonstrate the extent of land which the sensitive uses will be prohibited on. It is also noted that the proposal does not contain mapping which depicts the extent of land that will be subject to the increased minimum lot sizes in Picnic Point.</p> <p>The Department notes that the intent of the planning proposal is consistent with the priority as it seeks to limit development on urban land subject to flood affection. However, the planning proposal does not adequately demonstrate how this is to be achieved.</p>

3.2 Local Housing Strategy

In June 2021, the Department approved the Council endorsed Canterbury Bankstown Local Housing Strategy (LHS) subject to conditions.

The LHS sets out the housing vision for the LGA, being:

“Canterbury Bankstown will have housing that meets the needs of its growing and changing population. New housing development will provide a mix of housing types and sizes in a range of price points. Larger developments will provide affordable housing. New housing growth will be targeted to centres that can offer residents a high level of amenity and access to jobs, services and community facilities”

The vision is supported by four strategic directions:

1. Deliver 50,000 new dwellings by 2036 subject to the NSW Government providing upfront infrastructure support
2. Stage the delivery of new dwellings to address complex renewal issues affecting Canterbury Bankstown
3. Focus at least 80% of new dwellings within walking distance of centres and places of high amenity
4. Ensure new housing in centres and suburban areas are compatible with local character

3.2.1 Section 6.5.2 Alignment of R2 and R3 Zones

The planning proposal seeks to implement the recommendations of Section 6.5.2 of Council's LHS, which seeks to align the R3 Medium Density Residential zone of the Canterbury LEP 2012 with the R2 Low Density Residential zone of the Bankstown LEP 2015. The proposed changes outlined in **Figure 3** apply to the land identified in pink.

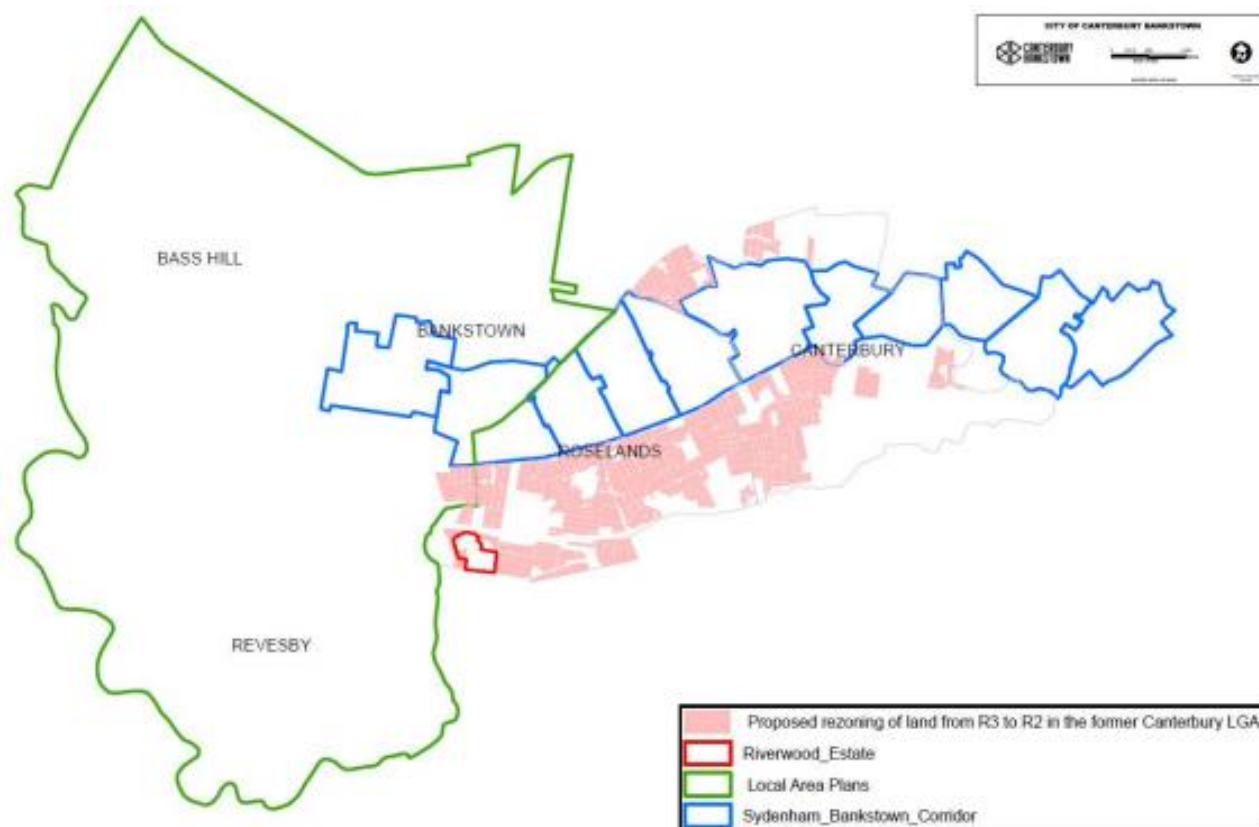


Figure 3: Land subject to down zoning (Source: Local Housing Strategy)

The planning proposal seeks to rezone the land identified in pink from R3 Medium Density Residential to R2 Low Density Residential. This proposed change would apply to the outer edge neighbourhoods, including Kingsgrove, Roselands, Beverly Hills, Riverwood, Croydon Park and Belfield. This represents around 10% of properties in the Canterbury Bankstown LGA.

Council's LHS outlines that under the Canterbury LEP 2012, the name of the R3 Medium Density Residential zone suggests medium density housing is appropriate in the zone. However, the built form controls are consistent with a typical low density residential built form. In the former Bankstown LGA, the low-density suburban neighbourhoods are zoned R2 Low Density with similar built form controls including a maximum FSR of 0.5:1 and a two storey building height limit.

Council's intention is to meet housing demand by providing housing capacity predominantly in the centres. It states that the proposed rezoning of suburban neighbourhoods in the former Canterbury LGA from R3 to R2 will not reduce Council's capacity to meet housing demand. However, the planning proposal does not provide sufficient evidence to demonstrate that there will be capacity to meet housing demand.

Since the lodgement of the subject planning proposal the Department has provided conditional approval to Council's LHS. The approval included conditions which require additional information and revisions to the subject planning proposal.

