

# Appendix G – Table Summary of addressing Department of Planning and Environment Preliminary Comments

## Bankstown City Centre Planning Proposal

Issue	DPIE Comment	Addressed
Objectives / intended outcomes	This is not provided. What are the place-specific outcomes that are intended to be achieved?	Introduction Part 1
Explanation of provisions	This is not provided. Recommend providing a plain English explanation of the existing and proposed controls and providing maps to help explain location specific changes so it is clear where the change applies.	Part 2
Justification	This is not provided. Recommend providing justification proportional to the impact. The justification should be summarised in the planning proposal report under relevant sections and can draw on information in the master plan or studies	Part 3
GSRP/ District Plan	Further information required. If one bonus (either community infrastructure, affordable housing or employment generating floorspace) is favoured for market reasons (or no bonus is applied), can the master plans meet the jobs/housing targets in the District Plan? <ul style="list-style-type: none"> <li>What happens with worst case scenario for jobs (e.g. no take up of commercial incentive) will the master plans still deliver on the District Plan job target?</li> <li>Alternatively, what if all sites take up the employment floorspace incentive – what impact would this have on dwelling supply?</li> <li>Suggest providing a range of jobs/housing to be delivered by the plans that takes into account either extreme</li> <li>What happens with worst case scenario for community infrastructure (e.g. no take up of community infrastructure incentive) will the scale of uplift be capable of being supported by appropriate infrastructure?</li> <li>What happens with worst case scenario for affordable housing (e.g. no take up of affordable housing incentive)? What certainty is there regarding provision of affordable housing?</li> </ul>	Part 3, Section 3.1, Table 2
	Is the proposal consistent with the District plan targets, including: <ul style="list-style-type: none"> <li>housing supply target (13,250 dwellings to 2021)</li> <li>affordable housing targets (5-10% new floorspace)</li> <li>open space targets (200m access to open space)</li> <li>job targets (25,000 Bankstown &amp; 7,500 Campsie)</li> <li>housing diversity (mix of dwelling types)</li> </ul>	Part 3, Section 3.1, Table 2 and Section 4.5
	How will the 15% commercial centre and 25% urban residential area tree canopy targets (specified in LPP report) be achieved?	Part 3, Section 9.3

Local Strategic Planning Statement	<p>Further information required.</p> <p>Recommend identifying where the proposal is consistent/inconsistent with the LSPS (e.g. the proposal is consistent with CBC tree canopy targets) and assessing the centre-specific recommendations.</p> <p><u>Suggest expanding on the list of priorities that it is consistent with by explaining 'how' it is consistent (and justify any inconsistencies)</u>  <i>For example, the LSPS identifies restoration of the ecological health of the Cooks River – how is this being achieved?</i></p>	Part 3, Section 4.2, Table 4
Local Area Plans (Bankstown only)	Further information required. The Bankstown CBD LAP was adopted by Council in 2011, with the LEP amended in March 2014. It is unlikely the master plans are consistent with the 10-year old LAP (as stated in the LPP report). Rather than discussing its consistency, it would be better to describe its relationship to the LAP and any impact it had on the development of the master plan.	Part 3, Section 4.7
Local Housing Strategy	<p>Further information required.</p> <p>How will the proposal contribute to the 0-5 year, 6-10 year and longer 20-year housing targets? (12,500 dwellings in Bankstown and 5,600 dwellings in Campsie to 2036)</p> <p>How will principle 8 will be achieved in relation to housing diversity?</p>	Part 3, Section 4.5
	How does the proposal respond to the strategy's 5-10% target for new dwellings to be affordable dwellings? (suggest providing calculations)	Part 3, Section 4.5
	<p>How does the proposal respond to DPIE's LHS requirements outlined in the letter of approval:</p> <ul style="list-style-type: none"> <li>• Council prepare an Affordable Housing Contribution Scheme (condition 5) by end-2021</li> <li>• Changes to planning controls must be evidence based (condition 9) and supported by an impact assessment that addressed consistency with the District Plan and Section 9.1 Directions</li> <li>• Downzoning of land from R3 to R2 is not supported (condition 10)</li> </ul>	Part 3, Section 10.1
Affordable Housing Strategy	<p>Further information required.</p> <p>How does the proposal respond to the strategy's 5% affordable housing target for uplift more than 1,000sqm? (suggest providing calculations)</p> <p>How will the proposal will interact with the SEPP 70 affordable housing scheme?</p>	Part 3, Section 4.3 and 6.4
Employment Lands Strategy	<p><i>Further information required.</i></p> <p><i>Is the proposal consistent or justifiably inconsistent with the strategy recommendations? (e.g. how new B6 sites deal with residential permissibility)</i></p>	<i>Not applicable to Bankstown City Centre Planning Proposal (applies to Campsie Town Centre)</i>

