



Bankstown City Council

Planning Proposal

Proposed Rezoning and Reclassification of part of the property at No. 1B Donovan Street in Revesby Heights



Part 1–Intended Outcomes

The intended outcome of this planning proposal is to enable the redevelopment of part of the property at No. 1B Donovan Street in Revesby Heights (Lot 4238, DP 222163) within a low density residential environment.

Part 2–Explanation of Provisions

The proposed amendments to Bankstown Local Environmental Plan 2001 are:

- Rezone part of the property at No. 1B Donovan Street in Revesby Heights from Zone 6(a) Open Space to Zone 2(a) Residential as shown in Part 4 (Map 3).
- Apply a Floor Space Ratio Map to part of the property at No. 1B Donovan Street in Revesby Heights as shown in Part 4 (Map 4).
- Apply a maximum 9 metre building height to part of the property at No. 1B Donovan Street in Revesby Heights as shown in Part 4 (Map 5).
- Reclassify part of the property at No. 1B Donovan Street in Revesby Heights from 'community' to 'operational' land as shown in Part 4 (Map 6). The proposed reclassification will not result in the discharge of any trusts, estates, interests, dedications, conditions, restrictions or covenants affecting the land.

Part 3–Justification

Section A–Need for the planning proposal for the proposed rezoning

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

This planning proposal is the result of Council's South East Local Area Issues Paper and Open Space Strategic Plan.

The Revesby Ex–Servicemen's Club has used part of the property at No. 1B Donovan Street in Revesby Heights (the club location is illustrated in Map 7) as a car park and garden based on an agreement between Council and the Club in the 1970s. In 2013, the Club vacated the site which triggered Council to review the future use of the site.

As part of this review, Council's South East Local Area Issues Paper and the Open Space Strategic Plan identify the site as surplus to meet future community open space needs.

The South East Local Area Issues Paper has undertaken an analysis of the provision of open space using the benchmark set by the State Government at a rate of 2.83Ha/1,000 persons.

This analysis indicates the provision of open space in the South East local area is above the benchmark provision and that this will remain the case through to 2031.

This analysis also indicates the residents in Revesby Heights are within a 400 metre walking catchment of the current supply of open spaces, namely River Reserve and Neptune Park which contain sporting and recreation facilities. The redevelopment of the site does not reduce this benchmark.

Like the Issues Paper, the vision of the Open Space Strategic Plan is 'to provide and maintain a network of quality, accessible open spaces that balance the protection of our environment with the ongoing use and enjoyment by our community and visitors'.

According to the Strategic Plan, the overall supply of open space across the South East local area is regarded as high with a variety of park settings and types. The future population growth in this local area will continue to be well supported by this provision of open space.

In terms of future directions, the Strategic Plan is proposing to retain and embellish open spaces that have high recreational, social or environmental values to meet community needs and demands. The Strategic Plan does not identify the part of the property at No. 1B Donovan Street (containing the car park and garden) as meeting this criteria as it is a largely isolated and landlocked site. It is noted accessibility and connectivity are key factors that influence the use of open space more so than the ratios of amount of open space per person. There are no opportunities to embellish the site that may help to improve connections or reduce physical barriers.

At the Ordinary Meeting of 23 April 2013, Council decided a low density residential zone is the best use of the land to meet future needs. This is consistent with Council's Residential Development Study to accommodate 22,000 dwellings in the City of Bankstown by 2031, and ensures the development of the site is consistent with the established character of the surrounding residential zone.

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

The site is currently zoned 6(a) Open Space and consists of a car park and garden. This planning proposal is the best means of achieving the intended outcome, which is to enable the redevelopment of the site in a low density residential environment.

Section B—Relationship to strategic planning framework

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

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

- Action B3.2—The planning proposal intends to accommodate new dwellings in an existing urban area consistent with the surrounding low density residential zoning.
- Action C2.1—The planning proposal is within walking distance of the Revesby Heights neighbourhood centre.

4. Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

This planning proposal is consistent with the Bankstown Community Plan, where the vision is to have residents 'enjoy the services and facilities of a prosperous, growing city with lively neighbourhoods and a proud history. Our diverse population live and work together in harmony. Bankstown is a modern, active community with quality transport infrastructure, clean waterways, pristine bushland and great community spaces and parks'.

