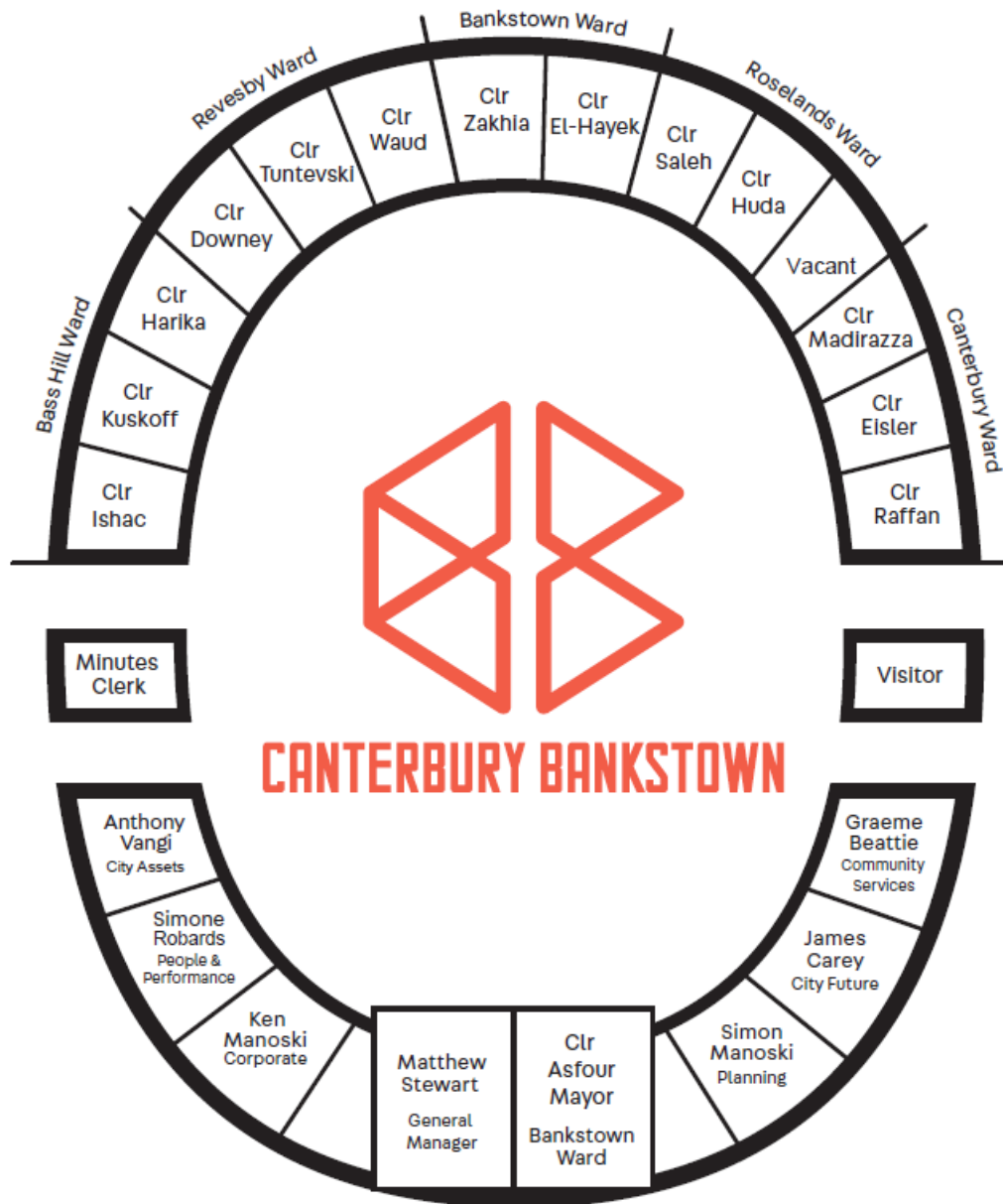




AGENDA FOR THE ORDINARY MEETING

28 September 2021

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ITEM 5.2 Bankstown City Centre Master Plan and Planning Proposal

AUTHOR Planning

PURPOSE AND BACKGROUND

Bankstown City Centre is Canterbury Bankstown's largest Strategic Centre, and is expected to evolve into a regional, jobs focused, health, academic, research and training precinct. The Bankstown City Centre Master Plan seeks to leverage the significant investment being made in the transport, health, education, retail and entertainment sectors, to facilitate 25,000 jobs, 25,000 students and an additional 12,500 dwellings in the centre by 2036. The draft Plan provides a framework to inform the delivery of infrastructure, improvements to the design and sustainability of buildings, public domain improvements, the delivery of affordable housing, increased capacity for jobs, housing and community facilities and an approach to the management of heritage and character.

The draft Plan delivers upon key actions from Council's Local Strategic Planning Statement, Connective City 2036. It is the first in a program of place-based masterplans that will be undertaken to provide an orderly and structured vision for growth across the key centres throughout Canterbury Bankstown that will be used guide decisions by Council and State government agencies on growth and city infrastructure like roads, public transport services, community facilities, open space, parking, schools and hospitals.

The draft Plan was reported to the Local Planning Panel on 9-10 September 2021. After taking into account submissions and presentations from community and businesses, the Panel made a recommendation that Council proceed with the preparation of a Planning Proposal.

The purpose of this report is to seek Council's endorsement of the Bankstown City Centre Master Plan, which was exhibited between 29 March and 14 May 2021 and to prepare a planning proposal to put into effect the proposed changes to planning controls identified in the master plan, a process that will enable further formal public exhibition of all proposed changes prior to further Council consideration.

In this regard, it is recommended that Council prepare and submit a Planning Proposal to the NSW Department of Planning, Industry and Environment to implement the proposed changes to Council's planning controls. If a Gateway Determination is issued, further engagement with the community will occur as part of that process, in accordance with the Gateway conditions.

ISSUE

Having regard to the comments and feedback made during the early engagement process from the community and businesses, the draft Plan has been revised to reflect a number of changes. It is intended that the Master Plan (if adopted) forms the basis of amendments to the planning controls for the Bankstown City Centre, which will include amendments to CBLEP (pending its gazettal).

RECOMMENDATION That -

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:
 - i. 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.

ATTACHMENTS [Click here for attachments](#)

- A. Draft Bankstown City Centre Master Plan (September 2021)
- B. Early Engagement Outcomes Report
- C. Planning Proposal Assessment Findings
- D. Technical Studies and Analysis
- E. Current and Proposed Land Acquisition Map

POLICY IMPACT

This draft Plan begins to implement Council’s strategic planning established under the Canterbury Bankstown Local Strategic Planning Statement, *Connective City 2036*, the Community Strategic Plan, CBCity 2028, and Council’s Housing, Employment Lands and Affordable Housing Strategies.

If adopted, the draft Plan will become a policy of Council, and form the basis of the Planning Proposal to amend the CBLEP (pending its gazettal). In addition, it will form the basis of changes to Council’s consolidated Development Control Plan in relation to future development within the Bankstown City Centre and a consolidated Contributions Plan for the City.

Changes to Council policies, including the Local Environmental Plan, Development Control Plan, Contributions Plan and other plans or policy changes arising from the planning proposal progressing, will be required to be reported to Council separately for implementation.

The draft Plan itself will not result in any changes to current planning controls. Should Council resolve to prepare and submit a Planning Proposal for Gateway, the formal process to amend the planning controls, including further community engagement, will commence.

The Master Plan in the context of the broader planning policy framework is illustrated below.

