

Bankstown CBD

Proposal Title : **Bankstown CBD**

Proposal Summary : **To update the planning controls in the Bankstown Central Business District (CBD) to implement Council's strategic plan for its major centre (ie. Bankstown CBD Local Area Plan 2011).**

PP Number : **PP_2012_BANKS_002_00**

Dop File No : **11/22536**

Planning Team Recommendation

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

S.117 directions :

- 1.1 Business and Industrial Zones**
- 2.1 Environment Protection Zones**
- 2.3 Heritage Conservation**
- 3.1 Residential Zones**
- 3.2 Caravan Parks and Manufactured Home Estates**
- 3.3 Home Occupations**
- 3.4 Integrating Land Use and Transport**
- 3.5 Development Near Licensed Aerodromes**
- 4.1 Acid Sulfate Soils**
- 4.3 Flood Prone Land**
- 6.1 Approval and Referral Requirements**
- 6.2 Reserving Land for Public Purposes**
- 6.3 Site Specific Provisions**
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036**

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

- 1. Council revise the planning proposal prior to exhibition as follows:**
 - a) revise Part 2 - Explanation in the planning proposal to include a clarification that the proposal, when finalised, will discharge any trusts, estates, interests, dedications, conditions or restrictions and covenants affecting the land or any part of the land for the sites to be reclassified.**
 - b) revise Part 3 - Justification under the discussion on the proposal's inconsistency with s117 direction 3.1 to address the proposed downzoning of the land fronting Oscar Street.**
 - c) Council should ensure the Department's most recent model provision for biodiversity is attached to the planning proposal (as indicated in point number 10 on page 9 of the planning proposal).**
- 2. Council revise the planning proposal's attached maps prior to exhibition as follows:**
 - a) Council should ensure that the maps exhibited are of a high enough resolution and size to enable the community's review of proposed controls on a site-by-site basis (eg. A3)**
 - b) The zoning map requires a key.**
- 3. The planning proposal should proceed on the understanding that Council will continue to undertake work to address the proposal's inconsistency with s117 direction 4.3, and that the proposal can not be finalised until this inconsistency is approved.**

4. Council consult with the following agencies:-

- >> Transport for NSW (including RMS, Transport NSW and Railcorp)
- >> NSW State Emergency Service
- >> Sydney Water
- >> Office of Environment and Heritage
- >> NSW Police
- >> Telstra
- >> Housing NSW
- >> Origin (Integral Energy)
- >> Adjoining local councils

This consultation can occur concurrently with the public exhibition of the proposal.

5. The planning proposal be publicly exhibited for 28 days.

6. The timeframe for the making of the LEP is to be 9 months from the week following the gateway determination.

Supporting Reasons :

The planning proposal is supported as:

1. it will implement Council's strategic plan for Bankstown CBD,
2. it will provide a greater development potential within the centre,
3. the Principal LEP (which is mostly a translation/rollover of current controls) and the Bankstown CBD LEP will be able to progress separately,
4. the intended outcomes, explanation of provisions and justification of the planning proposal are consistent with the criteria outlined in the Guide to Preparing Local Environmental Plan, and
5. it will meet the aims of Sydney Metropolitan Plan 2036 by allowing Bankstown CBD to continue to grow as a major centre.

Panel Recommendation

Recommendation Date : 19-Jul-2012

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

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

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

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

- Transport for NSW (including RMS and Railcorp)
- NSW State Emergency Service
- Sydney Water
- Office of Environment and Heritage
- NSW Police
- Telstra
- Family and Community Services (Housing NSW)
- Origin (Integral Energy)
- Adjoining local councils

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

matters to be addressed in the planning proposal.

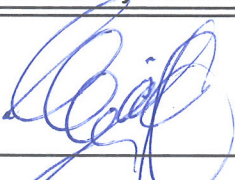
Council is also to consult directly with landowners affected by the proposed reduction in Floor Space Ratio / Height Controls.

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

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

Signature: _____

Printed Name: _____


Neil McGaffin

Date: _____

26.7.12