



Planning Proposal

913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl
(RZ-1/2023)

Proponent Initiated Planning Proposal



September 2024

Prepared by Canterbury Bankstown Council



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Appendices & Attachments

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Executive Summary

This report has been prepared by Canterbury-Bankstown Council (Council) in support of a planning proposal to amend the *Canterbury Bankstown Local Environmental Plan 2023* (CBLEP 2023) to allow for redevelopment of land at 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl. This planning proposal intends to facilitate mixed-use development consisting of high density, multi-dwellings (terraces), a registered club, basement car parking, publicly accessible open space and landscaping at the subject site.

The majority of the subject site comprising 21 Canterbury Road and 921-923 Punchbowl Road is most commonly known as 'Club Punchbowl' or the former 'Croatian Club'. The former clubs were a long-standing focal point and community facility for the Croatian community in Sydney. There is currently a function centre, carpark, and a landscaping supplies store on the site. The redevelopment of the site will have significant positive social and economic related benefits as it provides the capacity for additional diverse housing options in Punchbowl, the provision of publicly accessible open space to the wider community as well as jobs creation through the redevelopment process and ongoing management of the overall site.

This report has been prepared in accordance with the Local Environmental Plan Making Guideline (the Guideline), published on August 2023 by the *NSW Department of Planning, Housing and Infrastructure* (the Department). The Guideline requires that all planning proposals must demonstrate strategic and site-specific merit prior to proceeding for Gateway Determination by the Department), of which this report will discuss in Part 3.

As per the Guideline, a planning proposal is a document that sets out the justification for making changes to a Local Environmental Plan (the CBLEP 2023 in this instance). A planning proposal is comprised of the following components:

Part 1	A statement of the intended outcomes of this planning proposal. It is a statement of what is planned to be achieved, not how it is to be achieved.
Part 2	An explanation of the proposed changes to CBLEP 2023 to achieve the intended outcomes.
Part 3	The justification for making the proposed changes to CBLEP 2023.
Part 4	Maps to identify the intended outcomes of this planning proposal.
Part 5	Details of the community consultation that is to be undertaken on this Planning Proposal.
Part 6	Outline the indicative project timeline.

Following the exhibition process, a review of community feedback and any additional information may see updates and amendments to this planning proposal. In accordance with the Guideline, this planning proposal is classified as a 'Standard' planning proposal as shown in Figure 1 below.

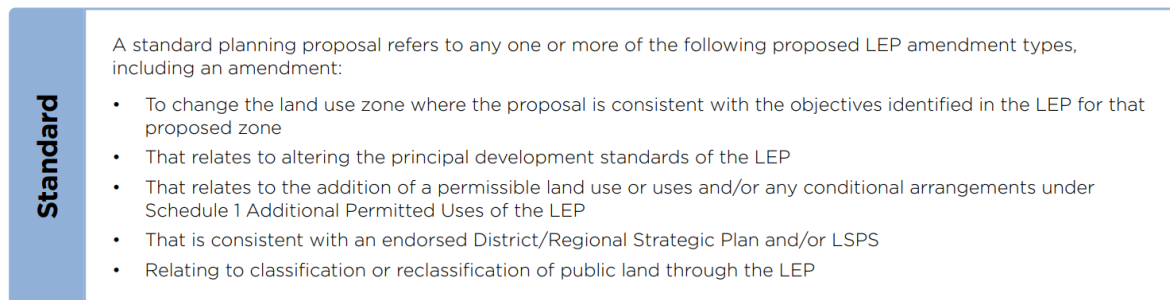


Figure 1: Planning proposal categorisation, Source: LEP Making Guideline, August 2023

Furthermore, Part 2 of this report will discuss how the proposal satisfies the objectives for the current and proposed Land Use Zones, and satisfies the proposed increases to Maximum Height of Building (HOB), Floor Space Ratio (FSR) and inclusion of Additional Permitted Uses (APU).

Background

The Site

The subject site is known as the former 'Club Punchbowl' and comprises of the following properties as shown in Table 1. The site is a corner allotment with a 191m eastern frontage to Punchbowl Road and a 145m southern frontage to Canterbury Road. The properties at 921-925 Punchbowl Road and 21 Canterbury Road contain a function centre known as 'Diamond Venues' which is surrounded by an extensive concrete carpark. The properties at 913-919 Punchbowl Road contain dwelling houses. The property at 23 Canterbury Road features a landscaping supplies business with a small single storey site office.