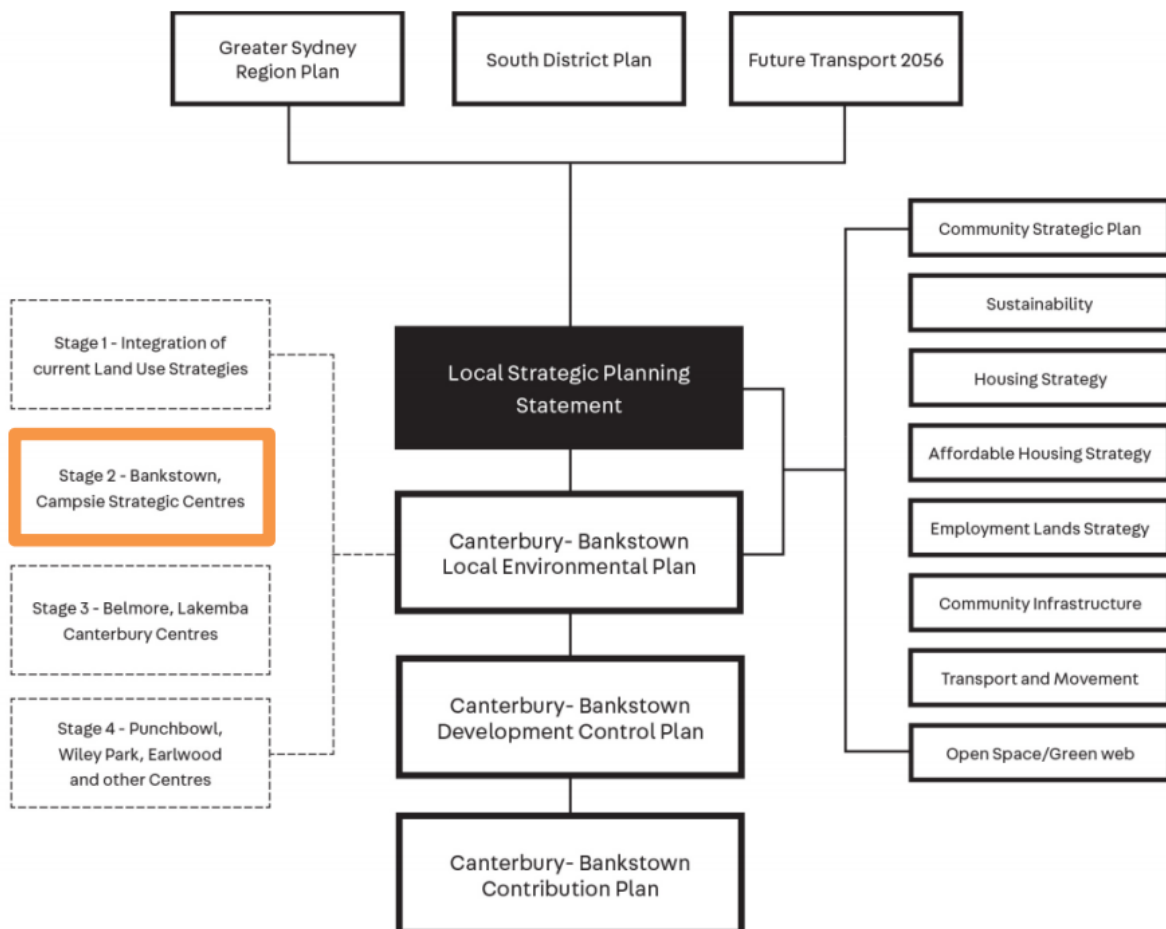


Figure 1. Planning Policy Framework

FINANCIAL IMPACT

The draft Plan has been primarily funded by Council, with some funding also provided by the NSW Department of Planning, Infrastructure and Environment.

If adopted, the draft Plan will inform Council's investment in infrastructure from a range of sources including Section 7.11 and 7.12 contributions, property and asset renewal, works in kind, further master planning for Council assets such as the West Terrace Car Park and informing capital work programs. It is noted that any change to Council's contributions plan, capital works program and future plans for the Bankstown City Centre, will require future reports to Council and will individually seek endorsement under separate cover.

COMMUNITY IMPACT

The draft Plan will guide planning controls for development across this centre. It provides transparency for the existing community and certainty to industry with respect to the planned growth and change envisaged for Bankstown over the next 15 years.

The draft Plan has been amended to incorporate a number of changes following early feedback received from the community and stakeholders. The draft Plan provides the community, industry and government with confidence and certainty in ensuring managed growth and change in the Bankstown City Centre, with a clear vision and expectations for high standards of design and sustainability. It also ensures growth is aligned with infrastructure and improved community outcomes.

Building on the ongoing engagement with the community since July 2020, community feedback was sought on the draft Plan between 29 March and 14 May 2021, with submissions received until 11 June also assessed and considered. Council wrote to 10,961 owners and occupants of commercial and residential properties to inform them of ongoing community engagement regarding the draft Plan. During this period, a total 97 submissions were received, 31 of which related to Bankstown only, and an additional 66 submissions which related to both the draft Bankstown and Campsie Master Plans, which were concurrently released for feedback. Of the 97 comments received in writing, 95 were written in support, or support with conditions and 2 objected to the draft Plan. During this time, Council also undertook the following activities to maximise the community's awareness and engagement with the process:

- Online community survey
- Interactive map for feedback
- Availability of planning staff to directly liaise with the community through 'speak to an expert' service
- 4 x pop-up sessions
- Community webinar
- Government agency briefing
- Social media posts
- Dedicated 'Have Your Say' Page
- Planning Proposal Applicant engagement, supported by Probitry Advisor
- Mail-out to all households in the master plan study area (10,961 letters sent).

In addition, residents, landowners and the broader community had the opportunity to make submissions and/or present to the Local Planning Panel on 9-10 September 2021. The Local Planning Panel considered these submissions and presentations in making their recommendation.

Should the draft Plan be adopted and endorsed to proceed to Gateway, a Planning Proposal process will commence. If the NSW Department of Planning, Infrastructure and Environment issues Gateway approval for the Planning Proposal, Council will undertake a formal exhibition process in accordance with the conditions of Gateway. Formal exhibition will be for a minimum period of 28 days.

DETAILED INFORMATION

INTRODUCTION

Bankstown City Centre is the largest strategic centre in the Canterbury Bankstown Local Government Area, and its primary centre for health, education, commercial, retail and entertainment activity. Investment by the State Government in delivering Sydney Metro services to Bankstown, will place the centre within 30 minutes by Metro to Central Sydney and beyond to a number of key strategic job centres. Government and institutional investment in the centre will also see significant growth in education and health infrastructure, retail and entertainment uses. The draft Plan establishes the framework for Bankstown's evolution into a genuine, jobs-focused, destination centre that contributes to our city's prosperity, innovation and attractiveness.

The draft Plan has been developed through ongoing community engagement to implement the vision and actions of *Connective City 2036*, Council's Local Strategic Planning Statement, along with Council's Housing, Employment Lands and Affordable Housing Strategies.

The draft Plan has been informed by thorough community input and critical analyses, including specialist technical inputs relating to urban design, transport, land use economics, indigenous culture and heritage, sustainability, heritage and infrastructure planning.

The Master Planning process and current status is illustrated below:

Status	Stage
✓	Technical and preliminary analyses
✓	Early targeted engagement
✓	Preparation of draft Plan
✓	Broad community feedback on the draft Plan
✓	Report to Local Planning Panel for advice
We are here	Report to Council for consideration to adopt draft Plan and prepare and submit a Planning Proposal
To be confirmed, pending endorsement of Council	Commence Planning Proposal process

THE DRAFT PLAN - OVERVIEW

The draft Plan is underpinned by a long-term strategic vision. This vision has then been translated through a series of "spatial moves" and "intensification" approaches, which have been used to guide the 10 Directions, outlined in detail below.

The Vision

The Vision for the Bankstown City Centre is:

“Bankstown City Centre is the beating heart of Canterbury Bankstown and a destination for Greater Sydney.

Walkable streets are framed by beautiful parks and great architecture. The city embraces environmentally sustainable living.

Anchored by a prominent university, health institutions and a world-class metro, Bankstown is a leading centre for innovative jobs, housing choice and green transport.

People are drawn to the City for its delicious food and vibrant art, culture, entertainment and nightlife.”

10 Directions

The draft Plan is underpinned by **10 directions**, outlined below:

1. A centre stimulated and supported by infrastructure
2. A centre for people
3. A centre that attracts investment and jobs
4. A well-designed centre
5. A centre that embraces nature
6. The heart of Connective City
7. A resilient and carbon neutral centre by 2050
8. A centre proud of its heritage and culture
9. A centre with housing for all
10. A centre with collaborative governance

These 10 directions ensure the approach to growth and change is holistic and considers the broader needs and aspirations of the city – from ensuring infrastructure aligns with growth, to building a strong night-time economy and ensuring adequate housing that is well designed and sustainable.