The Bankstown Community Plan identifies the action to achieve Council's vision, which includes strategically planning for local areas that recognise each location's unique characteristics and guides the future development of our City.

5. Is the planning proposal consistent with applicable state environment planning policies?

This planning proposal is consistent with applicable state environmental planning policies (as shown in Attachment 1) including SEPP No. 19 (Bushland in Urban Areas). The planning proposal takes into consideration the aims of the policy to protect and preserve bushland on the neighbouring River Reserve.

However, this planning proposal is currently inconsistent with SEPP No. 55 (Remediation of Land). The Revesby Ex-Servicemen's Club has used the site as a car park since the 1970s. As the proposal is to rezone the site from an open space zone to a residential zone, Council will undertake a preliminary contamination study following the gateway determination to satisfy this SEPP.

6. Is the planning proposal consistent with applicable Ministerial (117) directions?

This planning proposal is consistent with applicable Ministerial (117) directions (as shown in Attachment 2) including:

- **Direction 3.1–Residential Zones**

The planning proposal is consistent with this direction as it encourages a variety of housing types to provide for existing and future housing needs, makes efficient use of existing infrastructure and services, and ensures new housing has appropriate access to infrastructure and services.

- **Direction 3.4–Integrating Land Use and Transport**

The planning proposal is consistent with this direction as the site is located in the vicinity of a local bus route and the Revesby Heights neighbourhood shops. This ensures land uses and building forms relate to the walkable catchments to public transport and services.

- **Direction 4.3–Flood Prone Land**

The planning proposal is consistent with this direction as the site is not flood affected.

- **Direction 6.2–Reserving Land for Public Purposes**

The planning proposal is consistent with this direction as the proposed rezoning is with the approval of the relevant public authority being Council.

- **Direction 7.1–Implementation of Metropolitan Plan for Sydney 2036**

This planning proposal is consistent with the actions contained in the Metropolitan Plan (see Section B(3) of this planning proposal for a detailed summary).

However, the planning proposal is inconsistent with the following Ministerial (117) directions:

- **Direction 4.1–Acid Sulfate Soils**

The planning proposal is looking to intensify land uses on land identified as having a probability of containing acid sulfate soils, namely class 5. This proposal is inconsistent with clause 6 of this direction as there is no formal assessment. However, in accordance with clause 8(b) of this direction, the inconsistency is considered to be of minor significance given the class of the land and the LEP controls indicate the proposed densities are possible.

- **Direction 4.4–Planning for Bushfire Protection**

The site is located in a bushfire prone buffer in proximity to land mapped as bushfire prone land. The planning proposal is inconsistent with clause (4) as Council must consult with the Commissioner of the NSW Rural Fire Service following receipt of the Gateway determination.

Section C–Environmental, social and economic impact

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

The site does not contain any critical habitat or threatened species communities.

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

There are no other likely environmental effects as a result of the planning proposal.

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

This planning proposal is consistent with the framework to achieve integrated social and economic renewal as outlined in the Residential Development Study, South East Local Area Issues Paper and Open Space Strategic Plan.

The Local strategic studies identify the site as surplus to Council's needs. The intent is to divest the site. The intended outcome of the planning proposal represents an opportunity to provide for housing development in close proximity to the Revesby Heights neighbourhood shops and encourages opportunities for renewal.