The relevant conditions of approval that impact the Amendment 1 planning proposal include:

- **Condition 8** – That Section 6.5 (recommended revisions to planning controls) of the LHS is to be subject to further investigation and collaboration with the Department.
- **Condition 9** – Changes to planning controls within planning proposals must be evidence based and supported by an impact assessment that considers consistency with the District Plan and section 9.1 Ministerial Directions. This is required to support planning proposals
- **Condition 10** – The proposed down-zoning of land from R3 to R2 is not supported in its current form by the Department. Council has identified the need for medium-density housing. Council is required to undertake community consultation in relation to this matter and to continue to collaborate with the Department to determine a suitable outcome by April 2022 and consider any implications to Ministerial Directions 9.1

Since the Department's conditional approval, Council has not provided a revised planning proposal to address the concerns raised by the Department, as such the proposed amendments to down zone R3 Medium Density Residential land to R2 Low Density Residential is not supported in its current form.

The Department forms the view that the subject planning proposal seeks to implement changes to residential development controls and land uses that are inconsistent with the strategic planning framework which are not supported by an evidence base. The planning proposal is considered to be inconsistent with the Department's conditional approval.

3.2.2 Section 6.5.5 Revisions to Planning Controls

The planning proposal seeks to incorporate the following provisions as outlined in the LHS.

Table 4 Proposed provisions from the LHS

LEP Clause/Map	Description
Clause 4.1B Secondary Dwelling Lot Sizes	The planning proposal seeks to introduce a new provision which will include a minimum lot size for secondary dwellings of 450m ² . Council highlights that the proposed amendment seeks to give legislative effect to a longstanding provision of the former Bankstown Development Control Plan.
Clause 4.1B Isolation of Land in Zone R4 High Density Residential	<p>The planning proposal seeks to introduce the following as a new subclause 4.1B(3):</p> <p><i>“The consent authority must not grant consent to any development on land within Zone R4 if the proposed development will result in any adjoining land having an area of less than 1,000m² and a width of less than 20 metres at the front building line.”</i></p> <p>Council outlines that the isolation of sites has a significant impact on urban form of residential neighbourhoods, and can lead to sites with compromised residential amenity, particularly in transitional areas.</p>
Clause 4.3 Secondary Dwelling Height in R2 Low Density Residential	<p>The proposal seeks to introduce a new provision under clause 4.3 to control the maximum building height of secondary dwellings in the R2 zone. Under the Bankstown LEP 2015, the maximum building height for secondary dwellings is 6m. The Canterbury LEP 2012 does not contain any provisions limiting the height of secondary dwellings in the R2 zone.</p> <p>Council states that it has undertaken a review and subsequently determined that a 4.5m maximum building height for secondary dwellings in the R2 zone to be appropriate. The Department notes that evidence of this review has not been included as part of the planning proposal package.</p>

LEP Clause/Map	Description
Lot Size Map	<p>The planning proposal seeks to harmonise the minimum subdivision lot size in residential zones. The current Bankstown LEP 2015 includes a minimum lot size of 450m², whilst the Canterbury LEP 2012 includes a minimum lot size of 460m².</p> <p>Council outlines that the approach will ensure a consistent minimum lot size approach across the LGA. The proposal seeks to apply the lesser of the two existing lot sizes to ensure no reduction in the existing ability for property to subdivide.</p>
Floor Space Ratio Map	<p>The planning proposal seeks to amend the floor space ratio map in relation to the R2 Low Density Residential zone. Under the Bankstown LEP 2015, a maximum FSR of 0.5:1 is applied throughout the zone. However, under the Canterbury LEP 2012, FSR in the R2 zone is controlled by clauses 4.4(2A) and 4.4(2B), which sets various FSR controls for different building typologies and lot sizes ranging from 0.5:1 to 0.65:1.</p>

Department Assessment:

As highlighted in Condition 8 of the Department's approval of Council's LHS, the revisions to planning controls contained in Section 6.5 of the LHS are required to be subject to further investigation and collaboration with the Department. Additionally, Condition 9 of the approval also requires Council to ensure that changes to planning controls are evidence based and supported by impact assessments that consider consistency with the strategic planning framework.

It is noted that the subject Amendment No. 1 planning proposal predates the Department's approval of the LHS. However, Council has yet to progress discussions with the Department regarding Section 6.5 of the LHS. Additionally, Council has not submitted a revised planning proposal that includes relevant impact assessments to demonstrate the proposed changes can be appropriately managed. At this stage, the proposed amendments cannot be supported in their current form.

3.3 Local Strategic Planning Statement - *Connective City 2036*

On 16 March 2020, the Canterbury Bankstown LSPS was assured by the then Greater Sydney Commission (GSC). This process confirmed that Council has aligned the LSPS Priorities to the Region Plan, the Planning Priorities in the District Plan as well as Council's own Community Strategic Plan.

Table 5 Local strategic planning assessment

Evolutions	Justification
E6.4 – Protect the low density character of suburban neighbourhoods	<p>The planning proposal states that it is consistent with Action 6.4.119 of the LSPS through reinforcing and protecting the low density character of suburban areas by changing the zoning of appropriate land to R2 Low Density Residential, and the identification of land as Local Character Areas.</p> <p>As outlined in Section 3.2 of this report, the Department does not support the down zoning of land from R3 Medium Density Residential to R2 Low Density Residential in its current form. The Department advises Council to undertake further studies to demonstrate that the changes will not have unintended impacts on housing supply in accordance with the Department's conditional approval of the LHS.</p>