Key moves

The draft Plan proposes a series of key moves, which are proposed changes in policy and direction. These include:

- Incentive-based height and floor space system – where sites are proposed to receive uplift (generally of more than 1:1) above current controls, the uplift is intended to be subject to the provision of on-site infrastructure, affordable housing and/or employment-generating floor space – *Feedback received during engagement with the community did not raise issues with respect to this key move.*
- Infrastructure funding, delivery and advocacy strategy – a clear strategy for the development of infrastructure in Bankstown is established, utilising a combination of Section 7.11 and 7.12 contributions, property renewal and capital works investment – *Feedback received during engagement with the community emphasised the need to ensure growth is supported by infrastructure (refer to key issues discussion below).*

- Affordable housing delivery – Feedback received during engagement with the community was generally supportive of the provision of affordable housing. Some feedback noted the rate of 3% should be higher, however, as clarified in the draft Plan, it is noted that this applies to the whole of development, whilst targets set by the State Government of 5-10% only apply to floor space uplift, which would yield less affordable housing than is proposed by the draft Plan.
- Sustainability initiatives – Feedback received during engagement with the community strongly supported these initiatives.
- Changes to parking requirements for new developments – Little feedback received during engagement with the community raised issues with respect to this key move. Most submissions referred to traffic congestion or public parking but did not raise concern with the changes proposed to private parking.
- Recommended changes in height and density – Significant feedback was received, primarily site specific, with respect to height and density. These submissions were carefully assessed and tested in the development of the draft Plan.

ENGAGEMENT ACTIVITY

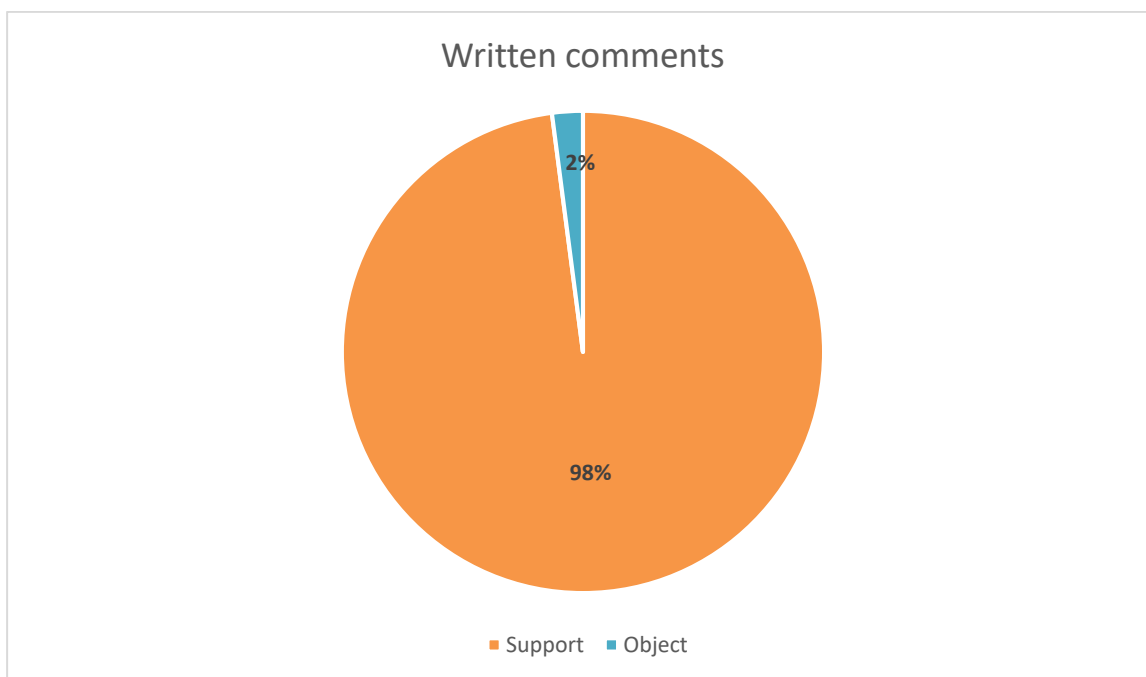
A summary of engagement activities and responses are set out in the table below.

Engagement/promotional activities	Bankstown Master Plan	Combined (submissions that relate to both Bankstown and Campsie)
Direct mail to landowners and occupants	10,961	-
Community Survey responses	22	-
Interactive map comments	13	-
'Speak to an expert' calls	19	-
Direct written submissions	31	66
Petitions	-	1 x 229 signatures (supporting sustainability initiatives) 1 x 12 signatures (supporting sustainability initiatives)
Pop-up conversations/flyer hand-outs	723	-
Community Voice Panel attendees	5	-
Community Webinar Views	44	-
Agency/institutional briefing attendees	-	110
Industry Forum	-	10
Social media clicks to view draft Plan documents	485	-
Direct Have Your Say Page Views/Document Downloads of the draft Plan and associated technical studies	3,604	-

Engagement/promotional activities	Bankstown Master Plan	Combined (submissions that relate to both Bankstown and Campsie)
Total	15,906	427

The graph below gives an indication of the level of support and objection to the plans. In summary:

- 98% of submissions either supported the draft Plan, some entirely, and others with suggestions for improvement or change; and
- 2% objected to the draft Plan.



The top five issues raised in feedback from the community are detailed below:

1. **Support for sustainability initiatives** – there was significant support from the community for the forward-thinking and innovative approach to sustainability. The draft Plan outlines a plan to improve baseline sustainability in development, along with providing further incentives for development that achieves excellence in sustainability. This includes initiatives such as encouraging all-electric buildings, solar electricity generation, electric-vehicle charging and exceeding standards for energy and water efficiency and thermal comfort. These initiatives are maintained in the draft Plan.

2. **Concerns for increased traffic congestion** – The jobs, housing and student growth forecast in the draft Plan will result in a substantial increase in people visiting, working and residing in the City Centre. The draft Plan builds on the *Bankstown Complete Streets CBD Transport and Place Plan* and includes a number of further measures to mitigate against the potential increase in traffic in the City Centre. The Infrastructure Strategy includes funding for these works where they are the responsibility of Council to deliver. These measures include:
- Moving Council owned parking stations to the edges of the City Centre, to reduce the amount of cars that are required to drive into the centre itself.
 - Reducing the amount of parking that is required for developments within the City Centre, reducing traffic generated by development and influencing modal shift.
 - Improving active transport infrastructure to make walking and cycling easier, more attractive options for travelling to and through the City Centre.
 - Enhancing the ring road network, to encourage cars to circulate around the edge of the City Centre on key roads, rather than driving through the City Centre.
 - Advocate to and work with Transport for NSW on the delivery of the Stacey Street and Hume Highway Grade Separation project.
 - Advocate to and work with Transport for NSW on enhancing the bus network through Bankstown and ensuring this is a viable and attractive option for people travelling to the City Centre from the surrounding area.

It is noted that at the last census (2016), approximately 30% of residents in the Bankstown City Centre used public or active transport to get to work, an increase since 2011, whilst 15% of households who live in the City Centre have no car. The draft Plan aims to contribute to increasing both public transport trips and households that do not need to rely on car transport.

3. **Need for more community infrastructure** – a number of people noted that Bankstown currently lacks community infrastructure such as playgrounds, public toilets, community centres, and that growth is likely to further impact on the adequacy of infrastructure to meet current and future demand. A few people also made reference to State infrastructure such as schools and hospitals. Council has consistently called for a coordinated growth and infrastructure strategy that ensures current and future infrastructure needs are appropriately planned for, funded and delivered. The draft Plan is supported by an infrastructure strategy which sets out a plan for funding, delivery and advocacy of infrastructure, including:
- a. Recommendations to inform a consolidated city-wide Contributions Plan which includes the funding of local infrastructure, such as enhanced and new open spaces and enhanced and new community facilities.
 - b. Proposed renewal of Council's assets around West Terrace Car Park to deliver new public space.
 - c. Working with the private sector such as schools and non-profit organisations to deliver enhanced indoor recreational facilities, multi-purpose facilities and outdoor open space.
 - d. Advocacy to the NSW State Government for upgrades to local schools, a city-centre based public hospital.
 - e. Improvements to Bankstown Library and Bankstown Arts Centre.

- f. New public open spaces at West Terrace Car Park, adjacent to Griffiths Park, Bankstown Central site and investment in existing parks such as RM Campbell Reserve, Stevens Reserve, Memorial Oval parklands and Salt Pan Creek.

The draft Plan, sets a clear plan for growth that provides clarity to the community, Council and the State Government on the growth forecast for Bankstown, and allows agencies to plan for this.

A clear example of this is in relation to the Department of Education and its forecasts for Bankstown which it had forward planned for in relation to growth and expenditure in assets. Through this process it was identified that growth for significantly less students was being planned for in and around the Bankstown City Centre. Through this draft Plan, Council was able to provide the Department with more accurate forecasts for growth and this data will now be used to inform their forward planning and budget allocations in Bankstown.