The site is subject to an electricity easement owned by Ausgrid, with a transmission tower and overhead electricity lines situated to the west of the site. The site is also subject to drainage easements with a concrete canal owned by Sydney Water which runs along the western border of the site, primarily along the property at 23 Canterbury Road. The site is also characterised by road widening reservations by *Transport for NSW* (TfNSW) and noise exposure from Canterbury Road and Punchbowl Road.

In relation to local context, the site is located 1.2km to the southwest of the Punchbowl railway station and 18km from the Bankstown strategic centre. Low-rise residential neighbourhoods surround the site with several commercial premises including an Officeworks and Petbarn supply store to the south and west, and Punchbowl Park to the east.



Photos of the site and surrounding area are provided below in Figure 2 to Figure 5.

Note: These photos were taken by Council staff during a site visit on 30 May 2023. Council staff have since returned to the site on 8 May 2024, and can confirm the site's features and context remain unchanged.



Figure 2: View of the function centre and carpark, looking south towards Canterbury Road



Figure 3: View of residential properties including 919 Punchbowl Road, facing north



Figure 4: View of high density residential development adjacent to site to the south, on Canterbury Road



Figure 5: View of landscaping supplies business at 23 Canterbury Road, western portion of site

Table 1: List of properties within subject site

Property Address	Property Description	Current Zone	Site Area
913 Punchbowl Road, Punchbowl	Lot B DP 378634	R2 Low Density Residential	961m ²
915 Punchbowl Road, Punchbowl	Lot 2 DP 21524	R2 Low Density Residential	663.94m ²
917 Punchbowl Road, Punchbowl	Lot 3 DP 21524	R2 Low Density Residential	651.29m ²
919 Punchbowl Road, Punchbowl	Lot 4 DP 21524	R2 Low Density Residential	651.29m ²
921 Punchbowl Road, Punchbowl	Lot 6 DP 5245	R2 Low Density Residential	3,870m ²
921A Punchbowl Road, Punchbowl	Lot A DP 378634	R2 Low Density Residential	3,863m ²
921B Punchbowl Road, Punchbowl	Lot D DP 382627	R2 Low Density Residential	1,948m ²



Property Address	Property Description	Current Zone	Site Area
923 Punchbowl Road, Punchbowl	Lot 15 DP 132440	B1 Neighbourhood Centre	3,876m ²
925 Punchbowl Road, Punchbowl	Lot 1 DP 236825	B1 Neighbourhood Centre	588.1m ²
21 Canterbury Road, Punchbowl	Lot 14 DP 132440	B1 Neighbourhood Centre	3,389m ²
23 Canterbury Road, Punchbowl	Lot 12 DP 1027748	B1 Neighbourhood Centre	4,903m ²
Total Development Site Area:			25,364.62m²

The planning proposal originally submitted by the applicant did not include 23 Canterbury Road, however during Council's assessment of the application, it was concluded that inclusion of the site would result in an improved urban design outcome without materially impacting the future redevelopment of the land at 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl (the majority of the site being the former 'Club Punchbowl' site). The site in its entirety is shown in Figure 6 below.



Figure 6: Aerial view of subject site

History of previous planning proposal (2018 – 2021) and current planning proposal

The site was subject to a previous planning proposal which proposed the following:

- Rezone the properties at 913 – 921B Punchbowl Road from Zone R2 Low Density Residential to Zone B1 Neighbourhood Centre
- Permit a maximum 17m building height and a maximum 1.8:1 FSR
- Apply a site-specific provision to the properties at 913 – 925 Punchbowl Road and 21 Canterbury Road to require consolidation into a single site if development is to achieve the maximum 1.8:1 FSR. Otherwise, a maximum 1.1:1 FSR to apply
- Do not apply the Lot Size map to 913 – 921B Punchbowl Road as the Lot Size Map did not apply to the Zone B1 Neighbourhood Centre



Below is an outline of the history of this proposal, including the withdrawal of the previous planning proposal, up until the formal lodgement of this current planning proposal:

Table 2: History of planning proposal

September 2017	The matter was reported to the Council's Independent Hearing Assessment Panel (IHAP) recommending the proposal proceeds to Gateway. IHAP agreed with the report's recommendation.
November 2017	At the Ordinary Council Meeting of 28 November 2017, the Council resolved to submit the planning proposal seeking a Gateway Determination.
May 2018	The Department issued a Gateway Determination and subsequent conditions.
May 2019	An extension was sought from the applicant which was granted by the Department until 31 December 2020
November 2020	A further extension was requested due to financial hardships resulting from the COVID-19 pandemic.
March 2021	The Department resolved not to grant an extension to the Gateway Determination however, highlighted they would be willing to work with Council to progress a planning proposal for this site subject to the resolution of key design and environmental issues. The planning proposal was subsequently withdrawn.
September 2021	Council received a pre-lodgement application to amend the <i>CBLEP 2023</i> to facilitate medium and high density residential accommodation, and commercial development including a registered club, hotel or motel accommodation and function centres.
September 2022	The applicant submitted a scoping report which provided details of an LEP amendment as follows: <ul style="list-style-type: none">– Rezone the land at 913-921B Punchbowl Road, Punchbowl from R2 Low Density Residential to R4 High Density Residential– Apply a varying maximum building height across the site including 11m, 16m and 20m– Permit a maximum FSR of 1.1:1 for land at 913-921B Punchbowl Road and 2.1:1 for 923-925 Punchbowl Road and 21 Canterbury Road.
February 2023	Council requested further information from the applicant prior to proceeding to formal lodgement.
April 2023	The applicant provided the required information, and the application is formally lodged with Council.
May 2024	Planning proposal presented at Canterbury Bankstown Local Planning Panel (CBLPP) on 8 May 2024, with advice provided which supports the submission of the planning proposal to the Department, subject to Council resolution.
July 2024	Planning proposal presented at Ordinary Meeting of Council on 23 July 2024 and endorsed for submission to the Department to seek a Gateway determination.

The current planning proposal (this planning proposal) was submitted on 28 April 2023 by Chris Tsioulos and CMT Architects, on behalf of the following owners of the site being The Croatian Club Ltd, Westwood Capital Pty Ltd, Ziad Seraidar, Mirvett Seraidar, Constantine Savell, Bertell Pty Ltd and Est Late Qama Sattar.

This planning proposal is supported by a Letter of Offer which outlines the proponent's in-principle commitments to deliver public benefits as part of a future Planning Agreement.

Subsequent to formal lodgement, Council undertook a thorough assessment of the revised planning proposal and prepared an assessment report for the *Canterbury-Bankstown Local Planning Panel*. An



additional report was prepared for the Ordinary Meeting of Council held on 23 July 2024, of which Council resolved to endorse a planning proposal to proceed to the Department for a Gateway Determination.

Proponent's Letter of Offer

The applicant offered to enter into a Planning Agreement with Council via a formal Letter of Offer on 26 April 2023. The Letter of Offer included the following:

- Dedication of affordable housing - 5% of the total amount of residential units across the site
- Dedication of a 60m² space to be dedicated to Council as a community room/activity room to be located at ground level of portion zoned B1 Neighbourhood Centre, and
- Dedication of land for road widening in consultation with TfNSW

Note: The 5% dedication to affordable housing is consistent with Section 2.6 of Council's *Planning Agreement Policy* and Guiding Principle 1 of Council's *Affordable Housing Strategy*. Nonetheless, the 5% is a minimum threshold and not necessarily the final percentage.

Council in-principle supports the Letter of Offer, however, will seek to further negotiate with the proponent to increase the public benefit value of the commitments as part of a revised Letter of Offer and draft Planning Agreement, prior to exhibition of this planning proposal.

Council is currently in the process of engaging an independent advisor, to review the items listed in the Letter of Offer and offer guidance as to how Council can feasibly extract and maximise contributions from this planning proposal for the benefit of the community

Canterbury-Bankstown Local Planning Panel (CBLPP)

In accordance with the *Local Planning Panels Direction* (2018) for planning proposals issued by the Minister for Planning and Public Spaces, the CBLPP was requested to provide advice for Council's consideration on whether a planning proposal for the subject site should proceed to the Department for a Gateway Determination.