	<p>The proposal also states that it is consistent with Action 6.4.120 as it identifies what attributes make local character areas unique and recommend changes to protect these areas from development.</p> <p>However, as further discussed in section 3.7 of this report, there is currently no Department-endorsed statutory pathway or policy to include local character in LEPs. The Department encourages Council to implement the findings of its Local Character work within its Development Control Plan to allow for consideration of local character to ensure that the development is compatible with the corresponding neighbourhood.</p>
E6.5 Recalibrate low and medium density zones	<p>The planning proposal states that it is consistent with Action E.6.5.121 of the LSPS as it seeks to implement the rationalisation of the R2 Low Density Residential and R3 Medium Density Residential zones.</p> <p>The Department notes Council's intent to better reflect the nature of the R2 Low Density Residential zone for R3 Medium Density Residential zoned land in the former Canterbury LGA. However, as discussed in Section 3.2 of this report the Department does not support the proposed down zoning in its current form. The proposed amendments are considered to be inconsistent with section 9.1 Directions and priorities of the District Plan, as such further justification is required to demonstrate that the proposed amendments can be appropriately implemented.</p>
E6.8 Implement current land use strategies	<p>The planning proposal notes that it is consistent with Action 6.8.128 as it integrates the LHS and Employment Lands Strategy into the land use planning framework.</p> <p>Whilst the Department commends Council's intent to incorporate the findings and recommendations of its LHS and Employment Land Strategy, as discussed in sections 3.2 and 3.4 of this report the proposed amendments are not accompanied by sufficient discussion to justify their inclusion at this stage.</p> <p>Additionally, the planning proposal predates the Department's conditional approval of Council's LHS which requested a series of changes to the proposed amendments sought under the proposal. Council has not submitted a revised planning proposal to address the Department's conditions of approval for the LHS.</p>

3.4 Employment Lands Strategy

The planning proposal states that it is consistent with Council's Employment Lands Strategy. The proposed rationalisation of B5 Business Development to B6 Enterprise Corridor zoning for 37 properties on the Hume Highway is stated to implement the recommendations of Council's Employment Lands Strategy.

Council's Employment Lands Strategy recommends that elements of the Hume Highway and Canterbury Road should be rezoned to B2 Local Centre or B6 Enterprise Corridor depending on individual sites proximity to existing centres. The Employment Lands Strategy outlines that these lands should expand the B6 Enterprise Corridor zoning in areas where these areas are suited to main road development.

Whilst the Department considers that the proposed rezoning of land may seek to give effect to the recommendations of Council's Employment Lands Strategy, it is considered that the proposal does not provide sufficient discussion to demonstrate why the nominated sites are suitable for rezoning.

The planning proposal provides general discussion noting that some land under the former Bankstown LEP was zoned B5 Business Development to promote bulky goods, business and warehouse uses that require large floor areas. Council highlights that the application of a B6 zoning is consistent with the Department's Practice Note 11-002, which outlines that zone is to provide for commercial or industrial development along main roads. Additionally, the planning proposal notes that retail activity should be limited throughout the corridor to ensure that enterprise corridors do not detract from the centres' hierarchy.

It is noted that the Employment Lands Strategy encourages rezoning along the Hume Highway corridor to both B2 Local Centre and B6 Enterprise Corridor zoning, depending on proximity to existing centres. The planning proposal lacks the detail to ascertain whether the proposed B6 zoning is appropriate for the nominated sites as opposed to B2 zoning or the existing B5 zoning. Additionally, the planning proposal fails to provide any site-specific assessment to demonstrate that rezoning the nominated sites from B5 to B6 will not have any unintended impacts.

The Department notes the strategic intent of the proposed rezoning and encourages Council to continue to seek the implementation of the recommendations of its Employment Lands Strategy. However, Council should submit a new planning proposal which includes appropriate site-specific assessment which effectively demonstrates why the proposed rezoning is appropriate at the nominated sites and considers any potential impacts that may arise from rezoning. At this time the proposed rezoning of land in the Hume Highway corridor from B5 Business Development to B6 Enterprise Corridor is not supported in its current form.

3.5 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

1.1 Implementation of Regional Plans

The Direction seeks to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.

The Direction requires planning proposals to be consistent with the Region Plan unless the inconsistency is deemed to be of minor significance or does not undermine the achievement of the Regional Plans vision, land use strategy, goals directions or actions.

In March 2018 the former Greater Sydney Commission released the Greater Sydney Region Plan: *A Metropolis of Three Cities* and subsequent South District Plan.

The Department's assessment of the proposal against the priorities of the District Plan contained in section 3.1 of this report found a series of inconsistencies with proposed amendments which are not supported in their current form. Concern is raised in relation to inconsistencies with the objectives of the Region Plan relating to housing supply and the potential to detract from business investment in identified centres.

At this stage the planning proposal's consistency with the objective and terms of the Direction is unresolved.

3.2 Heritage Conservation

The objective of the Direction is to conserve items, areas, objects and places of environmental and indigenous heritage significance.

The planning proposal states that it is consistent with the Direction as it introduces local character areas, which facilitate the conservation of items and heritage conservation areas.

As discussed in other sections of this report there is currently no Department endorsed statutory pathway or policy to include local character in LEPs. Accordingly, the proposed local character

area amendments are not supported due to the inconsistency with the Standard Instrument – Principal Local Environmental Plan and Order.

4.1 Flooding

The Direction seeks to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005. The Direction also seeks to ensure that LEP provisions that apply to flood prone land are commensurate with flood behaviour and include consideration of potential flood impacts both on and off the subject land.

The proposal outlines that it is consistent with the terms and objectives of the direction as it seeks to implement the recommendations of the Mid Georges River Floodplain Risk Management Plan, which seeks to restrict further intensification of residential development in this flood affected area.

The Department acknowledges that the planning proposal indicates its intent to restrict development for sensitive uses on flood prone land and increase the minimum lot size for certain land at Picnic Point. However, the extent of land to be affected by the proposed changes is unclear. The planning proposal is therefore considered to contain insufficient information to conduct an assessment to determine whether the proposed provisions are commensurate with flood behaviour and as such the proposals consistency with the direction is unresolved.

4.4 Remediation of Contaminated Land

The intent of this Direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.

The planning proposal does not include any discussion of the proposal's consistency with the objectives and terms of the Direction. The planning proposal includes amendments which seek land use changes to various parcels of land, at this stage there is considered to be insufficient information to conduct an assessment of the proposal's consistency with the terms of the direction.

4.5 Acid Sulfate Soils

The Direction seeks to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.

The planning proposal states that it is consistent with the Direction as it does not propose an intensification of land uses on land identified as having a probability of containing acid sulfate soils. However, the planning proposal intends to increase the maximum building height of land in the R3 Medium Density Residential zone in the former Canterbury LGA and seeks to permit residential flat buildings in the B1 Neighbourhood Centre and B2 Local Centre zones.