Bankstown and Campsie Economic and Land Use Strategy	<p>Further information required.</p> <p>Is the proposal consistent with the recommendations of the study? It is unclear how the recommendations of the study have informed the proposed controls</p> <p>Why was no feasibility testing undertaken for sites in the B3 zone?</p> <p>Were costs associated with bonus FSR incentives considered in the testing?</p>	Part 2, Explanatory Note - Bankstown City Centre and Campsie Town Centre Economic and Land Use Study Recommendations
<i>How will the B6 developments will be made feasible? (testing indicated they are not feasible)</i>		And Section 10.1 <i>Not applicable to Bankstown City Centre Planning Proposal (applies to Campsie Town Centre)</i>
Is the proposed B3 zone land use table consistent with the recommendations of the study? (note: this was not included in the LPP report)		Part 2 Part 3, Section 10.1
<p>Whilst the study makes recommendations for 50% employment floorspace for three key sites in Bankstown, it does not recommend the optional 50% FSR bonus that more broadly applies in both Bankstown and Campsie. It notes that bonus schemes can result in undesirable outcomes (e.g. oversupply of employment floorspace).</p> <p>It is unclear what employment floorspace will be delivered by the master plans</p>		Part 3, Section 10.1
<i>The study identifies that the employment floorspace targets can be achieved in Campsie with ground floor only retail/commercial. It does not recommend the ground and first retail control that is being proposed (or the optional 50% employment floorspace control). It concludes 'there is no need for mandatory above ground floor employment floorspace'. Please explain why these controls are proposed in Campsie and what evidence there is to support them</i>		<i>Not applicable to Bankstown City Centre Planning Proposal (applies to Campsie Town Centre)</i>
Bankstown CBD and Bankstown Airport Collaboration Area	<p>This is not addressed.</p> <p>Address consistency/inconsistency</p>	Part 3, Section 3.1, Table 3  And Section 5.1
MD1.1 - Business and industrial zones	<p>Further information required.</p> <p>Are any existing B zones being rezoned to other zones?</p> <p>Are there any changes to permissible uses in B zones?</p> <p>How will competing uses in new B zones or B zones receiving uplift be managed to protect employment lands (e.g. minimum non-residential controls)? (e.g. address new B6 sites and recommendations of employment lands strategy)</p> <p>Where new B zones are proposed, are they suitably located? (e.g. close to public transport)</p> <p>Will any industrial or urban services (IN1, IN2, B5, B6, B7) land be rezoned? Is there evidence of adequate employment zoned land with these changes?</p>	Part 3, Section 7, Local Planning Directions Table 13  <i>Not applicable to Bankstown City Centre Planning</i>