The CBLPP considered Council's assessment report at a public meeting on 8 May 2024 and advised they are in support of the recommendation to proceed to a Gateway determination, subject to Council's formal endorsement and provided that the following matters are addressed prior to the public exhibition period (after Gateway Determination):

"Site Specific DCP"

The Panel agrees that a site specific DCP is required to provide further detailed controls to guide the development. The DCP needs to include the adjacent site (23 Canterbury Road) and ensure that controls address appropriate setbacks to the boundary and interface with adjoining lands.

Planning Agreement

- *The Panel agrees that an independent assessment of the value of the offer is required.*



- *The Panel questioned whether 5% affordable housing (or equivalent monetary contribution) is sufficient given the proposed uplift. Council needs to be satisfied that there is a proportional public benefit in the VPA.*
- *The Panel does not agree that open spaces required to meet the needs of the development itself is a public benefit, nor the satisfaction of required 7.11 contribution or infrastructure required to meet the needs of the development.*
- *The public benefit needs to be clearly articulated.*

Flooding

- *Further analysis of potential flood impacts is required to determine the suitability of the site for more intense development. There should be an understanding of the extent of landform change and potential offsite impacts in a broad sense.*
- *Indicative building envelopes may need to be setback further from flood hazard areas.*
- *DCP Controls should specify the habitable floor level to meet PMF.*

Built Form

- *Built form and therefore height controls should as a principal step down along Canterbury Road from the corner to the west and to the north along Punchbowl Road.*
- *Variations in height is supported but should be meaningful. Controls should reflect at least a six (6) metre height differentiation so that a differentiation is read in the streetscape.*
- *The height map should be simplified.*
- *The interface height at 11 metres is appropriate.*

Landscape

- *A greater emphasis on retaining existing vegetation adjoining the stormwater canal and along boundaries of the site is required.*
- *A 40% canopy cover on site is required. The Panel notes that the electricity easement poses a constraint to the height of vegetation and the ability to provide canopy cover (shading) in this area.*
- *A clear differentiation between public and required private and communal open space is needed.*

Roads and Access

- *All internal roads should be public roads including footpaths, shared paths, and nature strips."*

Council addressed each recommendation from CBLPP in its report prepared for the 25 June 2024 Ordinary Meeting of Council, including how they will be implemented where possible. During the LPP phase, a total of five (5) submissions were received from the community highlighting concerns relating to the following:

- Excessive Height (in comparison to surrounding residential area)
- Traffic Congestion
- Parking Availability & On-Street Parking
- Privacy
- Sun Access & Overshadowing
- Strain on Local Infrastructure
- Disturbance associated with Registered Club
- Inclusion of Surrounding Sites



Council took all submissions into consideration and provided responses in its report prepared for the 23 July 2024 Ordinary Meeting of Council. The applicant also reviewed the community submissions and provided a response to each of the concerns raised, which was broadly consistent with Council's responses.

Site-specific Development Control Plan (DCP)

A site-specific DCP has not been submitted by the applicant, therefore Council is preparing a draft which will be made available for public comment during a formal public exhibition period. Subject to a Gateway determination, this planning proposal and a draft site-specific DCP will be exhibited concurrently, where possible. The site-specific DCP will be supported by controls relating to (but not limited to) the following:

Setbacks

- Building setbacks and building articulation to ensure appropriate built form

Flooding

- Flood mitigation to manage flooding impacts and flow paths post-development

Landscaping & Biodiversity

- Specification of tree and plant species for diverse landscaping
- Deep soil planting for both public and private/communal open space
- Replacement tree planting and tree canopy coverage
- Inclusion of typologies and tools to incorporate biodiversity in urban environments in accordance with the Biodiversity in Place Framework (GANSW)

Solar Access & Urban Heat

- Solar access and internal solar access in relation residential flat buildings
- Management of urban heat island effect as outlined in Urban Heat Planning Toolkit prepared by the Western Sydney Regional Organisation of Councils (WSROC)

Infrastructure

- Road and intersection upgrades on Punchbowl Road and Canterbury Road as directed by TfNSW

Commercial Uses

- Corner-shop uses and outdoor dining within B1 zoned portion

Country-centred Design

- Incorporation of Country-centred design aspects in accordance with the Connecting with Country Framework (Government Architect NSW) (GANSW)

The comprehensive site plan (shown in Figure 7 below) includes a legend and text indicators clearly depicting key features of the proposed redevelopment to be facilitated by this planning proposal.