The planning proposal does not adequately demonstrate that it will not result in the intensification of uses on land with a probability of containing acid sulfate soils as the aforementioned amendments will apply across numerous parcels of land throughout the LGA. As such, the planning proposals consistency with the direction is considered to be unresolved.

Direction 6.1 Residential Zones

The Direction seeks to encourage a variety and choice of housing types to provide for existing and future housing needs. The direction also seeks to ensure the efficient use of infrastructure and services and minimise the impact of residential development on the environment and resource lands.

The direction applies to a series of amendments sought under the subject planning proposal, including:

- rezone some remaining R3 Medium Density Residential land in Hurlstone Park (Canterbury LGA) to R2 Low Density Residential;
- rezone R3 Medium Density Residential land within the former Canterbury LGA to R2 Low Density Residential at Kingsgrove, Roselands, Beverly Hills, Riverwood, Croydon Park,

- Belfield (excludes areas subject to Sydenham to Bankstown Urban Renewal Corridor and Riverwood State Significant Precinct); and
- introduce a maximum FSR of 0.5:1 for the R2 Low Density Residential zone in the former Canterbury LGA to align with the Bankstown LEP 2015.

Under the Bankstown LEP 2015, land zoned within the R2 Low Density Residential zone is provided with a maximum FSR of 0.5:1. However, the existing Canterbury LEP 2012 applies several maximum FSRs within the R2 zone under clauses 4.4(2A) and 4.4(2B) ranging from 0.5:1-0.65:1, dependent on the dwelling typology and site area.

The introduction of a standard maximum FSR to the R2 zone for land in the former Canterbury LGA seeks to apply a consistent approach across the amalgamated Canterbury-Bankstown LGA, however this will result in a reduction of the permissible residential density of land throughout R2 zoned land within the former Canterbury LGA.

Additionally, this reduction in density is further exacerbated in land proposed to be rezoned from R3 Medium Density Residential to R2 Low Density Residential as this will further limit the permissible residential uses on the land.

The proposal is inconsistent with the terms of the Direction as the amendments seeks the down zoning and reduction of FSR of various properties throughout the LGA. This will result in a reduction in the permissible residential density of land throughout the LGA and as such, the planning proposal is inconsistent with the terms of the Direction.

It is the Department's view that the inconsistency is not justified as the current planning proposal does not provide a sufficient evidence base to demonstrate that the proposed reduction in the permissibility of the subject land is appropriate. Council has previously been advised that the proposed changes are not supported in its current form.

Should Council wish to pursue the proposed amendments, as outlined in the Department's approval of Council's LHS, the Department encourages Council to undertake an impact assessment to demonstrate that the proposed down zoning and reduction in FSR can be appropriately managed. Any studies should have consideration of Council's housing targets and how the proposed changes may impact housing supply capacity in existing residential zones.

Direction 7.1 Business and Industrial Zones

The Direction seeks to encourage employment growth, protect existing employment land in business and industrial zones and support the viability of identified centres.

The planning proposal does not adequately address its consistency with the Direction. The planning proposal simply states that it is consistent with the direction as it retains and manages business zoned land.

It is noted that the planning proposal seeks to introduce residential flat buildings as permitted with consent in the B1 Neighbourhood Centre and B2 Local Centre zones. However, the proposal does not provide any discussion surrounding the potential impacts or rationale for the proposed changes to the land use table. As such, the proposal is not considered to provide sufficient justification for the introduction of new residential uses within existing and future employment zones.

The proposed amendments are considered inconsistent with the objectives of the direction, as the proposed uses do not encourage employment growth or protect employment land in existing business zones. The proposed amendments should be supported by discussion and/or a study to demonstrate that the inconsistency is justified.

The proposed amendments are therefore considered to be inconsistent with the terms of the direction as they do not give effect to its objectives. It is noted that a planning proposal may be inconsistent with the Direction should a justified strategy be prepared in support of the proposal, or if the inconsistency is considered to be minor in nature. As the proposal does not provide any discussion of the potential impacts deriving from the proposed changes, the inconsistency is not considered to be justified at this time.

3.6 LEP Practice Note

3.6.1 PN 16-001 – Classification and reclassification of public land through a LEP

The purpose of the practice note is to provide guidance on classifying and reclassifying public land through a LEP. The practice note emphasises the need for councils to demonstrate strategic and site specific merit, includes a comprehensive information checklist and clarifies issues arising for public reserves and interests in land.

Public land is managed under the *Local Government Act 1993* based on its classification. All public land must be classified as either community or operational land. Community land is that which Council makes available for the general use of the public and cannot be sold, exchanged or disposed of by Council. Operational land is land which facilitates the functions of Council and is generally not open to the public. It should be noted that there are no restrictions on Council's powers to manage, develop, dispose or change the nature or use of operational land.

Attachment 8 of the planning proposal includes a schedule of the land proposed to be reclassified from Community to Operational land under the draft Canterbury-Bankstown Consolidated LEP. The schedule demonstrates Council's intent to reclassify 128 sites in the former Bankstown LGA and 127 sites in the former Canterbury LGA from community to operational land.

The practice note emphasises that it is critical that all interests are identified upfront as part of any proposal if public land is to be reclassified from community to operational land. If this does not occur, land will need to be reclassified back to community land under Section 33 of the *Local Government Act 1993*.

The schedule provided by Council provides information on the addresses, property descriptions and current and proposed classifications of the relevant sites.

Council's planning proposal documentation fails to disclose any interests in the sites including leaseholds, easements, covenants or mortgages. Any proposal to classify or reclassify land through an LEP must demonstrate strategic and site-specific merit. The planning proposal in its current form does not provide sufficient detail for a strategic or site-specific merit test to be conducted by the Department as part of its assessment. As such, the proposed reclassifications cannot be supported in the current form.

Should Council wish to proceed with the proposed reclassification of community land as described in the planning proposal, Council is encouraged to prepare a new planning proposal in accordance with the practice note and associated information checklist.

