

31 March 2022

Laura Locke
Director Eastern and South Districts, Eastern Harbour City
Greater Sydney, Place & Infrastructure
Department of Planning and Environment

Dear Ms Locke

# RE: Section 3.34 Notification - Submission of Planning Proposal for Bankstown City Centre

Canterbury Bankstown Council (Council) is pleased to submit the Planning Proposal that will implement our vision for the future of Bankstown. We want it to become a highly productive, economically vibrant and liveable centre as set out in the Greater Sydney Region Plan – 'A Metropolis of Three Cities', Council's Local Strategic Planning Statement – 'Connective City 2036' and the Bankstown City Centre Master Plan endorsed by Council.

In accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979, please be advised of the following:

### (a) Decision to submit a Planning Proposal

This letter accompanies a single Planning Proposal comprising two parts in accordance with the Council Resolutions noted below and consistent with the approach discussed with Renee Coull, Manager Place and Infrastructure at the Department of Planning and Environment (the Department) prior to this submission being made.

## <u>Planning Proposal Part A – Implementing the Bankstown City Centre Master Plan</u>

At the Ordinary Meeting of 28 September 2021, Council resolved to submit a Planning Proposal to the Department to implement the Bankstown City Centre Master Plan as set out below. Part A of the Planning Proposal sets the strategic planning basis and supports a series of amendments to planning controls aimed at facilitating new jobs, more housing, good quality design, high standards of environmental sustainability and active transport and movement aspirations set out in the Master Plan and 'Connective City 2036'.

- 1. Council prepare and submit a Planning Proposal to amend the draft Canterbury Bankstown Local Environmental Plan 2021 for Gateway that implements the Bankstown City Centre Master Plan, subject to the following conditions:
  - a. Review site-specific submissions made to the local planning panel prior to exhibition, for:
    - i. 1A Gordon Street and 30-36 Meredith Street, Bankstown
    - ii. 34-38 Restwell Street. Bankstown
    - iii. 8-10 West Terrace. Bankstown
    - iv. 457 Chapel Road, Bankstown
    - v. 67 Rickard Road, Bankstown
    - vi. 2-10 Leonard Street, Bankstown



- b. Preparation of draft LEP Amendment maps to include with the Planning Proposal, and
- c. Preparation of the following studies prior to submission for Gateway:
  - Independent Flood Review, to confirm consistency with Section 9.1 Direction 4.3 – Flooding;
  - ii. Preliminary Contamination Assessment, to confirm consistency with Section 9.1 Direction 2.6 Remediation of Contaminated Land.
- 2. Council exhibit the Planning Proposal subject to any conditions specified in the Gateway Determination.
- 3. Council prepare and exhibit a Development Control Plan to support the Master Plan, to be exhibited concurrently.
- 4. Council note that the Master Plan will inform an updated City-wide development contributions plan to also be exhibited prior to the matter coming back to Council.
- 5. A report be provided to Council outlining submissions received during the exhibition period and recommending a way forward.
- 6. That Council acknowledge the extensive work over many years of numerous council staff and community members to developing the Bankstown City Master Plan document and that as this process was instigated under instruction of the State Liberal government that the council request that the government and the Premier ensure that the plan is supported not only by the provision of the necessary infrastructure, services and funding but by its Local State and Federal Liberal government representatives.

Should the department decide to support the planning proposal proceeding, it would be appreciated if the Gateway Determination requires the outcomes of the site-specific reviews to be incorporated into the planning proposal.

### Planning Proposal Part B – Implementing the Draft Affordable Housing Contribution Scheme

At the Ordinary Meeting of 11 October 2021, Council resolved to submit a Planning Proposal to the Department to implement a Draft Affordable Housing Contribution Scheme (the Draft Scheme) applying to the Bankstown City Centre. This part of the Planning Proposal seeks to allow Council to levy affordable housing contributions (either in dwellings or land dedicated to Council or through monetary contributions) as new development in the Bankstown City Centre occurs. This approach can be expanded to other centres as these are master planned by Council.

#### The Council resolution states as follows:

- 1. Council prepare and submit the planning proposal, as provided in Attachment A, to the Department of Planning, Industry and Environment to seek a Gateway Determination.
- 2. Council seek authority from the Department of Planning, Industry and Environment to exercise the delegation in relation to the plan making functions under section 3.36(2) of the Environmental Planning and Assessment Act 1979.
- 3. Subject to the issue of a Gateway Determination, Council exhibit the planning proposal and the Draft Affordable Housing Contribution Scheme concurrently, and the matter be reported to Council following the exhibition.



## (b) Attached information

The Planning Proposal and following supporting documents are attached for your information:

- Planning Proposal including:
  - Part A Bankstown City Centre Planning Proposal (and Appendices)
  - Part B Canterbury Bankstown Affordable Housing Contributions Scheme (and Appendices)
- Council Meeting Report and Minutes (28 September 2021)
- LPP Meeting Report and Minutes (9 & 10 September 2021).

Please be advised that the Planning Proposal includes a *Development Feasibility Analysis* report prepared by Atlas Urban Economics to inform the preparation of the Planning Proposal. This report contains development feasibility testing for certain properties that should not be made publicly available due to the sensitive commercial nature of the content of the report.

Council requests Gateway Determination and that Council exercise its plan-making delegations in this instance.

Should you require any further information or wish to discuss this matter, please contact Council's Coordinator Strategic Assessments, Patrick Lebon on 9707 5593 or email at Patrick.Lebon@cbcity.nsw.gov.au.

Yours sincerely

Mitchell Noble

**Manager Spatial Planning**