4. **More public parking** – A number of comments from the community stated that more public parking is needed in Bankstown. As mentioned above, the draft Plan seeks to implement the *Bankstown Complete Streets CBD Transport and Place Plan* with respect to public parking. While the plan acknowledges the current quantity of public parking is sufficient for the centre, Council will be seeking to re-locate and consolidate public parking to the edge of the City Centre along the ring road network to avoid vehicles for having to enter the core of the centre to find parking short-term parking. This will improve accessibility whilst maintaining a pedestrian friendly inner core. The draft Plan advocates for the development of commuter parking close to Bankstown Station by Transport for NSW. The draft Plan also seeks to enhance walking, cycling and public transport access into Bankstown from surrounding areas, in order to make these trips more seamless and attractive, and therefore reduce the need for residents to use cars to access the City Centre.
5. **Site specific submissions** – A number of landowners made site specific submissions, generally seeking an uplift in density that what has been prescribed in the draft Plan. These submissions were considered on a case-by-case basis, in the context of the intensification strategy and desired future character of each precinct within the draft Plan study area.

REVISIONS TO THE DRAFT PLAN

Following a review of the community's feedback and further analysis, a number of amendments have been made to the draft Plan. The key changes are summarised below:

1. **Commuter Parking:** A number of submissions raised the need for commuter parking in Bankstown, particularly as the provision of Sydney Metro services may attract additional commuters to the centre including from suburbs west of Bankstown with no rail access. In response, the draft Plan advocates for the development of commuter car park facilities on State Government land close to the Metro. The Infrastructure Map identifies the opportunity for this to be located immediately south of the Metro Station.

2. **Underground floor space:** On analysis of a number of site-specific submissions as well as a precedent study of other locations in Sydney, the use of underground floor space for a limited number of retail and community uses will be investigated through the Planning Proposal process. This has the ability to facilitate larger uses such as supermarkets, parts of registered clubs and community facilities, to be located underground, facilitating improved street activation by reducing large format uses at street level, and allow for greater ground floor permeability. This is a new initiative that is being tested to ensure public spaces and accessibility are not compromised but will work in concert. This would also assist in achieving the jobs target for Bankstown. Refer to *Objective 1.3* and *Action 1.3.4*. Refer to proposed LEP provision further in this report.

3. **Intensification Strategy:** In response to comments from the community, the intensification has been revised to note that the block identified as 'A' at Figure 2 below, is no longer proposed for intensification. This block was further analysed and determined to be appropriate for medium density housing typologies. Two relatively recent developments of terrace-style multi-dwelling housing have been developed to the north of this block. These types of developments can continue under current controls and contribute to the housing diversity available close to the Bankstown City Centre.

This change has also been appropriately reflected on other maps throughout the draft Plan, identifying this block as an area of 'no change'.

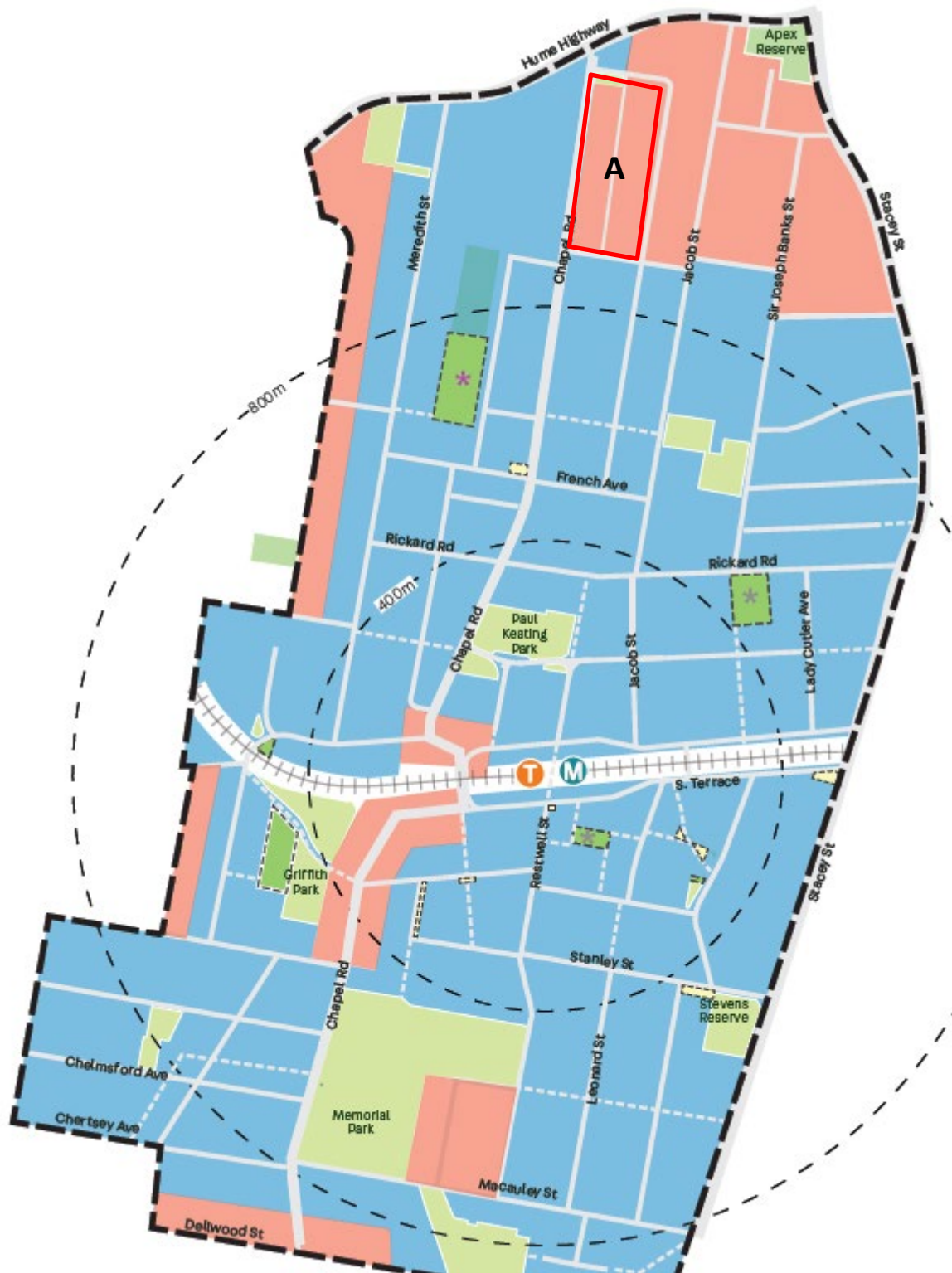


Figure 2. Intensification Strategy Revisions

4. **Clarification of employment-generating uses:** A number of sites around the future Metro Station have been identified as sites that will require a minimum 50% employment generating uses. Further analysis of the uses specified as ‘employment-generating uses’ was undertaken, with the list amended to include ‘residential aged-care facilities’ as these uses operate with high staff requirements, particularly in the health sector, and are considered complimentary to the ‘health and education’ role of Bankstown.