	<p>Are there any changes to land uses or other development controls impacting industrial or urban services (IN1, IN2, B5, B6, B7)? How do these changes protect employment floorspace?</p> <p>Is there any residential uplift adjoining industrial or urban services (IN1, IN2, B5, B6, B7)? How will amenity impacts at the zone interface be managed?</p> <p>Where new APUs are proposed for employment uses, how were these sites selected and what is the proximity of these uses to the centre and public transport?</p> <p>How will build to rent controls interact with delivery on employment floorspace (and delivery of job targets) under the proposed controls?</p> <p>Overall, does the planning proposal maintain or increase employment floorspace? Recommend providing calculations for the range of employment floorspace and equivalent jobs that takes into account base FSRs and various scenarios generated under the proposed bonus FSR schemes</p>	<p><i>Proposal (applies to Campsie Town Centre)</i></p> <p>Part 3, Section 7, Local Planning Directions, Table 13</p> <p>Part 3, Section 7, Local Planning Directions, Table 13</p> <p>Explanatory Note 1 - Bankstown City Centre and Campsie Town Centre Economic and Land Use Study Recommendations</p> <p>And Part 3, Section 10.1</p>
MD2.3 – Heritage conservation	<p>Further information required</p> <p>What sites contain potential heritage items in Bankstown and Campsie that are currently being reviewed in the LGA-wide heritage review?</p> <p>What consideration was given to these sites when developing the controls?</p> <p>Is any uplift occurring adjacent to heritage items or conservation areas? If so, what assessment has been undertaken to address impacts?</p> <p>Are there any areas with known Aboriginal heritage items or potential areas of significance that are affected by rezonings or uplift? (suggest including findings from the Aboriginal Culture and Heritage Study)</p> <p><i>The proposed downzoning of R3 to R2 in Campsie for heritage reasons should not be used to in essence create a heritage conservation area, rather they should be identified as a conservation area if they require protection (supported by appropriate studies). No heritage studies have been prepared for this land</i></p>	<p>Part 3, Section 7, Local Planning Directions, Table 13</p> <p>And Section 9.6</p> <p><i>Not applicable to Bankstown City Centre Planning Proposal (applies to Campsie Town Centre)</i></p>
MD2.6 – Remediation of contaminated land	<p>What sites are being rezoned from SP2 or IN zones?</p> <p>Are these sites supported by contamination studies? What was Council's criteria for identifying which sites required studies?</p> <p>Please address the outcomes of the contamination assessments that are underway and consistency/inconsistency with this Direction</p> <p><i>What HOB/FSR controls are being applied to the site at 1 Una Street (Campsie)? What is the extent of intensification?</i></p>	<p>Part 2, heading 'Changes to SP2 Public Infrastructure Zoned Land'</p> <p>And Part 3, Section 7, Local Planning Directions, Table 13</p>

MD3.1 – Residential zones	<p>What are the proposed downzoning of existing R zones or B zones? This includes changes to zones, permissibility, FSR, HOB, LSZ that result in a reduction to development potential. Provide evidence that supports these changes and details the potential impacts to dwelling yield. This includes an assessment of:</p> <ul style="list-style-type: none"> <li>• any rezoning to non-residential uses (RE1/SP2)</li> <li>• the rezoning of B4 to B3</li> <li>• the rezoning of R3 to R2</li> <li>• the rezoning of R3 to B6 (addressing employment strategy recommendations)</li> <li>• the removal of residential uses from some B5 land along Canterbury Road</li> </ul>	Part 3, Section 7, Local Planning Directions, Table 13 – ‘Focus Area 6: Housing: Direction 6.1 Residential Zones’
	Is the creation of any new R zones or uplift to R zoned land suitably located? (e.g. close to open space and transport)	Part 3, Section 7, Local Planning Directions, Table 13 – ‘Focus Area 6: Housing: Direction 6.1 Residential Zones’
	<p>How does the proposal broaden diversity of dwellings? Overall, does the planning proposal maintain or increase residential development capacity? Recommend providing calculations for a range of dwellings that takes into account base FSRs as well as scenarios generated under the bonus FSRs</p>	Part 3, Section 4.5 and Explanatory Note 4 - Dwelling Capacity facilitated by this Planning Proposal’
		And Section 6.12
MD3.4 – Integrating land use and transport	<p>Further information required <i>What traffic/infrastructure assessments support the development? Provide a summary of the Campsie study and supporting information for Bankstown (e.g. studies that informed Complete Streets and subsequently the master plan)</i> <i>Is Council undertaking the cost-benefit analysis that is recommended in the Campsie traffic report?</i></p>	<i>Not applicable to Bankstown City Centre Planning Proposal (applies to Campsie Town Centre)</i>
	<p>Are proposed rezonings and intensification supported by access to transport and centres to reduce car dependency? Has TfNSW and Sydney Metro been consulted?</p>	Part 3 Section 11  And Appendix R - Agency Submissions & Council Submissions Report
		And Section 4.2, Table 5