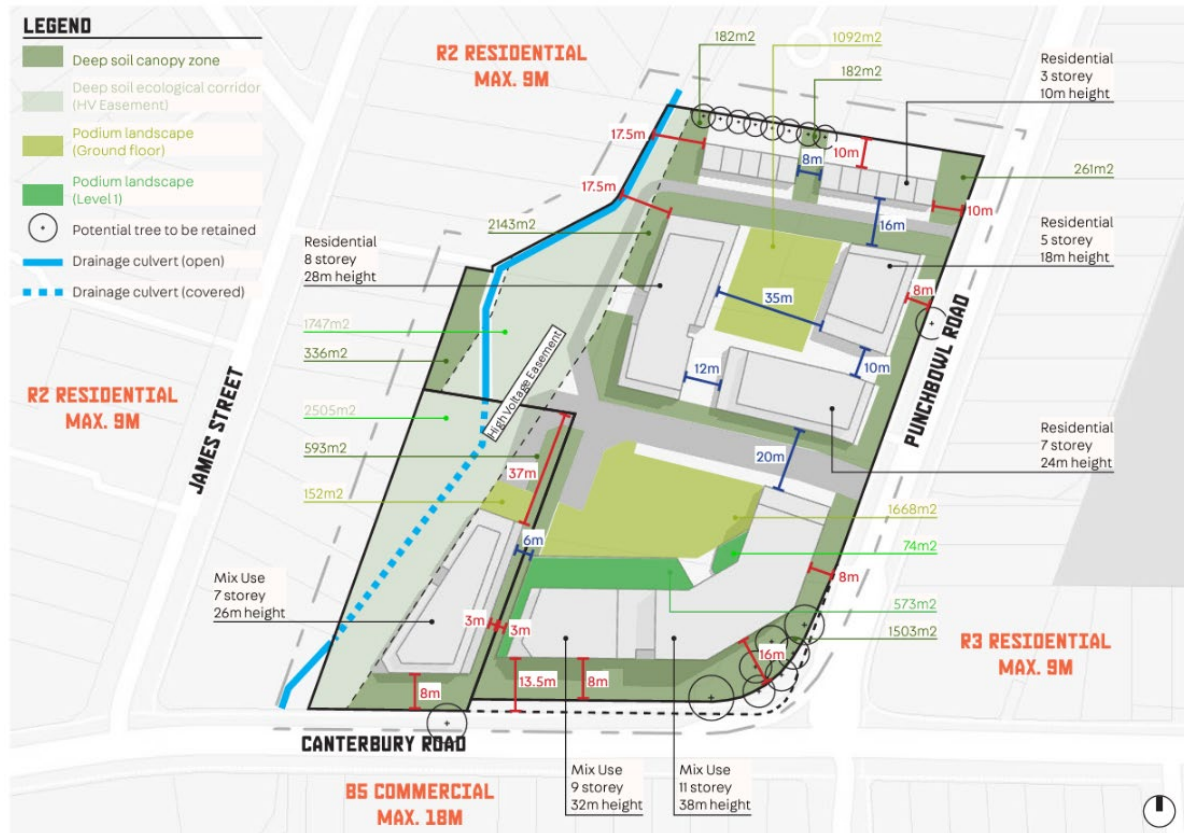


Figure 7: Site Plan with legend and dimensions. These dimensions are not final and may be subject to change as this proposal progresses.



Part 1 – Objective and Intended Outcomes

Objective

To amend the *CBLEP 2023* to facilitate redevelopment of land at 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl to allow for a vibrant new mixed-use development consisting of medium and high density residential development, registered club and other commercial uses.