5. **Maximum building height:** In response to a number of submissions regarding renewal opportunities, transitions between adjacent buildings and further analysis, the following key building height changes are proposed. It is noted that the height includes incentive height, which for some sites will require the provision of on-site infrastructure, affordable housing or employment generating uses. The key changes are listed below and illustrated at Figure 3:
- a. **Area A** – This site has been increased in height from 8 to 10 storeys, given the potential for site amalgamation to facilitate increased development potential that provides an improved transition between the core of the City Centre to the south, and 8 storey residential development to the north.
 - b. **Area B** – The draft Plan previously identified that further testing would be required in the area along Rickard Road, pending further analysis on the most appropriate location for a park on the Bankstown Central site, and ensuring the park is able to achieve at least 4 hours of sun access to 50% of the park in mid-winter. Analysis of the location of the park to maximise sun access, review of submissions for landowners around this park, and detailed solar access modelling has been undertaken to determine the proposed maximum building heights in this location. The building heights have been amended to range between 14 and 18 storeys (previously 10 to 15 storeys).
 - c. **Area C** – This change refers to 85 Bankstown City Plaza. This site was reviewed given it is an anomaly amongst the fine grain, small lot subdivision patterns in this area. This block is large, and deep, with secondary access to Depot Place at the rear. Following testing of this site, the recommended maximum height has been increased from 4 to 6 storeys. It is noted that this site is located in the proposed commercial core.
 - d. **Area D** – These areas have been reconsidered due to a number of submissions and more detailed built form testing. A number of submissions identified the potential for minor increases in density to encourage amalgamation in these areas, which are largely characterised by smaller, low density lots. Detailed 3D built form testing was undertaken to test capability of these areas to achieve a marginal increase in density (1 or 2 storeys above the draft Plan recommendations), whilst ensuring the sites could achieve solar access, landscaping and deep soil controls set out in SEPP 65 and the Apartment Design Guide. One site, being the 13 storey site along Restwell Street, has been reduced in height, with the height reflecting an existing, recently developed apartment building. The remainder of these areas have been increased in height by 1 or 2 storeys.
 - e. **Area E** – These three sites represent identified ‘gateway sites’. Feedback was provided that the height on these sites was out of character with their surrounds, and that the height was not appropriate to their proximity to the station and core, particularly with respect to the site at the Hume Highway/Chapel Road intersection and the Stacey Street/Macauley Avenue intersection. These sites have been re-modelled to test a more contextually appropriate built form outcome. The height on each of these sites has been reduced by at least 3-4 storeys.
 - f. **Area F** – This area south of Macauley Avenue was identified for four storey, low rise apartment buildings. However, further analysis of the built form in this location demonstrated the potential for these sites to be increased in height to maximise the amenity and outlook provided by the Salt Pan Creek Corridor Parklands. These parklands provide a generous green spine and active transport

corridor into the City Centre core. An increase in height in this location from 4 to 6 storeys is consistent with the intensification strategy objectives of locating density near amenity.

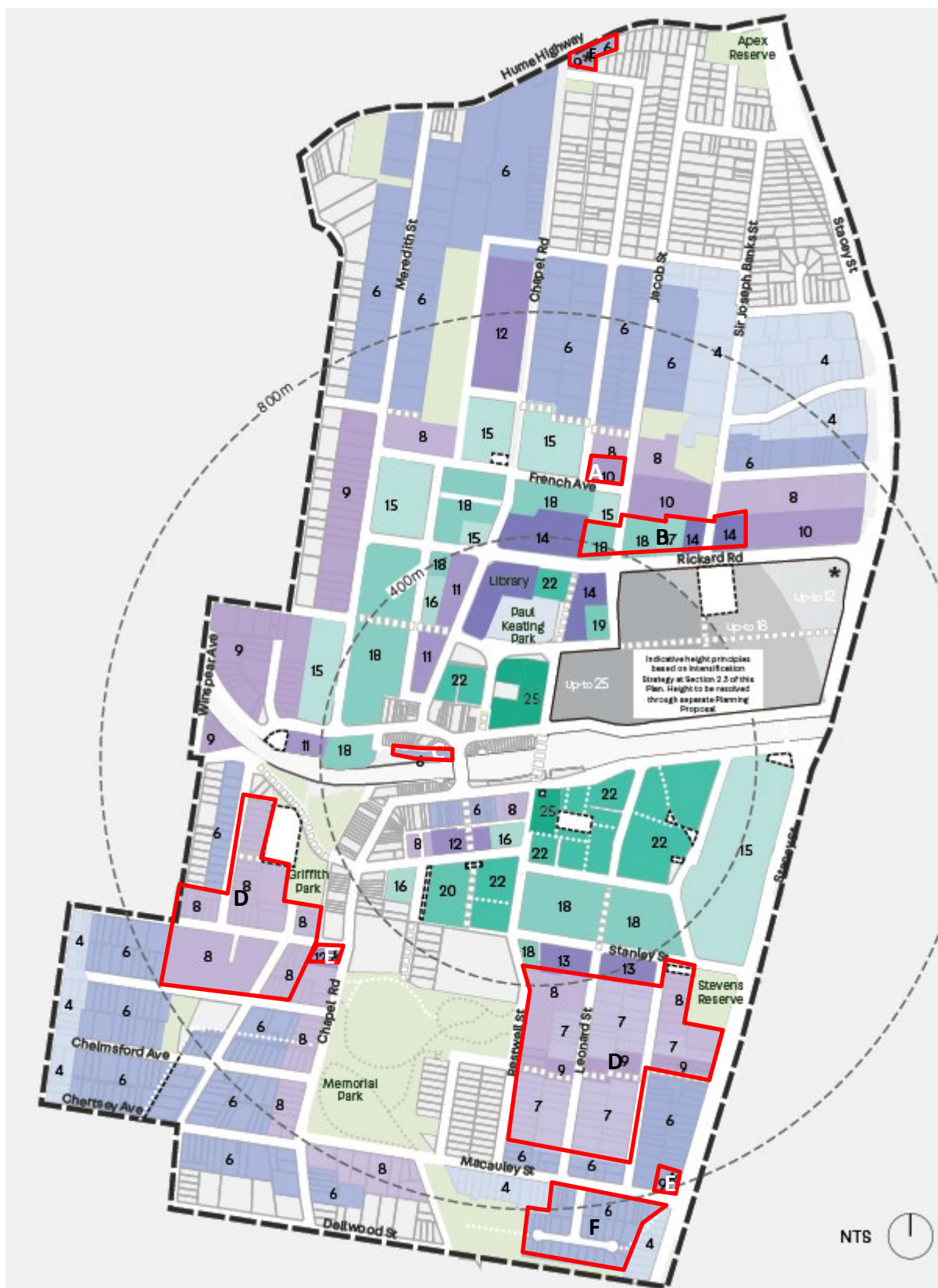


Figure 3. Building Height Map with changes

6. **Sustainability bonus:** A sustainability bonus is already in place for some development in the Bankstown City Centre. The bonus scheme was independently reviewed through the Master Planning process. The review recommended a number of changes to better support achieving Council's net zero emissions target by 2050. One of the recommended changes was to broaden the application of the bonus across the City Centre, rather than only to limited, large scale developments. The previous iteration of the draft Plan recommended a bonus of 0.5:1 be applied across the City Centre for sites to which it currently applies, or for sites achieving a floor space uplift of at least 0.5:1. This has been retained.

It is however proposed that the sustainability bonus be amended in terms of the quantum of bonus floor space that can be achieved. Given it is proposed to apply the sustainability bonus more broadly, a 0.5:1 FSR bonus for development achieving less than 1.5:1 is a substantial uplift that will result in poor built form outcomes. As such, for development with a proposed maximum FSR of less than 1.5:1, it is proposed that the Sustainability Bonus be reduced to 0.25:1 FSR.

7. **Bicycle parking:** Upon finalisation of the independent Parking and Loading Study, further recommendations on bicycle parking have been developed. The draft Plan has been revised to recommend the introduction of mandatory bicycle parking controls for the Bankstown City Centre as part of future DCP amendments.
8. **Floor Space Ratio –** The draft Plan previously provided an indicative 'FSR range' for the various building height zones recommended. Since March 2021, Council has undertaken more detailed floor space ratio testing to determine the most appropriate maximum floor space ratio for each site. The recommended maximum floor space ratio includes the sustainability bonus and incentive floor space for delivery of affordable housing, on-site infrastructure or employment-generating floor space. In the Planning Proposal, a separate 'Incentive Floor Space Ratio Map' will be prepared, to show sites that are required to provide the above in order to achieve the uplift on the Map. For other sites, receiving only a marginal uplift, the current maximum Floor Space Ratio Map will be amended.

The proposed floor space ratio is based on built form testing and consideration of submissions.

The proposed floor space ratio for the Compass Centre block is also proposed to be increased, due to the proposed change in land-use for the block, which the draft Plan recommends to be a minimum 50% for employment-generating uses. The increased maximum floor space ratio of 5.8:1 retains the same indicative built form that is envisaged under the current controls, however, recognises that the increase in commercial floor space required under the draft Plan results in increased gross floor area when compared to equivalent residential built form. The proposed change in floor space is not expected to result in an increase in the number of buildings, their form or overall scale of development on the site beyond what is available under the current LEP controls.

It is noted that the floor space ratios expressed below would exclude underground floor space for supermarkets, community facilities and registered clubs (refer to Item 3 above).