A new planning proposal should include the following details as per the information checklist:

- whether the land is a public reserve;
- the strategic and site-specific merits of the reclassification;
- whether the proposal is the result of a strategic study or report;
- whether the proposed reclassification is consistent with Council's local strategic planning documents;
- a summary of Council's interests in the relevant lands, including a history of the sites acquisition and the nature of any trusts or dedications;
- whether interests in the lands are proposed to be discharged;
- the effects of each reclassification;
- evidence of public reserve status or relevant interests, or lack thereof applying to the land. This may include electronic title searches or government gazettes;
- current uses and whether land uses are authorised;

- current or proposed lease agreements, including their duration, terms and controls;
- current or proposed business dealings, including for the sale or lease of the land;
- any rezoning associated with the reclassification;
- how Council may benefit financially from the reclassification and how these funds will be used;
- a Land Reclassification Map; and
- preliminary comments by any relevant government agencies.

3.7 Standard Instrument (Local Environmental Plans) Order 2006

This Order prescribes the form and content of a principal local environmental plan.

The planning proposal seeks to identify certain areas within the Canterbury-Bankstown LGA identified in the planning proposal as local character areas in Council's Consolidated LEP. Council has engaged Olsson Architecture & Urban Projects to carry out a Local Character Area Study of the areas identified under Council's LSPS.

Council's study identifies a series of areas contained in the eastern and western portions of the LGA as local character areas for their special natural, scenic or architectural value (**Figures 4-6**)

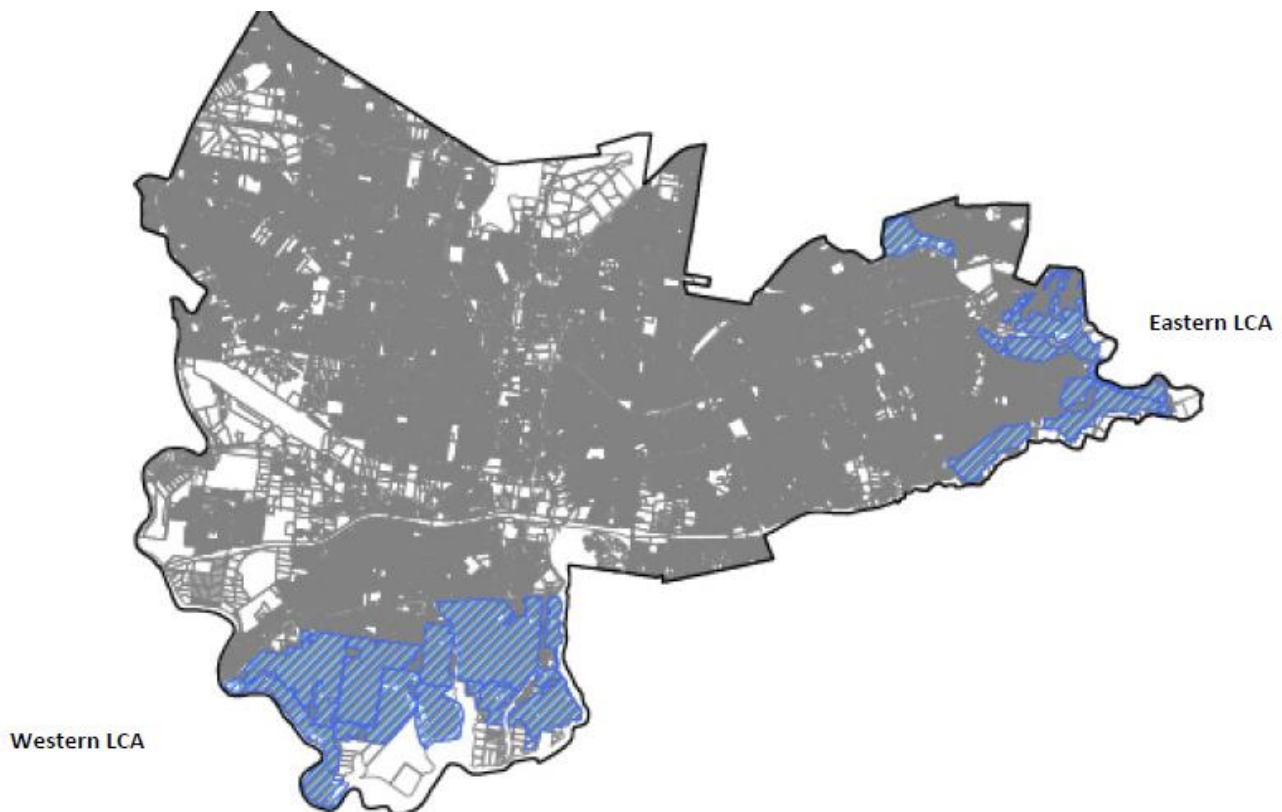


Figure 4: Eastern and Western Local Character Areas (identified in blue) (Source: Local Character Area Study)

The eastern local character areas (LCAs), depicted in **Figure 5** incorporate 6 individual LCAs comprising a total of 5,353 lots and include:

- Croydon Park
- Campsie and Canterbury East (deferred)
- Canterbury North and Hurlstone Park (deferred)
- North Earlwood and Canterbury
- East Earlwood
- South Earlwood