Section D–State and Commonwealth interest

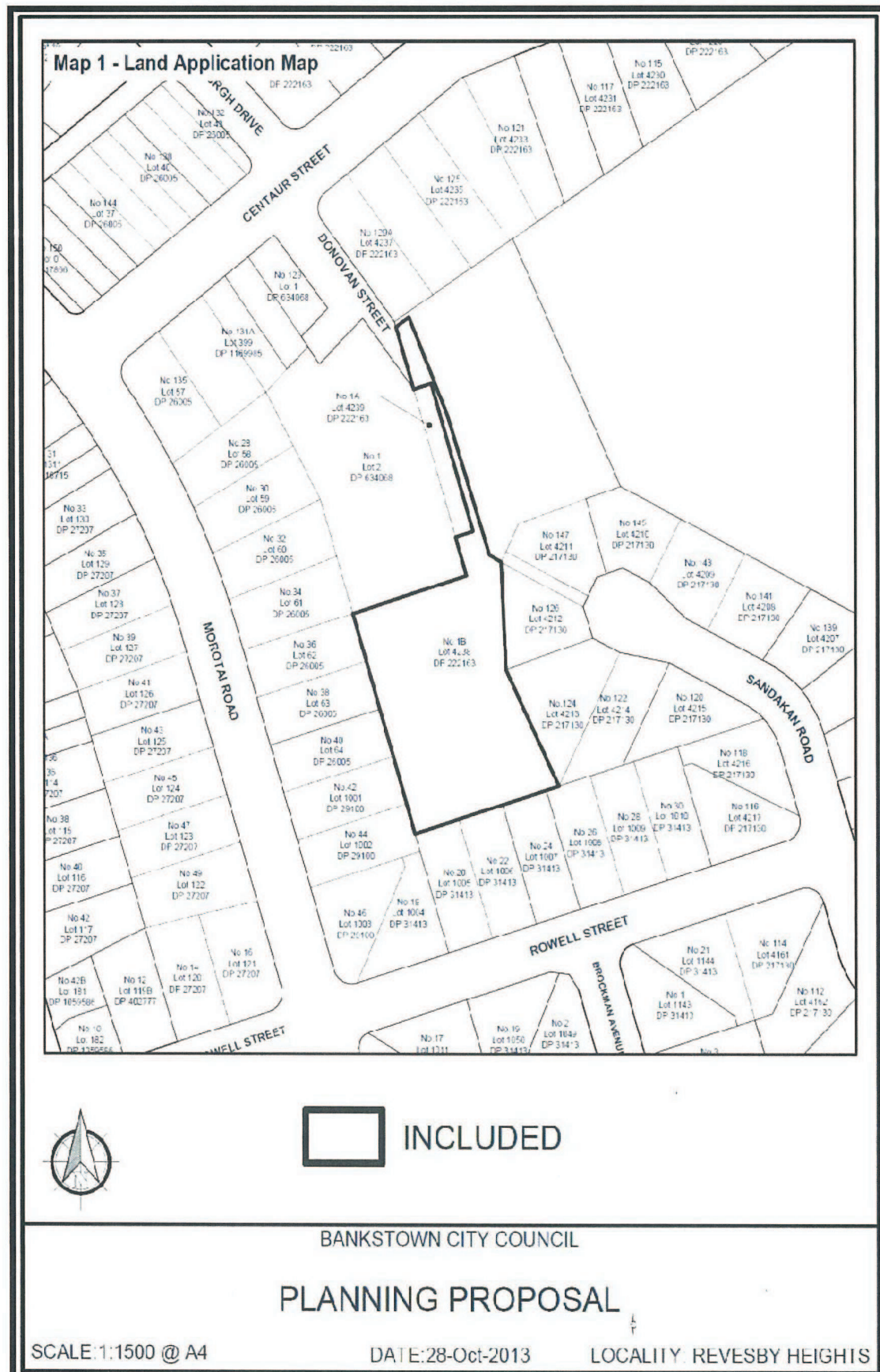
10. Is there adequate public infrastructure for the planning proposal?