The primary vision of the proposal is to facilitate the mixed-used development that ensures that the Club is re-established on the site, while achieving a high-quality and attractive local centre which contributes to housing supply in the Canterbury-Bankstown local government area (LGA). The objectives that drive the vision for this planning proposal are:

- To concentrate a range of mixed-use development at a key junction of the Canterbury Road and Punchbowl to transform the western end of the Canterbury Road Corridor
- To achieve a scale of built form that responds to the scale of recently completed high density development to the south of the site along Canterbury Road
- To establish floor space ratio and building height development standards that provide design flexibility while promoting excellent design principles and environmental outcomes
- To provide future residents and local community with good amenity such as publicly accessible landscaped areas, shaded areas, and long periods of solar access to open space areas
- To establish an appropriate transition from the northern boundary of the site to the low density residential surrounding areas
- To reinforce the role of the Club in the community and ensure its viability as a destination location
- Provide employment during construction (after development consent), and as part of ongoing operation and management of Club, residential buildings, and upkeep of open space
- Stimulate re-activation of the site that is presently underutilised
- Provide retail uses which will contribute to local economy and attractiveness of the site, and
- Facilitate land uses that continue the activation of the site during the evenings and weekends.

Intended Outcomes

- Rezone the R2 Low Density Residential portion of the site to R4 High Density Residential
- Increase the Maximum Height of Building from 8.5m to 38m
- Increase the Floor Space Ratio from 1:1 to 2.1:1 on 923-925 Punchbowl Road and 21 Canterbury Road, from 0.5:1 to 1.3:1 on 913-921B Punchbowl Road, and
- Introduce Additional Permitted Uses on the B1 Neighbourhood Centre zoned portion of the site (21 Canterbury Road and 923-925 Punchbowl Road) to include 'registered club', 'hotel or motel accommodation' and 'function centres'.
- Introduce a site-specific provision to require site consolidation before construction commences to ensure the increased FSR is distributed over the consolidated site instead of potentially allowing dense developments in the existing small allotments that front Punchbowl Road



Part 2 – Explanation of Provisions

This Part of the planning proposal provides a detailed statement of the proposed amendments to be made to the existing *CBLEP 2023*. Refer to Part 4 of this planning proposal for all relevant maps amending the *CBLEP 2023*. The proposed amendments shown in Part 4 of this planning proposal are summarised in the table below:

Key Theme	Proposed changes demonstrated with maps
<u>[Amendment 1] - Land Zoning Map</u>	See Part 4, Maps 1 - 2
Key Theme	Proposed changes demonstrated with maps
<u>[Amendment 2] - Height of Buildings Map</u>	See Part 4, Maps 3 – 4
Key Theme	Proposed changes demonstrated with maps
<u>[Amendment 3] - Floor Space Ratio Map</u>	See Part 4, Maps 5 – 6
<u>[Amendment 4] - Schedule 1 – Additional Permitted Uses</u>	See Part 4, Map 7 Note: In conjunction to map amendments, Schedule 1 Additional Permitted Uses will be amended to include ‘registered club’, ‘hotel or motel accommodation’ and ‘function centre’ for the B1 zoned part of the former ‘Club Punchbowl’ site including 923-925 Punchbowl Road and 21 Canterbury Road, Punchbowl.
<u>[Amendment 5] – Part 6 – Additional Local Provisions</u>	Introduce a site-specific provision to require site consolidation before construction commences to ensure the increased FSR is distributed over the consolidated site in accordance with the density outcome envisaged in the concept reference design. This amendment will not require a change to maps.



Intent of Proposed Changes

[Amendment 1] - Rezone 913-921B Punchbowl Road from R2 Low Density Residential Zone to R4 High Density Residential Zone

Proposed Change

This planning proposal seeks to rezone the land at 913-921B Punchbowl Road, Punchbowl from R2 Low Density Residential Zone to R4 High Density Zone. Table 3 below indicates the and proposed and current zoning for the subject site by address. As indicated, the zoning for 925 Punchbowl Road and 21-23 Canterbury Road will be retained as B1 Neighbourhood Centre Zone.

Table 3: Application of proposed zoning for overall subject site

Address	Proposed Land Use Zone	Current Land Use Zone
913 – 921B Punchbowl Road	R4 High Density Residential Zone	R2 Low Density Residential Zone
925 Punchbowl Road	B1 Neighbourhood Centre Zone	B1 Neighbourhood Centre Zone
21-23 Canterbury Road	B1 Neighbourhood Centre Zone	B1 Neighbourhood Centre Zone

Justification

Under the *CBLEP 2023*, residential flat buildings and multi-dwelling housing are not permissible uses within the current R2 Low Density Residential Zone and are therefore not achievable on the site.