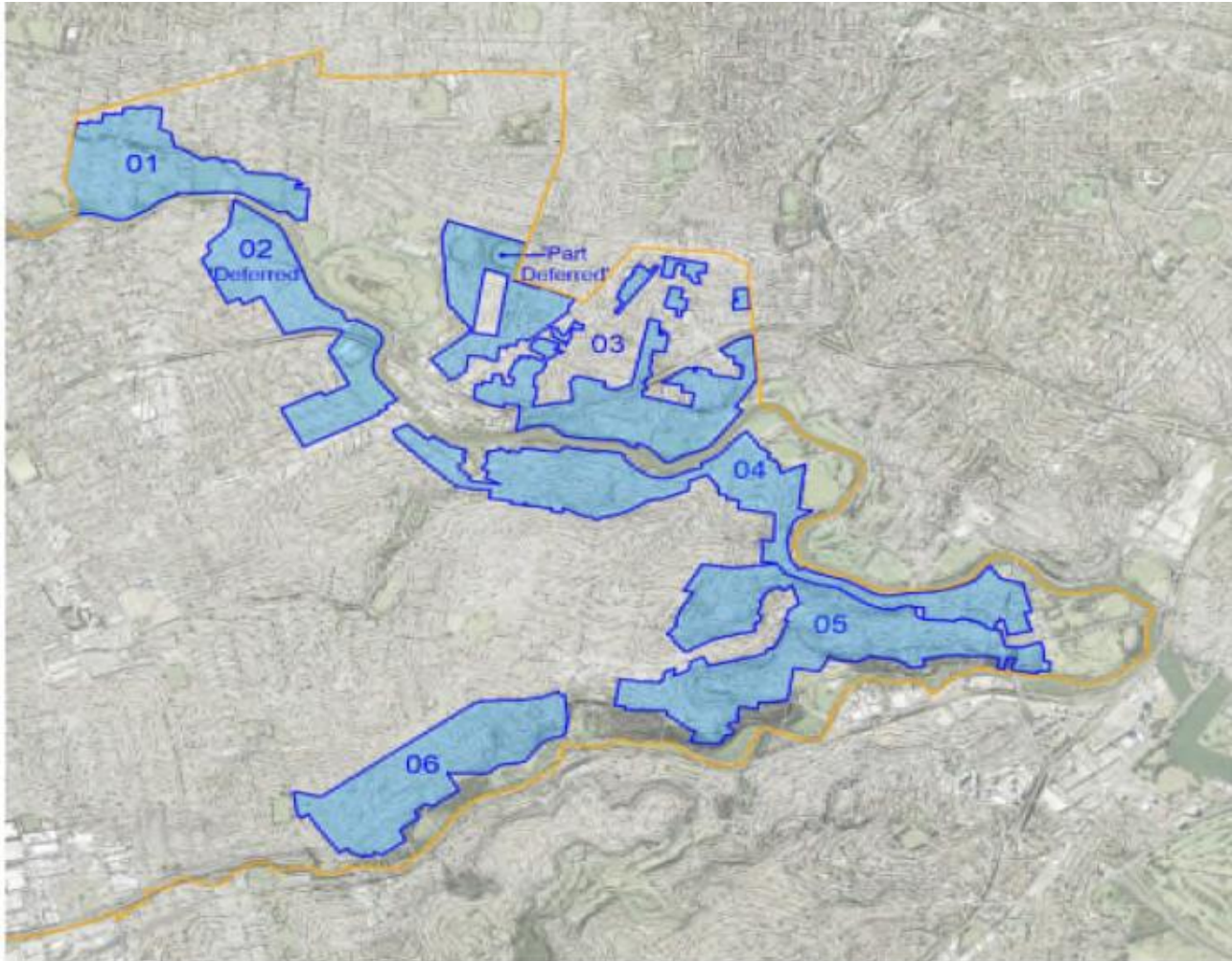


Figure 5: Eastern Local Character Areas (Source: Local Character Area Study)

The western local character areas, depicted in **Figure 6** incorporate 9 individual LCAs comprising a total of 7,676 lots and include:

- East Hills and South-west Panania
- East Hills South and South Picnic Point
- South-east Panania and West Picnic Point
- East Picnic Point
- Revesby South
- Revesby Heights
- Padstow
- West Padstow Heights
- Padstow Heights and East Padstow

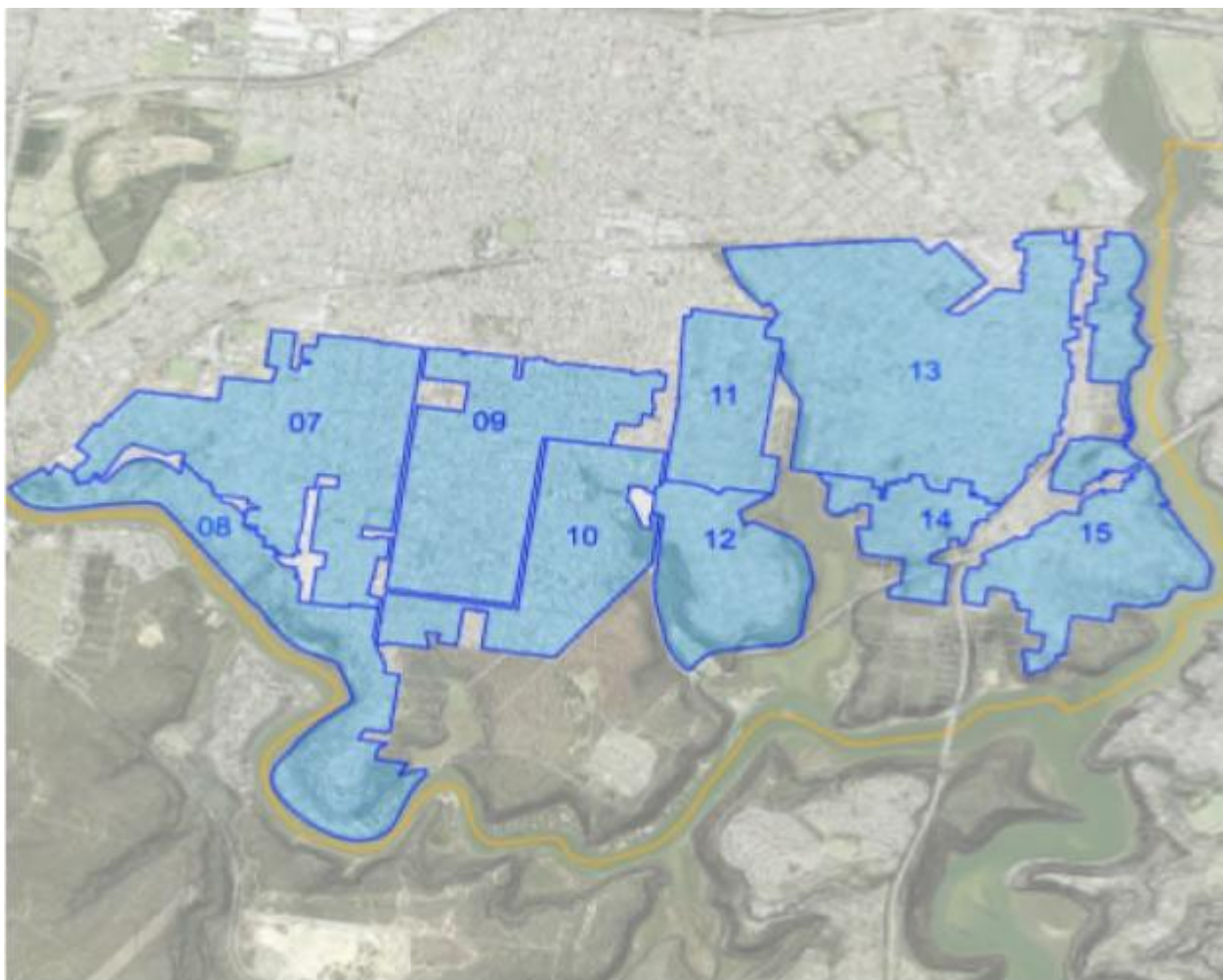


Figure 6: Western Local Character Areas (Source: Local Character Area Study)

There is currently no Department-endorsed statutory pathway or policy to include local character in LEPs. Accordingly, the proposal is inconsistent with the Order and the Standard Instrument – Principal Local Environmental Plan.