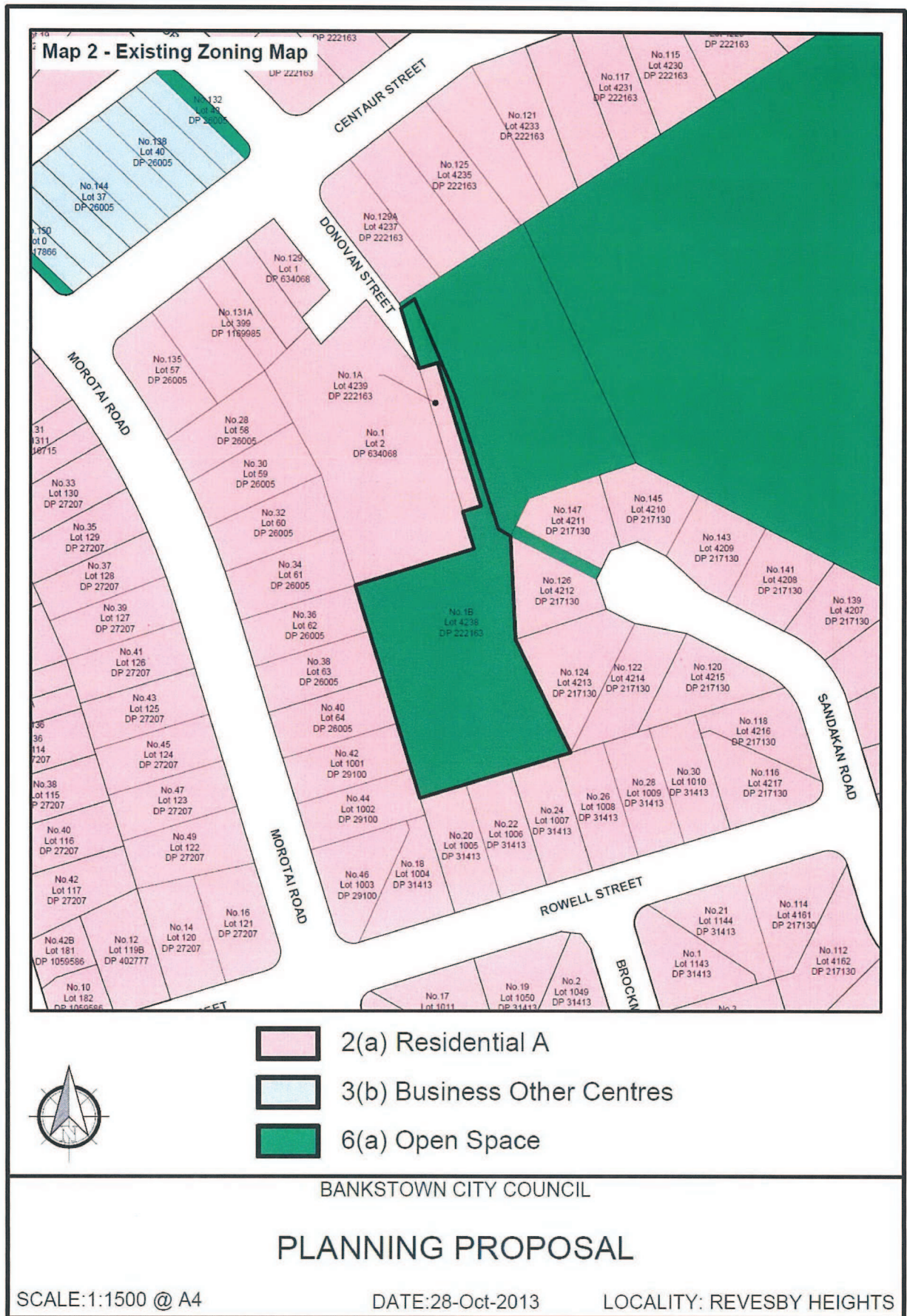
The existing local infrastructure is considered adequate to allow for the development of the site resulting from the planning proposal.