The subject portion of land requires sufficient uplift to facilitate medium and high density development. The proposed change in zoning from R2 Low Density Residential Zone to R4 High Density Zone intends to facilitate medium and high density development, comprising of three (3) residential flat buildings which will include approximately 322 apartments, and 12 multi-dwelling housing dwellings (terraces).

Rezoning the portion of the site zoned R2 Low Density to the R4 High Density will effectively facilitate the proposed development to include residential accommodation that will help address housing shortages in surrounding area and the wider LGA, as well as help alleviate rental stress being faced in the Punchbowl area. It will also provide diverse housing options to accommodate different demographics such as families with children and larger households.

[Amendment 2] - Increase the Maximum Height of Building from 8.5m to 38m

Proposed Change

This planning proposal seeks to increase the maximum Height of Building (HOB) from 9m to 38m (with varying heights across the site). Table 4 below indicates the proposed and current HOB for the subject site by address.



Table 4: Application of proposed maximum HOB for overall subject site

Address	Proposed Maximum HOB	Current Maximum HOB
913 Punchbowl Road	11 metres	8.5 metres
915 – 919 Punchbowl Road	19 metres	8.5 metres
921B Punchbowl Road (portion along Western Border)	11 metres	8.5 metres
921B Punchbowl Road (portion adjacent 915-919 Punchbowl Road)	29 metres	8.5 metres
921 Punchbowl Road	29 metres	8.5 metres
925 Punchbowl Road	38 metres	11 metres
21 Canterbury Road (portion along Eastern Border)	38 metres	11 metres
21 Canterbury Road (portion adjacent 23 Canterbury Road)	32 metres	11 metres
23 Canterbury Road	26 metres	11 metres

Justification

The current maximum HOB across the site (8.5m and 11m) does not provide the density required to achieve the proposed residential and commercial development outcome on the site. The proposed increase of height to enable development for both residential and commercial uses to efficiently optimise the use of the land when paired with the proposed Floor Space Ratio. As an infill development in an established urban environment, increased building height is required to efficiently utilise land and provide a mix of buildings and open space.

The proposed maximum HOB and height variation across the site has been considered at length. Council collaborated with the applicant and initially generated three built form scenarios, before selecting a preferred scenario (as indicated in Figure 8 and Figure 9) subsequent to a CBLPP Recommendation which Council concurred with and applied as the fourth and final scenario.

Council's preferred scenario provides an improved distribution of building heights and massing across the site, addressing the height and bulk transition to the adjoining properties. In response to the CBLPP advice, the proposed maximum HOB at 23 Canterbury Road was reduced from 35m to 26m, to allow for a better height transition between the site and the lower scale residential development to the west.

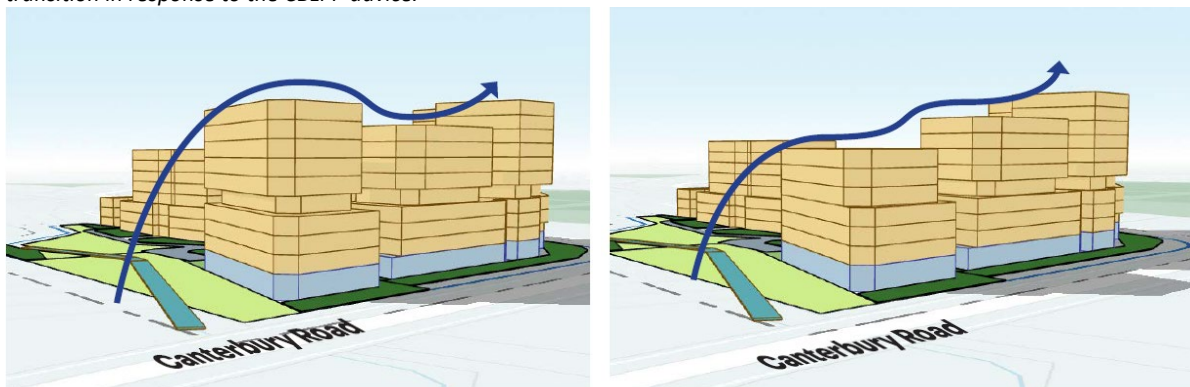
The final scenario within this planning proposal indicates a step down from the south eastern corner of the site (the Canterbury Road/Punchbowl Rd intersection) to the north (from 11 storeys to 3 storeys), and from the corner to the west towards 23 Canterbury Road (from 11 storeys to 7 storeys). The preferred scenario was also deemed to be more visually pleasing, thus achieving the best built-form outcome.