MD3.5 – Development near regulated airports and defence airfields	<p>This has not been addressed in the LPP report (nor has the Airports Act 1996 and Airports (protection of Airspace) Regulations 1996). How does proposed HOB relate to the recommendations of the Airspace Constraints Study?</p> <p>CASA recommendations include an aeronautical study that considers cumulative impact of an increased risk of aircraft accident from the area being built up with tall buildings – had this been undertaken?</p> <p>Are potential implications on helicopter operations addressed? (this was noted by CASA but appears to be unresolved)</p> <p>Do the HOB changes exceed the OLS or PANS-OPS?</p> <p>How do changes to HOB respond to ANEF zones?</p>	<p>Part 3, Section 7, Local Planning Directions, Table 13</p> <p>Appendix I – Bankstown City Centre Airspace Constraints Study</p>
	<p>Please describe the outcomes of consultation with relevant agencies</p>	<p>Appendix R – Agency Submissions &amp; Council Submissions Report</p>
MD4.3 – Flooding	<p>Further information required.</p> <p>Can you please include a map showing the flood risk in relation to areas being rezoned or receiving uplift? A schedule of properties within this area that are being rezoned or receiving uplift should also be provided</p> <p>What type of land uses and level of intensification are proposed within this area? (or adjoining it if the flood affected area is a road that may pose evacuation difficulties)</p> <p>What is the justification for this uplift?</p> <p>How does the proposed FBL interact with flood risk?</p> <p>How do the proposed habitable basement control relates to flood risk and evacuation?</p> <p>Address the outcomes of the flood review and confirm consistency/inconsistency with the Direction</p>	<p>Part 3, Section 7, Local Planning Directions, Table 13</p> <p>And Appendix T – Bankstown Flood Study Assessment</p>
MD6.2 – Reserving land for public purpose	<p>Not addressed</p> <p>What is the ownership of sites being rezoned to or from SP2 or RE1?</p> <p>How is removal of land for a public purpose (e.g. rezoning of the car park sites from SP2) consistent with the Direction, or justifiably inconsistent?</p> <p>What consultation has been undertaken with agencies in relation to the SP2 rezonings? (e.g. TAFE and schools sites)</p> <p>What sites are identified for acquisition? What are they zoned and who will be the acquisition authority?</p> <p>What sites are identified for future dedication (as community infrastructure in the FSR bonus)? How does this differ from land identified for acquisition? (and reasons for why some land is identified as one or the other)</p> <p>How will rezoning of RE1 land ensure enough open space is available to meet needs of the community?</p>	<p>Part 3, Section 7, Local Planning Directions, Table 13</p> <p>And</p> <p>Agency Submissions &amp; Council Submissions Report</p>
MD6.3 – Site- specific provisions	<p>Not addressed</p> <p>Are there any new or amended site-specific provisions? If so, why cant these be dealt with under LGA-wide clauses?</p>	<p>Part 3, Section 7, Local Planning Directions, Table 13</p>
SEPP – BASIX	<p>Further information required</p> <p>Suggest reframing to speak to specific outcomes and objectives rather than prescriptive measures (where describing the proposed controls)</p> <p>Suggest reconsideration of specific technology requirements that may become outdated. Alternatively, provide justification why you consider these appropriate</p> <p>Recommend clarifying what provisions are (1) mandatory, (2) residential only, (3) commercial only. And clarify how mixed-use developments are intended to be assessed</p> <p>Can roof top solar panels be achieved on small roof spaces where space is limited and competing with servicing infrastructure such as lift overruns and plant rooms?</p>	<p>Part 2 - Indicative Draft Clause - 4.4A Additional gross floor area for more sustainable development in Bankstown and Campsie</p>