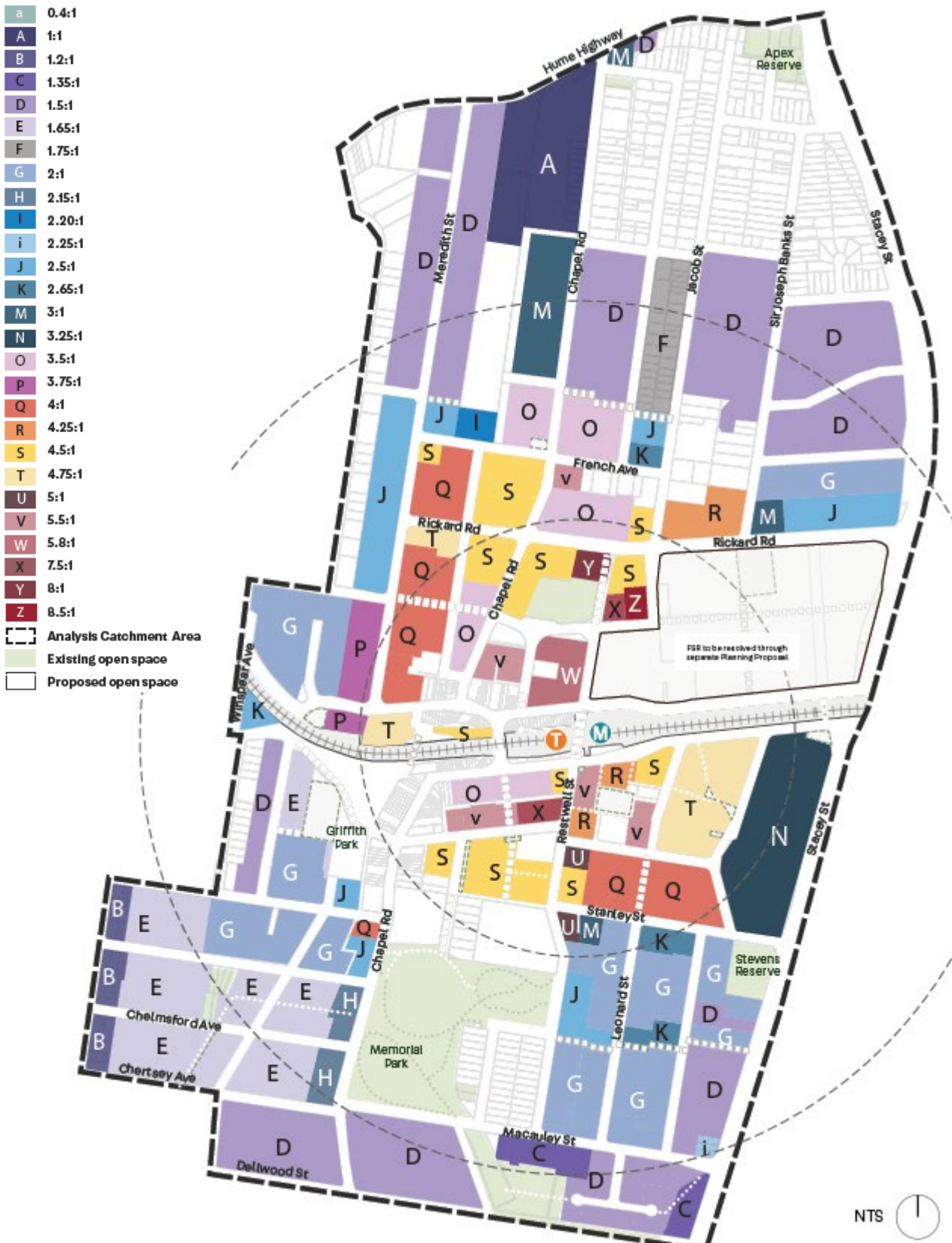


Figure 4. Proposed Maximum Floor Space Ratio (inclusive of all planning incentives)

LOCAL PLANNING PANEL RECOMMENDATIONS

On 9-10 September, 2021, the Local Planning Panel considered the draft Plan to advise on whether Council should proceed with a Planning Proposal for its implementation. A total 11 speakers presented to the Panel to support the Plan, raise concerns with the plan or make site-specific recommendations. In addition, the Panel received six (6) written submissions. The full agenda and minutes of the Local Planning Panel, including a list of speakers, is provided on Council's Agendas and Minutes page. The recommendations and a response to each recommendation is provided below:

Local Planning Panel Recommendation	Response
<p>1. <i>Council prepares and submits 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:</i></p>	<p>This recommendation is supported.</p>
<p><i>i. carrying out discussions with specific site landowners that addressed the Panel to review issues raised.</i></p>	<p>A number of landowners and/or their representatives provided new information to the Panel that had not been previously presented to Council. It is recommended that the new information be reviewed and that any changes to what is recommended in the Master Plan be incorporated into the draft Planning Proposal prior to its exhibition. These sites include:</p> <ul style="list-style-type: none"> • 1A Gordon Street and 30-36 Meredith Street, Bankstown • 34-38 Restwell Street, Bankstown • 8-10 West Terrace, Bankstown • 457 Chapel Road, Bankstown • 67 Rickard Road, Bankstown • 2-10 Leonard Street, Bankstown
<p><i>ii. Preparation of draft LEP Amendment maps to include with the Planning Proposal, and</i></p>	<p>This recommendation is supported.</p>
<p><i>iii. implementation of the following studies prior to submission for Gateway:</i></p> <ul style="list-style-type: none"> • <i>Independent Flood Review, to confirm consistency with Section 9.1 Direction 4.3 – Flooding;</i> 	<p>This recommendation is supported.</p>

Local Planning Panel Recommendation	Response
<ul style="list-style-type: none"> <i>Preliminary Contamination Assessment, to confirm consistency with Section 9.1 Direction 2.6 – Remediation of Contaminated Land.</i> 	
<p>2. <i>Council prepares a Development Control Plan to implement the Master Plan that is exhibited concurrently (together with the relevant contributions plan) with the Planning Proposal.</i></p>	<p>This recommendation is supported.</p>

The Panel also made the following comments in relation to the Bankstown City Centre:

1. *“Panel agrees with the Anglican Church site (BPP) being redeveloped.*
2. *The Panel agrees that a draft DCP and s7.11 contributions plan be exhibited with the PPS post gateway.*
3. *The Panel agrees that the studies referred to in the Council officers’ recommendations be carried out as suggested.”*

The Panel’s agreement on these matters is also noted.

BANKSTOWN CENTRAL SHOPPING CENTRE (VICINITY) PLANNING PROPOSAL

Council is in receipt of a Planning Proposal for the Bankstown Central Shopping Centre (Vicinity) site, a significant landholding of approximately 12 hectares within the core of the City Centre. As noted in the draft Plan, it is recommended that this Planning Proposal continue to proceed independently of the draft Plan, as it requires more detailed analysis and assessment given the size and complex nature of the site. The draft Plan does however provide direction on desired future through-site links, the location of open space and the proportion of employment-generating uses on parts of the Bankstown Central site. The revised draft Plan also includes indicative height principles for the site based on the intensification strategy, noting that height of building controls and other matters will be tested and resolved separately through the planning proposal process.

PLANNING PROPOSAL FOR IMPLEMENTATION OF THE DRAFT PLAN

Explanation of Intended Outcomes of the Bankstown City Centre Planning Proposal

Subject to Council’s endorsement of the draft Plan, the next step in the process is to submit a Planning Proposal that will translate the vision and intended outcomes of the draft Plan into new and amended planning provisions in the CBLEP 2021. The Planning Proposal will be prepared by Council in accordance with the Department of Planning, Industry and Environment (the Department) *A Guide to Preparing Local Environmental Plans*.

Council’s assessment findings of the proposed amendments to the CBLEP 2021 indicate the proposal demonstrates strong strategic and site-specific merit to proceed to the Gateway (refer to Attachment C - Assessment Findings). Subject to receiving a Gateway Determination from the Department of Planning, Industry and Environment, Council will exhibit the Planning Proposal in accordance with the Gateway conditions.

Council has progressed the finalisation of the CBLEP 2021 which has been publicly exhibited and is with the Department for finalisation. To avoid any doubt, this application seeks to amend the CBLEP 2021.

The Planning Proposal based on the draft Plans will include amendments to the draft CBLEP 2021 as detailed in the table below.