The Department has been considering mechanisms and tools available to councils to incorporate the consideration of local character into strategic planning since 2018. In 2019, the Department released a *Local Character and Place Guideline and Discussion Paper – Local Character Overlays*, which explored an option for introducing local character overlays into the Standard Instrument LEP, but this will not be proceeding at this time.

The Department is unable to issue a Gateway determination for this aspect of the planning proposal to proceed on this basis.

The Department acknowledges the intent to conserve local character and recommends that the work to underpin this proposal be implemented and incorporated into Council's DCP. This approach will still allow for consideration of local character as a key design and development matter to ensure that the development is compatible with the corresponding neighbourhood. A DCP can be more detailed and flexibly applied to development proposals, based on their characteristics and merit.

3.8 Mid Georges River Floodplain Risk Management Plan

The planning proposal states that it seeks to implement key actions of the Mid Georges River Floodplain Risk Management Plan by prohibiting sensitive uses in Carinya Road, Picnic Point including:

- Childcare centres
- Community facilities
- Educational establishments
- Health consulting rooms
- Hospitals
- Places of public worship
- Respite day care centres

The proposal notes that the intended outcome is to minimise risk to the community in areas subject to environmental hazards by restricting development in sensitive areas. The planning proposal also seeks to amend the Lot Size Map for land in Picnic Point by increasing the minimum lot size from 500-650m² to 1,000m² for certain land.

The proposal does not adequately explain how the prohibition of the aforementioned sensitive uses is intended to be implemented. Additionally, the proposal does not contain any mapping to demonstrate the extent of land which the sensitive uses will be prohibited on.

It is also noted that the proposal does not contain mapping which depicts the extent of land that will be subject to the increased minimum lot sizes in Picnic Point.

Whilst the Department supports the limitation of sensitive uses on flood prone land and Council's intent to implement the actions of the Mid Georges River Floodplain Risk Management Plan, the planning proposal does not adequately demonstrate the extent of land to be affected by the proposed changes. Additionally, the planning proposal does not include a discussion of how the intended outcomes are to be achieved.

4 Site-specific assessment

4.1 Economic

The planning proposal states that it adequately addresses economic effects, consistent with the Local Housing Strategy and Employment Lands Strategy. However, it should be noted that the planning proposal is not accompanied by any economic impact analysis or discussion regarding the potential economic impacts of individual proposed amendments.

It is unclear what the potential economic impacts of the following proposed amendments would be:

- the rezoning of land from B5 Business Development to B6 Enterprise Corridor along the Hume Highway
- the introduction of residential uses in the B1 Neighbourhood Centre and B2 Local Centre zones
- the down zoning and reduction of FSR for existing R3 Medium Density Residential land in the former Canterbury local government area.

The planning proposal should consider the potential economic impacts on existing B1 and B2 business zones that may derive from the introduction of residential flat buildings as a permissible use. The planning proposal should consider how the amendment may detract from the primary business generating character of these centres.

Additionally, the planning proposal does not adequately consider the impacts that the proposed changes to the R3 Medium Density Residential zone may have on housing supply, targets and affordability.

At this stage, the potential impacts of all the proposed amendments are considered to be unclear as they are not discussed in the planning proposal or any supporting documentation. Any future resubmission of the planning proposal should provide detailed consideration of the abovementioned matters.

4.2 Infrastructure

4.2.1 Proposed Council Infrastructure Clause 6.19

It is noted that the planning proposal seeks to introduce a new clause 6.19 to the Consolidated Canterbury-Bankstown LEP, which seeks to allow Council to carry out certain development for infrastructure without development consent.

The clause seeks to exclude the following developments from the proposed clause:

- the erection of a class 1-9 building under the Building Code of Australia; and
- development that is not exempt development under the former *SEPP (Infrastructure) 2007* (now *SEPP (Transport and Infrastructure) 2021*), and has a capital value of more than \$1,000,000.

The intent and potential impacts of the proposed amendment have not been discussed as part of the planning proposal and are only materialised in the explanation of provisions.

Additionally, it is unclear whether the proposal will result in the duplication of exempt development as it pertains to exempt development under *SEPP (Transport and Infrastructure) 2021*, or include additional development that was not intended since the consolidation of the SEPP.

Should Council wish to proceed with the amendment it is considered that a new planning proposal should be submitted that provides justification for the proposed amendment and considers the implications of the consolidated *SEPP (Transport and Infrastructure) 2021*.

4.3 Other Matters

4.3.1 Schedule 1 Additional Permitted Uses

Whilst the proposed amendment to omit several existing clauses under Schedule 1 Additional Permitted Uses is clear, it is unclear what the intended effect of the proposed amendments are. The planning proposal simply states that “the land use table prevails”, and no further discussion is provided.

The Department notes that the proposed amendments are likely minor and administrative in nature. However, a revised planning proposal should clearly demonstrate the intended effect and provide reasoning as to why the existing clauses are required to be omitted from the LEP.

4.3.2 Clause 4.1(8) - Villawood

The planning proposal states that the provision is no longer required as the development has been completed. The Department considers the proposed amendment to be a minor administrative change which can be supported in principle.

However, it is expected that as part of a revised planning proposal Council provides an evidence base and discussion to demonstrate that the development is complete and that the provision is no longer required.

4.3.3 Seniors Housing

The planning proposal seeks to amend the Land Use Table to permit Seniors Housing with consent in the following zones:

- R2 Low Density Residential;
- R3 Medium Density Residential;
- B1 Neighbourhood Centre; and
- B2 Local Centre.