	Why are solar panels are being encouraged rather than green roofs (priority E9.11 LSPS and recommendation in Sustainability Report)?	And Section 6.1
	What testing was undertaken to determine the sustainability bonus?	
	Do the controls work for a worst-case scenario? (e.g. south facing unit with minimal roof space for solar panels?) The Sustainability Report does not include any testing of the controls to determine if they can be achieved Has any feasibility testing been undertaken?	
SEPP65 – Design quality of residential apartment development	Further information required How were the proposed planning controls were developed and tested?	Section 6.2
	How was HOB converted to number of storeys given the uncertainty about the number of commercial floors in a building?	And Section 9.5
	What is the rationale behind the proposed built form typology and transition to surrounding areas / place?	
	How has solar access has been assessed to ensure sun access to parks (including solar access impacts to Paul Keating Park)? Suggest providing breakdown of the minimum number of hours of solar access to each park, reasons and how it will be achieved (e.g. LEP or DCP). Recommend providing evidence (e.g. solar diagrams) to demonstrate how this will be achieved	
	Will the proposed basement control facilitate good design outcomes in relation to deep soil, tree canopy, WSUD etc?	Section 6.2
	<i>What are the changes to the base HOB/FSR combinations in Campsie which are being adjusted? (to address existing issues)</i>	<i>Not applicable to Bankstown City Centre Planning Proposal (applies to Campsie Town Centre)</i>
	Has urban design testing been undertaken for sites that do not take up the bonus schemes?	Part 3, Section 6.4
SEPP70 – Affordable housing	Further information required  How does the proposed affordable housing bonus interact with the SEPP 70 Affordable Housing Scheme? Please clarify intent including whether monetary contributions can be made in lieu of dwellings and how this will be managed	Part 3, Section 7, Local Planning Directions, Table 13  And Section 4.3, Section 6.4
ARH SEPP	This is not addressed How do the master plans interact with the ARH SEPP? (e.g. build to rent) Can applicants double dip with FSR bonuses? (e.g. LEP incentive + SEPP incentive) (note: new Housing SEPP excepted soon, draft available online)	Part 3 Section 6.4, Section 6.6
SEPP Infrastructure 2007	This is not addressed  Address consistency/inconsistency, including any consultation with TfNSW	Section 6.14  And Appendix R – Agency Submissions & Council Submissions Report

SEPP Seniors	This is not addressed  Address consistency/inconsistency, including any implications for how the SEPP interacts with the proposed controls (note: new Housing SEPP excepted soon, draft available online)	Part 3, Section 6.4 And Section 6.8
SEPP Exempt and complying development 2008	This is not addressed Building back better EIE to be considered in relation to proposed changes to the exempt provisions Identify if any changes under the LEP have implications for how the SEPP applies to land in the LGA	Part 3 Section 6.10
Greater metropolitan REP 2 – Georges River Catchment	This is not addressed. Address consistency/inconsistency	Part 3, Section 7, Local Planning Directions, Table 13 And Section 6.13.1
Flood risk management strategies	This is not addressed. Address consistency/inconsistency	Part 3, Section 7, Local Planning Directions, Table 13  And Section 9.1
Employment zones reform	Further information required. It is recommended that an advisory note be included to specify how the planning proposal relates to the new business zones and their objectives	Part 3 Section 10.2
Low-rise housing diversity code	This is not addressed. Address consistency/inconsistency	Part 3 6.12
Amendments to Clause 4.6	This is not addressed. Address how the proposal interacts with proposed changes to Clause 4.6 which will not exclude provisions from the operation of Clause 4.6	Part 3 Section 6.15
SEPP (Housing)	This is not addressed. Address consistency/inconsistency with the draft SEPP and any implications it will have on the master plans <a href="https://www.nsw.gov.au/state-environmental-planning-policy/housing-2021">State Environmental Planning Policy (Housing) 2021 (nsw.gov.au)</a>	Part 3 Section 6.3
Design and Place SEPP	This is not addressed. Consideration is required against the draft Design and Place SEPP and supporting Urban Design Guide, including: <ul style="list-style-type: none"> <li>• quantum of open space (%)</li> <li>• quantum of tree canopy (%)</li> <li>• distance of dwellings to open space</li> <li>• amount of total open and public space</li> </ul>	Part 3 Section 6.9
Connecting with Country	The Aboriginal Culture and Heritage Study recommends implementing the draft Connecting with Country framework. Please describe how this has informed the master plans	Part 3, Section 7, Local Planning Directions, Table 13
Social impacts	Further information required  How have impacts at the zone interface been addressed? (e.g. amenity impacts of the proposed APUs, or the appropriateness of late-night trading at the zone interface)	Part 3 Section 9 'Social Effects'