Description of proposed LEP amendments – proposed provisions and intended outcomes

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
<p>Amended LEP Maps</p>	<p><u>Land Zoning Map</u> Amend the Land Zoning Map as follows:</p> <ul style="list-style-type: none"> • Amend the zoning of the following sites from SP2 Infrastructure to other zones: <ul style="list-style-type: none"> ○ 490 Chapel Road (Lot 1 DP 853675) and 347Aa Hume Highway (Lot 2 DP109612 (Bankstown TAFE Site): From SP2 – Educational Establishment to permit hospital and ancillary health and accommodation facility uses to meet the South District Plan, LSPS and Bankstown Place Strategy and incentivising the delivery of a public hospital within the Bankstown City Centre. ○ 40 Marion Street, Bankstown (Lot 21 DP 873506); and 27-31 Meredith Street, Bankstown (Lots 1-2 DP 302765 and Lot 27 DP655932): From SP2 Road Infrastructure Facility to B4 Mixed Use Zone. The Complete Streets Master Plan (2019) recommends retaining this site as a car park. It is envisaged that any future redevelopment of the site could incorporate car parking. ○ 33 Meredith Street, Bankstown (Lot 72 DP 710726): it is proposed to rezone this site from SP2 Emergency Services Facility (existing ambulance centre) to B4 Mixed Use to facilitate redevelopment to provide employment floor space and jobs. ○ 27-31 Meredith Street, Bankstown (Lots 1-2 DP 302765 and Lot 27 DP655932): It is proposed to re-zone this site from SP2 – Road Infrastructure to B4 Mixed Use to facilitate redevelopment and provide employment floor space and jobs. ○ 20 Featherstone Street (Lot B DP 432479) and 369 Chapel Road (Lot 10 DP 5541): It is proposed to rezone this site from SP2 – Public Administration to B3 - Commercial Core zone to enable complimentary ancillary uses on the current Bankstown Courthouse site (such as a café).

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	<p>Refer to the Proposed Land Use Map in Objective 3.1 of the draft Plan at Attachment A for the proposed Zoning Map.</p> <p><u>Floor Space Ratio Map</u> Amend the Floor Space Ratio Maps to include changes to FSR across the Bankstown City Centre to reflect changes to residential and business zonings and provide for new jobs and housing. The proposed changes to the FSR maps have been informed by development feasibility and viability testing and urban design modelling to account for setbacks, likely future amalgamation patterns and solar access. The FSR maps will remove FSR from land that is proposed to be zoned RE1 Public Recreation and FSRs will be applied to sites that were previously zoned SP2 Infrastructure.</p> <p>The FSR Map is to be amended to reflect amended FSRs based on the 'Proposed Floor Space Ratio Map' at Objective 9.1 of the draft Plan at Attachment A. It is noted that sites receiving a significant uplift in FSR will have FSR uplift reflect on the Incentive Floor Space Ratio Map (discussed further below).</p> <p>The FSR Map is to also be amended to remove 'Area' based controls which provide restrictions to floor space based on site area or frontage. These provisions will be replaced by the proposed tall buildings provisions (discussed below).</p> <p><u>Height of Buildings Map</u> Amend the Height of Buildings Map to increase maximum building heights in key locations as set out by the Bankstown City Centre Maser Plan Intensification Strategy Map which generally includes land clustered around the Bankstown Railway Station (and future Metro Station). The intended outcome of the changes to the Height of Buildings Map is to align maximum building heights with the maximum FSR achievable on the site and have been informed by testing and modelling by Council's Urban Design team.</p> <p>Depending on the proposed level of uplift, the building heights proposed within Objective 9.1 of the draft Plan will be reflected on the Height of Buildings Map, or the proposed Incentive Height of Buildings Map (discussed below).</p> <p><u>Incentive Floor Space Ratio Map, and Incentive Height of Buildings Map</u></p> <p>Introduce an Incentive Floor Space Ratio Map and Incentive Height of Buildings Map. These maps will identify land that will be subject to the proposed '<i>Clause 6.XX – Incentive height of buildings and floor space in Bankstown</i>'. Refer below for the proposed clause intent. These Maps will set out the maximum height and floor space</p>

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	<p>for each site (excluding the sustainability bonus) that will be capable of accessing the incentive height and floor space scheme.</p> <p><u>Land Reservation Acquisition Map</u> Amend the Land Reservation Acquisition Map to include part of 55 De Witt Street, Bankstown. Council received a written comment from the landowner of 55 De Witt Street, Bankstown. Whilst the site is located outside of the draft Plan boundary, on review of the submission, Council considers there is merit in proceeding with rezoning of a portion of the site to IN2 Light Industrial to reflect its current use, whilst maintaining part of the site as RE1 Public Recreation, to formalise existing public access through the site (known as the Salt Pan Cycleway). The full extent of the site is not required for open space.</p> <p>The Land Acquisition Map is to be amended as part of the Planning Proposal to reflect this.</p> <p><u>Special Provisions Map</u> Amend the Special Provisions Map to identify the Bankstown City Centre as 'Area XX' (<i>number to be confirmed at LEP Amendment finalisation stage</i>) to give effect to and reference new LEP clauses including delivery of infrastructure on individual sites in the form of open space or through site links and apply a sustainability incentive scheme which incentivises sustainability excellence in development.</p> <p>This Map will also identify the sites required to provide at least 50% of floor space as employment-generating uses. Details of the three sites are provided below in <i>Amend Clause 6.12 - Restrictions on development in Zone B4 Mixed Use</i> and are identified on the <i>Land Use Zoning Map</i> at Objective 3.1 of the draft Plan.</p> <p>This map is to be prepared prior to lodgement of the Planning Proposal for Gateway.</p> <p><u>Active frontages map</u> Amend the active frontages map to reflect the intended activation of Stanley Street and Stevens Reserve. The active frontage will be along the boundaries of 2 Percy Street, Bankstown.</p> <p><u>Additional Permitted Uses Map</u> Amend the additional permitted uses map to allow restaurants and cafes and takeaway food or drink premises on 2 Percy Street, Bankstown (Lot 1 DP166768) in the R4 – High Density Residential Zone to encourage active uses adjacent to Stevens Reserve.</p> <p>This map is to be prepared prior to lodgement of the Planning Proposal for Gateway.</p>

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	<p><u>Minimum lot size (dual occupancy) map</u> The minimum lot size for dual occupancies map will apply to some lands currently zoned R2 Low Density Residential. Areas proposed to be rezoned to R4 High Density Residential should be deleted from this map, as dual occupancies will no longer be permitted.</p> <p><u>Affordable Housing Contribution Scheme Map</u> A new Affordable Housing Contributions Scheme will be proposed through a separate Planning Proposal. This will align with the incentive height and floor space maps for application.</p>
Amended Clause 4.4 – Floor Space Ratio	Amend clause to encourage lot consolidation and the delivery of functional and efficient floorplates in the Bankstown City Centre. The current site frontage restrictions are to be removed from this clause and replaced with the proposed tall buildings clause (outlined below).
Amended Clause 4.4A – Additional gross floor area for more sustainable development in Bankstown	<p>Amend Clause 4.4A to apply this clause more broadly across the Bankstown City Centre and update the clause to meet current best practice standards for supporting Council’s objective of achieving net zero emissions by 2050. The intended outcome of the updated clause is to incentivise new development in the Bankstown City Centre to achieve best practice sustainability outcomes and building efficiency measures by granting bonus FSR of up to 0.5:1 for development that meets the criteria outlined in the clause. This will be achieved through the following measures:</p> <ol style="list-style-type: none"> 1. Identifying land on the Floor Space Ratio Map or Special Provisions Map that will be subject to this clause. 2. Apply the clause to a range of development types including residential flat buildings, commercial premises, tourist accommodation and mixed-use development. 3. New development will not be connected to natural gas, include installation of a solar PV system and for residential development, achieve energy and water efficiency targets as set out in the draft Plan and supporting Sustainability Study. 4. There will be specific energy, water and emissions controls for non-residential development including office premises, shopping centres/retail development or new hotels as set out in the draft Plan and supporting Sustainability Study. 5. All other development not covered by the above criteria will be required to demonstrate exceeding the Section J ‘Energy Efficiency’ National Construction Code Building Code of Australia by 15%. 6. Setting out the allowable bonus floor space ratio, being up to an additional 0.25:1 if the total resultant FSR of development will be 1.5:1 or less, or 0.5:1 if the total resultant FSR of development will be more than 1.5:1. This bonus FSR may be applied above the maximum FSR permitted on the ‘Maximum Floor Space Ratio’ Map, or the ‘Incentive Floor Space Ratio Map’.

