



Audio Recording of the Strategic Planning Panel of the Sydney South Planning Panel

An audio recording of the following meeting is available online:

PP-2021-5837 – Canterbury Bankstown LGA

2 and 2A Bullecourt Avenue, Milperra

The planning proposal seeks to amend the Canterbury Bankstown LEP 2023 to facilitate the development of a new low density residential community comprising of 430 dwellings, a new commercial centre and public open spaces. It seeks to:

- rezone the site R1 General Residential, E1 Local Centre, RE1 Public Recreation, C2 Environmental Conservation and SP2 Infrastructure (Drainage)
- introduce maximum building heights of part 9 metres (majority of the site) and part 11 metres (neighbourhood centre zone and select land fronting Bullecourt Avenue)
- introduce maximum floor space ratios (FSR) of part 0.5:1 (along Ashford Avenue), part 1:1 (for the neighbourhood centre zone) and a 'sliding scale' FSR for the remainder of the site
- introduce a minimum lot size control of 300m² (for the general residential zone)
- include a provision to limit the residential yield on the site to 430 dwellings
- include a provision to permit small lot housing (124m² - 300m² lots) on certain land
- identify that the minimum lot size applies to subdivision for community title schemes on land in the proposed R1 General Residential zone; and
- amend the Terrestrial Biodiversity Map to identify land at the north-east corner of the site.

The meeting was held:

- **When:** 14 July 2023 at 11:15pm
- **Where:** MS Microsoft Teams
- **This recording can be accessed here:**

[https://soundcloud.com/user-645092504/sydney-south-planning-panel-canterbury-bankstown-pp-2021-5837-14-july-2023mp3?si=cddc06832f1a45a684af767b5b4185eb&utm_source=clipboa](https://soundcloud.com/user-645092504/sydney-south-planning-panel-canterbury-bankstown-pp-2021-5837-14-july-2023mp3?si=cddc06832f1a45a684af767b5b4185eb&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)
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