	Have impacts to schools been addressed? (e.g. overlooking and overshadowing issues that were raised by Dept Education at the master plan briefing)	
	The LPP report notes open spaces will be improved and new spaces added, but the details are unclear. Please provide a summary of existing and proposed open spaces together with timing and funding mechanisms How have the recommendations of the Worker and Student Demand Study been addressed?	Part 3, Section 10.5
Environmental impacts	Further information required What are the potential ecological impacts from increased density? What studies / strategies does Council have to support the statement that there will be no adverse impacts? Will existing trees need to be removed or will existing tree canopy be retained?	Part 3 Section 8
Economic impacts	Further information required Has feasibility testing been undertaken of the FSR bonus schemes? Has feasibility testing been undertaken for sites that do not take up the bonus scheme?	Part 3 Section 10.1
Public infrastructure	Further information required  Recommend including a summary of the Infrastructure Funding Study to: <ul style="list-style-type: none"> <li>• explain what is needed, how it will be funded and when will it be delivered</li> <li>• unresolved matters (e.g. renewal of Council assets that require approval)</li> <li>• when the supporting contributions plan will be updated</li> <li>• what infrastructure relies on State (e.g. advocacy for TfNSW to develop commuter carparks, Bankstown hospital)</li> <li>• assumptions (e.g. RIC)</li> <li>• The study indicates that if the forecast funding is not available, then less infrastructure would be delivered and/or the works delivered over a longer timeframe. It recommends refinement of the infrastructure schedule, prioritisation of the items, preparation of a comprehensive infrastructure funding strategy and completion of the contributions plan (which will require separate exhibition).</li> <li>• It is important the planning proposal clearly state what infrastructure is being provided and what the funding mechanism is. Please provide a breakdown of infrastructure with its associated funding mechanism (the GLN report includes a schedule but does not list proposed funding mechanism). 4.1 of the productivity commission's recommendations regarding contributions reform included developing infrastructure plans upfront as part of rezoning.</li> <li>• DPIE's new practice note on planning agreements should be addressed.</li> </ul>	Part 3, Section 10.4 and Section 11 (in Section D)
Agency submissions	Further information required  Please provide copies of the agency submissions received during exhibition of the master plans	Appendix R
Submitted information - studies	Further information required As noted in the LPP report, the following studies are to be completed prior to lodgement: <ul style="list-style-type: none"> <li>• Flood review</li> <li>• Land use safety audit (Campsie only)</li> <li>• Preliminary contamination assessment</li> </ul> Please identify any changes to the master plans that has resulted from these additional studies (after reporting to LPP and Council)	Refer to: Appendix S - Bankstown Master Plan Site-specific Review Joint Panel Report (LFA and More Urban)

		Appendix T - Bankstown City Centre Flood Planning Assessment (Stantec)
		Appendix U - Preliminary Site Investigation Reports (Douglas Partners)
	Please include any relevant site-specific studies (e.g. from the applicant-initiated planning proposals) that are being integrated into the planning proposal	Part 2 Site-specific Land owner Submission Review'
Submitted information - map changes	Further information required Please provide an excel table listing site addresses, current planning controls and proposed planning controls for all sites where changes to controls are proposed	To be provided under separate cover with this Planning Proposal
	Please include the draft LEP maps in the submission. Maps should be clear and legible with labels, legends and be at appropriate scales. The maps should show current and proposed controls	Appendix C
Submitted information - property addresses	Further information required Please Specify the lot/DPs for any sites referred to in written clauses (e.g. APUs)	Part 2 'Exempt development provisions – Amendments to Schedule 2'
Other matters	Further information required Are the controls for all sites in the master plan resolved? The LPP report notes some site may require further testing. Have these sites been removed from the planning proposal?	Part 2 Site-specific Land owner Submission Review'