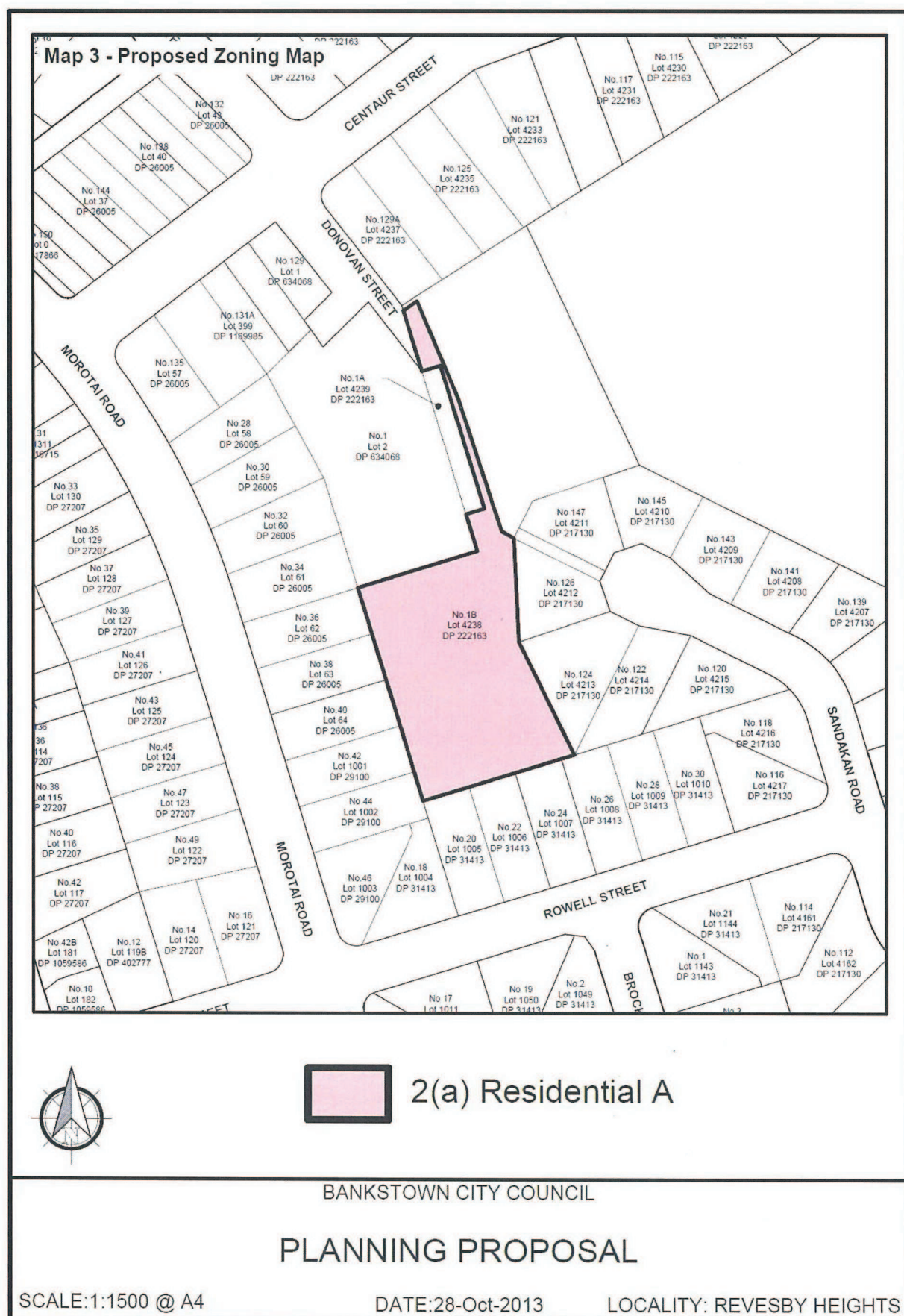
11. What are the views of State and Commonwealth public authorities consulted in accordance with this gateway determination?