The proposed amendments to the Land Use Table are only mentioned under the explanation of provisions and no further discussion surrounding the reason for the amendments or potential impacts is discussed. Whilst the Department does not necessarily object to the proposed amendments, further discussion is required to enable the proposed changes to proceed.

4.3.4 Minimum lot size and frontage controls for certain development types

The planning proposal seeks to include a series of amendments which seek to include minimum lot size and minimum frontage provisions for certain types of development within certain zones. The table below provides a summary of the proposed amendments to be included under the Consolidated Canterbury-Bankstown LEP 2022.

Table 6 Proposed minimum lot size and frontage controls

Dwelling Type	Zone	Minimum Lot Size	Minimum Frontage
Secondary dwellings	R2 Low Density Residential	450m ²	N/A
Manor houses	R3 Medium Density Residential	1,000m ²	20m
Multi dwelling housing	R3 Medium Density Residential	1000m ²	20m
Secondary dwellings	R3 Medium Density Residential	450m ²	N/A
Multi dwelling housing	R4 High Density Residential	1000m ²	20m
Secondary dwellings	R4 High Density Residential	450m ²	N/A

The planning proposal in its current form only notes the proposed amendments under the explanation of provisions and provides no further discussion of the potential impacts and strategic and site specific merit testing. As such, it is considered that the planning proposal does not provide sufficient justification to enable a complete Gateway assessment of the proposed amendments in its current form.

5 Assessment summary

Although the explanation of provisions and intent of the planning proposal are generally clear, the planning proposal fails to demonstrate sufficient justification for a series of proposed amendments. The planning proposal is also dependent on the finalisation of the draft Consolidated Canterbury-Bankstown LEP, which is yet to occur.

The Department has encouraged and has tried to work with Council to include further matters which have been removed from the draft Consolidated Canterbury-Bankstown LEP following the Gateway determination which were inadequately justified or exhibited. Additionally, the Department

has requested Council to update the planning proposal to address matters raised in its conditional approval of its Local Housing Strategy. However, the proposal wasn't updated to reflect these matters.

Whilst the Department considers that the planning proposal contains a series of matters that can be supported as they are minor in nature or may be supported in principle, it is considered that Council should prepare a new planning proposal or proposals that provide an adequate evidence base to support the proposed amendments. Other aspects of the current Amendment No. 1 proposal are not supported and should be taken that the Department will not likely support these amendments as part of any future planning proposals. Moreover, and principally while DPE has tried to work with council to resolve and clarify a number of matters for this proposal, many key parts are not supported by suitable justification that would enable a complete assessment of the proposal for Gateway determination.

Additionally, there are several interdependencies between the draft Consolidated LEP and the subject planning proposal that has delayed the Department's assessment of the planning proposal. It is considered important that the draft Consolidated LEP be finalised first to set a platform to consider further matters sought by the subject planning proposal including those amendments sought but not progressed as part of the draft Consolidated LEP. The time to finalise the Consolidated LEP has taken considerable time for various reasons, hence with this now imminent and certain and a clearer picture on what is included in the forthcoming Consolidated LEP, the Department believes that a new start is needed to consider the wide ranging proposed LEP amendments.

As noted in this report, there have been further matters that have not been progressed as part of the finalisation of the Consolidated LEP and Council staff have indicated further amendments that may be required. As such, it is considered that a revised planning proposal or proposals that provide further justification for the proposed amendments and incorporate further required amendments be prepared to ensure that a unified planning direction can be achieved for the local government area.

6 Recommendation

It is recommended the delegate of the Minister determine that the planning proposal should not proceed because:

- the planning proposal contains several interdependencies with the draft Consolidated Canterbury-Bankstown LEP, which is yet to be finalised. It is considered that the draft Canterbury-Bankstown Consolidated LEP should first be finalised to set a platform to consider the matters sought by the planning proposal and allow for a unified planning direction for the local government area.
- the proposal's consistency with several Section 9.1 Ministerial Directions remains to be unresolved including: 1.1 Implementation of Regional Plans, 4.1 Flooding, 4.4 Remediation of Contaminated Land and 4.5 Acid Sulfate Soils.
- the planning proposal does not provide a sufficient evidence base to justify the down zoning and reduction in maximum FSRs proposed for various parcels of residential land. In this regard the proposed amendments are considered to be inconsistent with Section 9.1 Direction 6.1 Residential Zones and the Department's conditional approval for Council's Local Housing Strategy.
- the proposal does not adequately discharge interests in community land proposed to be reclassified to operational land.
- the proposal does not provide sufficient information to undertake strategic or site specific merit testing in relation to the proposed reclassification of community land.

- the proposal does not satisfactorily consider Practice Note *PN 16-001 Classification and reclassification of public land through a local environmental plan* or its associated information checklist.
- there is no Department endorsed statutory pathway or policy to include local character areas under Local Environmental Plans for this or any other council. Therefore, it is considered that a Development Control Plan (DCP) can adequately provide for local character controls without an amendment to the LEP. A DCP can consider and allow for greater flexibility for proponents and Council in applying appropriate local character provisions for specific development types.
- the planning proposal does not provide sufficient rationale or justification for the introduction of residential uses in established and future business zones. It is considered that the proposal does not satisfactorily address its consistency with Section 9.1 Direction 7.1 Business and Industrial Zones and Planning Priority S9.
- the planning proposal does not provide sufficient site-specific assessment to warrant the proposed rezoning of land from B5 Business Development to B6 Enterprise Corridor for 37 sites along the Hume Highway.
- the Department supports Council's intent to limit development in flood affected areas. However, regarding the proposed amendments pertaining to land at Picnic Point, the planning proposal does not adequately depict the extent of land to be affected by the proposed amendments. Additionally, it is not clear how the planning proposal intends to implement the prohibition of sensitive land uses in Picnic Point.
- the mapping accompanying the proposal is not considered adequate for public exhibition. The mapping fails to depict various proposed amendments and does not portray the surrounding context of sites subject to the planning proposal.
- whilst several amendments are minor or administrative in nature and the Department supports their inclusion in principle. The amendments are not supported by sufficient discussion to provide evidence for their inclusion and/or understand the intended effect.



16 November 2022

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20 January 2023

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