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
<p>Amend Clause 6.12 - Restrictions on development in Zone B4 Mixed Use*</p>	<p>Amend Clause 6.12 as follows:</p> <ul style="list-style-type: none"> • Introduce a ‘no net loss of employment floor space’ clause. Sites that have more than the minimum required employment floor space requirement within existing development, the redevelopment will be required to accommodate the equivalent quantum of employment floor space as a minimum. • Include three sites in the Bankstown City Centre within the requirement to provide a minimum of 50% of floorspace as non-residential uses. The purpose of this clause is to ensure the delivery and long-term protection of the employment-generating floor space to meet job targets and to realise the vision for the Bankstown City Centre. The three sites are: <ul style="list-style-type: none"> ○ 83-99 North Terrace and 62 The Mall - Lots 19-20 DP 5541, Lot 18B DP412699, Lots 15-17, 21-24 and 27 DP5541, Lot 1 DP207810, Lot 1 DP507818 and Lot 9 DP777510 (known as the ‘Compass Centre Site’). ○ 304 South Terrace and 12 Restwell Street – Lot 1 DP615638 and Lot 3 DP234101. ○ A portion of 1 North Terrace – Lot 11 DP 74620.
<p>Amend Clause 6.19 – Design excellence at certain sites at Bankstown</p>	<p>This clause is site specific to 83-99 North Terrace and 62 The Mall - Lots 19-20 DP 5541, Lot 18B DP412699, Lots 15-17, 21-24 and 27 DP5541, Lot 1 DP207810, Lot 1 DP507818 and Lot 9 DP777510 (known as the ‘Compass Centre Site’). It specifies the FSR for this site. The FSR (Clause 6.19 (3)(b)) is to be updated in this clause from 5:1 to 5.3:1. It is noted that the sustainability clause will also be applicable to this site, in addition to the prescribed 5.3:1 under this clause.</p>
<p>Introduce Clause 6.XX – Incentive height of buildings and floor space in Bankstown</p>	<p>Introduce a Height and FSR incentive clause to incentivise the provision of on-site community infrastructure, affordable housing, and employment-generating uses. The intent of the new clause is to allow additional building height and additional floor space for development that:</p> <ul style="list-style-type: none"> • Provides community infrastructure necessary for Bankstown City Centre and considers the nature and value of that infrastructure, or • The provision of affordable housing that comprises 1%, 2% or 3% of the total development yield for Development Applications lodged 12 months, 12-24 months and after 24 months of the date of the gazettal of the clause in the draft CBLEP 2021, or • 50% of the total Gross Floor Area is for employment generating uses, and where applicable, provides community infrastructure as noted above. <p>The provision of on-site infrastructure will be included in an adopted Council document (such as the DCP) and include maps showing the location of required infrastructure as identified by Council. Development that is located on sites that are identified by Council as required to provide on-site infrastructure will benefit from</p>

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	<p>increased building height and FSR bonuses to offset the cost of providing the on-site infrastructure. Such sites would not be required to contribute to Affordable Housing.</p> <p>In addition, development that proposes more than 50% employment-generating uses, will also not be required to contribute to Affordable Housing. Employment-generating uses will include centre-based child care facilities; commercial premises; community facilities; educational establishments; entertainment facilities; function centres; health services facilities; hotel or motel accommodation; information and education facilities; passenger transport facilities; public administration buildings; recreation facilities (indoor); registered clubs; residential aged care facilities; tourist and visitor accommodation.</p>
<p>Introduce a Tall Buildings Design Requirements Clause*</p>	<p>Introduce a Tall Building Clause that will apply to ‘tall buildings’, being buildings over 50m in the Bankstown City Centre, that must have a minimum frontage of 30m and 1,500m² in total site area.</p> <p>The intended outcome of the clause is to encourage good building design outcomes of tall buildings including at the ground level by including clause objectives that will require the ground floor level of tall buildings to have active street frontages, the tower design to be compatible with its context and do not adversely affect the amenity of public places. The draft DCP amendment that will apply to the draft Plan area will include reference to the clause and provide development controls to support the objectives and development standards which will have greater statutory weight to seek high design quality tall buildings. These controls will implement the recommendations of the Tall Buildings Study.</p>
<p>Introduce an Underground Floor Space Ratio Exclusion Clause*</p>	<p>Due to the potential to develop limited uses in basement/underground settings, it is proposed that developments be permitted to provide underground floor space in addition to the maximum Floor Space Ratio. This clause will include:</p> <ul style="list-style-type: none"> • Objectives to ensure retaining an active and safe streetscape and public domain around the site. • Limitations on the type of uses (such as supermarkets, retail, theatres, community facilities, entertainment facilities, registered clubs and the like). • Limitations on minimum lot size to which development can apply this clause. • Mandating minimum floor to ceiling heights for such uses of 3.7 metres and ensuring the upper most basement levels closest to the Ground Floor are used for underground floor space. • Application of this clause in areas subject of limited car parking controls. <p>This may require identification of areas to which this clause may apply on the Special Provisions Map.</p>

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	This clause will specify that underground floor space will be permitted <u>in addition</u> to the maximum floor space ratio prescribed to a site on the Floor Space Ratio or Incentive Floor Space Ratio Maps.
Amend Schedule 1 – Additional Permitted Uses	Add ‘restaurants and cafes’ and ‘takeaway food or drink premises’ uses as an Additional Permitted Use to 2 Percy Street, Bankstown, to allow for activation of Stanley Street and the interface to Stevens Reserve.
Amend Schedule 2 – Exempt Development	Add a new subclause in Schedule 2 – Exempt Development to allow late night trading in B4 Mixed Use Zone for a range of uses without requiring development consent of Council. The amendment to Schedule 2 will specify the types of uses that will be subject to this clause.

**Note: Council is considering including these clauses under a single consolidated LEP clause to apply to only land within the Strategic Centres of Campsie and Bankstown. While the final structure will be resolved post-Gateway the intent of these clauses is not altered.*

Development Control Plan Amendment for Bankstown City Centre

Council intends to prepare a comprehensive set of DCP amendments to the consolidated Canterbury Bankstown DCP 2021 to support the Planning Proposal. The draft DCP amendment will include specific controls relating to built form, design and materiality, local character, setbacks, landscaping and tree canopy, sustainability, building performance, open space and design excellence and a range of other controls identified in the draft Plan and supporting studies.

Council intends to place the draft DCP amendment on public exhibition alongside the Planning Proposal, should the proposal receive a Gateway determination.

NEXT STEPS

Should Council resolve to prepare and submit a Planning Proposal for the Bankstown City Centre, the following next steps will apply:

- 1) Independent Flood Review and Preliminary Contamination Assessment to be undertaken
- 2) Site specific submissions to the Local Planning Panel to be reviewed.
- 3) Planning Proposal to be prepared and submitted for Gateway.
- 4) Upon the receipt of a Gateway Determination, undertake necessary tasks based on Gateway Conditions, and formally exhibit the Planning Proposal and supporting Development Control Plan and Contributions Plan amendments.
- 5) Following a review of submissions, the final Planning Proposal to be reported to Council.
- 6) Should Council support the Planning Proposal, it will be issued to the Department of Planning, Infrastructure and Environment to finalise and amend the CBLEP.

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ON 28 SEPTEMBER 2021

which is the subject of this report and he vacated the Chamber taking no part in debate.

HIS WORSHIP THE MAYOR CLR ASFOUR AND CLR EL-HAYEK TEMPORARILY VACATED THE CHAMBER AT 6.23 PM.

THE DEPUTY MAYOR CLR HARIKA ASSUMED THE CHAIR.

(1428) CLR. TUNTEVSKI:/CLR. EISLER

RESOLVED that Permission be granted to those people who have made the necessary application to address Council for five minutes.

- CARRIED

MR JOSEPH TOUMA ADDRESSED COUNCIL

(1429) CLR. TUNTEVSKI:/CLR. ZAKHIA

RESOLVED that an extension of two minutes be given to Mr Touma to address Council.

- CARRIED

MS YVETTE MIDDLETON ADDRESSED COUNCIL

MR DANIEL GOCHER ADDRESSED COUNCIL

(1430) CLR. DOWNEY:/CLR. ZAKHIA

RESOLVED that

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

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- 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:
 - i. 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.

- CARRIED

For:- Clrs Downey, Eisler, Harika, Huda, Ishac, Madirazza, Raffan, Saleh, Tuntevski, Waud and Zakhia

Against:- Clr Kuskoff

HIS WORSHIP THE MAYOR CLR ASFOUR AND CLR EL-HAYEK RETURNED TO THE CHAMBER AT 6.56 PM AND THE MAYOR CLR ASFOUR ASSUMED THE CHAIR.

SECTION 6: POLICY MATTERS

Nil