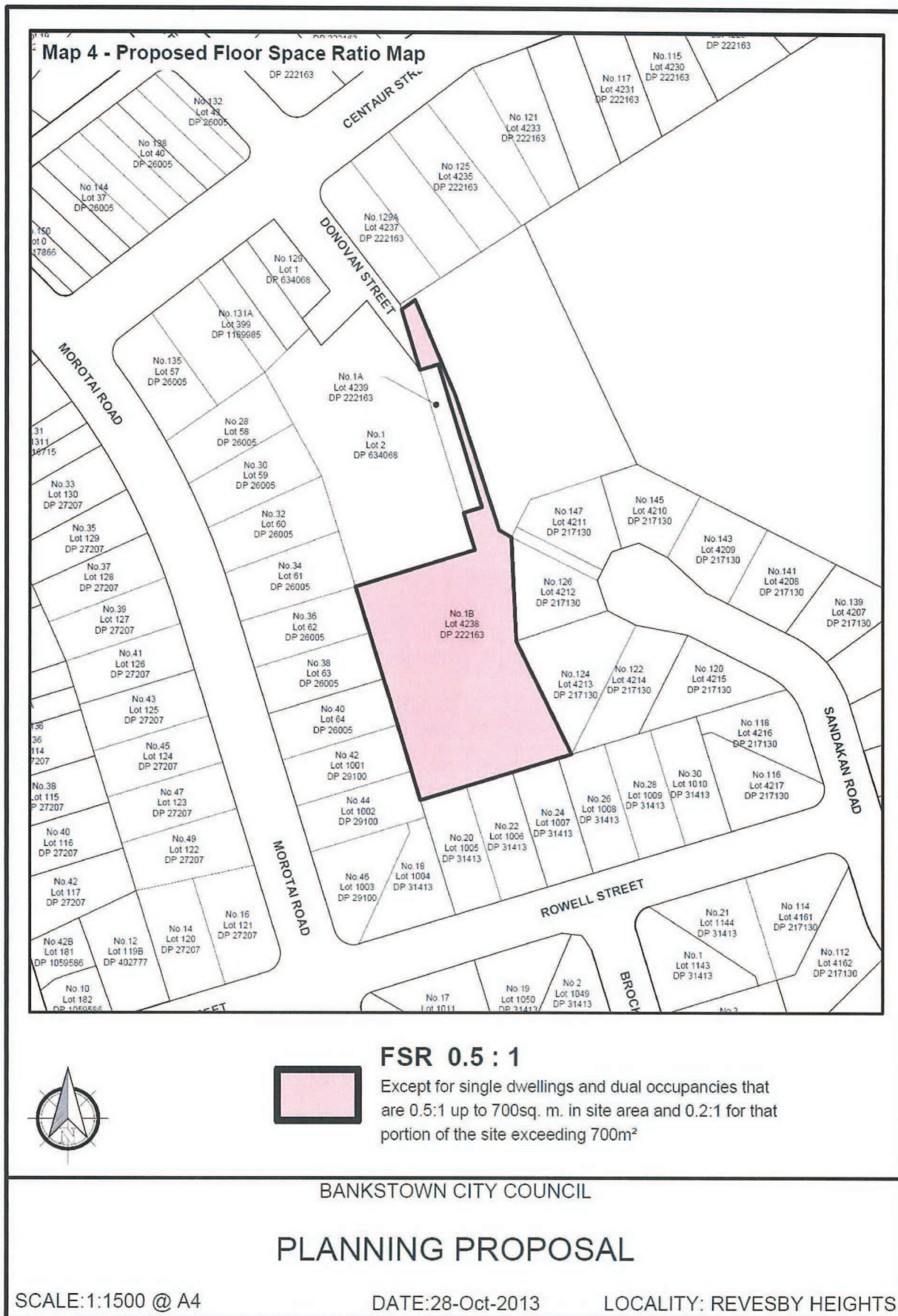
An update to this section of the planning proposal will occur following consultation with the State and Commonwealth public authorities following the gateway determination.

Part 4-Maps

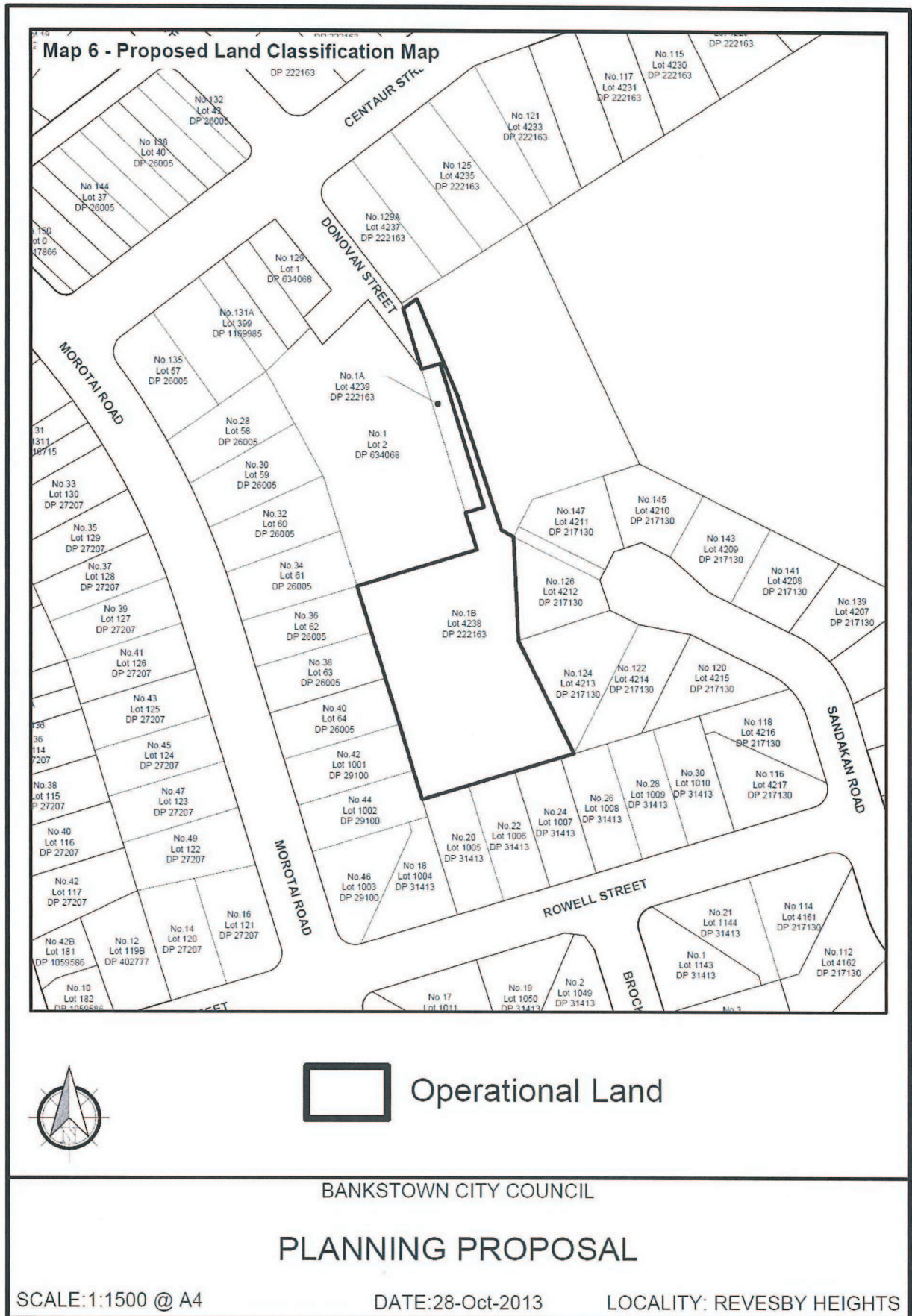












Map 7 – Location of Revesby Ex Servicemen's Club



Club Location

BANKSTOWN CITY COUNCIL

PLANNING PROPOSAL

SCALE:1:1500 @ A4

DATE:28-Oct-2013

LOCALITY: REVESBY HEIGHTS

Part 5–Community Consultation

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

- Advertisements in the local newspaper that circulates in the area affected by the planning proposal.
- Displays at the Council administration building and corporate website.
- Written notification to affected and adjoining property owners where practical.
- Written notification to relevant state agencies including the NSW Rural Fire Service, Sydney Water, Transport for NSW and Ausgrid.

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

Part 6–Project Timeline

Dates	Project timeline
March 2014	Possible issue of gateway determination.
June 2014	Public exhibition period.
July 2014	Public hearing.
September 2014	Consideration of submissions and public hearing report. Report to Council.
November 2014	Submit planning proposal to Planning & Infrastructure for determination.

Attachment 1**State Environmental Planning Policies**

SEPPs (as at March 2014)		Applicable	Consistent
1	Development Standards	Yes	Yes
14	Coastal Wetlands	No	N/A
15	Rural Landsharing Communities	No	N/A
19	Bushland in Urban Areas	Yes	Yes
21	Caravan Parks	Yes	Yes
26	Littoral Rainforests	No	N/A
29	Western Sydney Recreation Area	No	N/A
30	Intensive Agriculture	Yes	Yes
32	Urban Consolidation (Redevelopment of Urban Land)	Yes	Yes
33	Hazardous & Offensive Development	Yes	Yes
36	Manufactured Home Estates	No	N/A
39	Spit Island Bird Habitat	No	N/A
41	Casino Entertainment Complex	No	N/A
44	Koala Habitat Protection	No	N/A
47	Moore Park Showground	No	N/A
50	Canal Estate Development	Yes	Yes
52	Farm Dams & Other Works Land/Water Management Plan Areas	No	N/A
55	Remediation of Land	Yes	No
59	Central Western Sydney Regional Open Space & Residential	No	N/A
62	Sustainable Aquaculture	Yes	Yes
64	Advertising & Signage	Yes	Yes
65	Design Quality of Residential Flat Development	Yes	Yes

70	Affordable Housing (Revised Schemes)	No	N/A
71	Coastal Protection	No	N/A
	Greater Metropolitan REP No 2–Georges River Catchment	Yes	Yes
	(Affordable Rental Housing) 2009	Yes	Yes
	(Building Sustainability Index: BASIX) 2004	Yes	Yes
	(Exempt & Complying Development Codes) 2008	Yes	Yes
	(Housing for Seniors or People with a Disability) 2004	Yes	Yes
	(Infrastructure) 2007	Yes	Yes
	(Kosciuszko National Park–Alpine Resorts) 2007	No	N/A
	(Kurnell Peninsula) 1989	No	N/A
	(Major Development) 2005	Yes	Yes
	(Mining, Petroleum Production & Extractive Industries) 2007	Yes	Yes
	(Penrith Lakes Scheme) 1989	No	N/A
	(Rural Lands) 2008	No	N/A
	(SEPP 53 Transitional Provisions) 2011	No	N/A
	(State & Regional Development) 2011	Yes	Yes
	(Sydney Drinking Water Catchment) 2011	No	N/A
	(Sydney Region Growth Centres) 2006	No	N/A
	(Urban Renewal) 2010	No	N/A
	(Western Sydney Employment Area) 2009	No	N/A
	(Western Sydney Parklands) 2009	No	N/A

Attachment 2**Ministerial (117) directions**

Directions		Applicable	Consistent
1.1	Business and Industrial Zones	No	N/A
1.2	Rural Zones	No	N/A
1.3	Mining, Petroleum Production & Extractive Industries	No	N/A
1.4	Oyster Aquaculture	No	N/A
1.5	Rural Lands	No	N/A
2.1	Environment Protection Zones	Yes	Yes
2.2	Coastal Protection	No	N/A
2.3	Heritage Conservation	Yes	Yes
2.4	Recreation Vehicle Areas	Yes	Yes
3.1	Residential Zones	Yes	Yes
3.2	Caravan Parks and Manufactured Home Estates	Yes	Yes
3.3	Home Occupations	Yes	Yes
3.4	Integrating Land Use and Transport	Yes	Yes
3.5	Development Near Licensed Aerodromes	Yes	Yes
3.6	Shooting Ranges	No	N/A
4.1	Acid Sulphate Soils	Yes	No
4.2	Mine Subsidence and Unstable Land	No	N/A
4.3	Flood Prone Land	Yes	Yes
4.4	Planning for Bushfire Protection	Yes	No
5.1	Implementation of Regional Strategies	No	N/A
5.2	Sydney Drinking Water Catchments	No	N/A
5.3	Farmland of State/Regional Significance on Nth Coast	No	N/A

5.4	Commercial/Retail Devt along Pacific Hwy, Nth Coast	No	N/A
5.5	Devt in the vicinity of Ellalong, Paxton and Millfield (Revoked)	No	N/A
5.6	Sydney to Canberra Corridor (Revoked)	No	N/A
5.7	Central Coast (Revoked)	No	N/A
5.8	Second Sydney Airport: Badgerys Creek	No	N/A
6.1	Approval and Referral Requirements	Yes	Yes
6.2	Reserving Land for Public Purposes	Yes	Yes
6.3	Site Specific Provisions	Yes	Yes
7.1	Implementation of Metropolitan Plan for Sydney 2036	Yes	Yes