Figure 8: Preferred scenario, viewed from the north-west, with differentiation in building height across subject site (grey shading on top of buildings is a 2m mechanical point height allowance).



Figure 9: Previous scenario (left) and final scenario (right) as included in this planning proposal, resulting in a step-up transition in response to the CBLPP advice.



[Amendment 3] - Increase the Floor Space Ratio from 1:1 to 2.1:1 on 923-925 Punchbowl Road and 21 Canterbury Road, and from 0.5:1 to 1.3:1 on 913-921B Punchbowl Road

Proposed Change

This planning proposal aims to increase the Floor Space Ratio (FSR) as follows:

B1 Neighbourhood Centre zoned portion of the site:
Total proposed Gross Floor Area (GFA): 15,710m²
Total FSR: 2.1:1

R4 High Density Residential zoned portion of the site:



Total proposed Gross Floor Area (GFA): 16,410m²

Total FSR: 1.3:1

Table 5: Application of proposed FSR for subject site

Address	Proposed FSR	Current FSR
913-921B Punchbowl Road, Punchbowl	1.3:1	0.5:1
923-925 Punchbowl Road, Punchbowl	2.1:1	1:1
21 Canterbury Road, Punchbowl	2.1:1	1:1
23 Canterbury Road, Punchbowl	No change proposed.	1:1

Justification

The proposed FSRs in conjunction with the maximum building heights will guide the transition of height and scale from the proposed development to the existing lower scale and lower density development to the north and east on Punchbowl Road.

The proposed higher FSRs enable the integration of diverse land uses within a single development as demonstrated by the 3D modelling undertaken by Council, and will facilitate new housing and generate economic activity and create job opportunities, thus stimulating the local economy and enhancing the overall vibrancy of the area.

The site-specific DCP controls will ensure the overall bulk and scale of the development is appropriate in the context of its surrounds, maintaining high amenity for adjoining sites. It is noted that the future development on the site will be required to address the requirements of Clause 6.15 Design Excellence of the *CBLEP 2023*.

[Amendment 4] - Include Additional Permitted Uses to the B1 Neighbourhood Centre Zoned Portion of the Site

Proposed Change

This planning proposal aims to include additional permitted uses for a 'Registered club', 'Hotel or motel accommodation' and 'Function centre' to the portion of the site zoned B1 Neighbourhood Centre, being: 923-925 Punchbowl Road and 21 Canterbury Road, Punchbowl.

Intent & Justification

The B1 Neighbourhood Zone does not include 'Registered club', 'Hotel and motel accommodation' or 'Function centre' as permissible uses, therefore an amendment to include these uses under Schedule 1 Additional Permitted Uses of the *CBLEP 2023* is proposed.

Given the history and context of the site, and its current zoning, the addition of 'registered club' and 'function centres' uses would be commensurate with the former and existing use of the site. The 'hotel or motel accommodation' is the only use in which the site has not been previously carried out on the



site and is required to support the other non-residential uses to provide accommodation for visitors to the site and the broader LGA.

Introducing a mix of non-residential uses will stimulate the local economy by attracting residents on the site, visitors from the surrounding area, the Canterbury-Bankstown LGA and potentially neighbouring LGAs. It will also provide employment through the ongoing management and operation on the site.

Implications of the NSW State Government Employment Zones Reform

In May 2021, the Department proposed to replace the existing business and industrial (IN) zones with five employment zones and four supporting zones via amendments to the *Standard Instrument (Local Environmental Plans) Order 2006*. The reform was finalised in December 2021 and Council is required to implement the new industrial and employment zones by April 2025.

At its meeting on 4 March 2024, the CBLPP considered a draft planning proposal to amend the *CBLEP 2023* to amend existing business and industrial zones in accordance with the State Government led changes. Council then initiated a separate planning proposal which received a Gateway Determination on 8 May 2024 to enable the planning proposal to proceed to exhibition, subject to Gateway Conditions (refer to planning proposal PP-2024-684).

It is intended that the B1 Neighbourhood Centre zoned portion of the site will remain the same size and shape and is proposed to transition to an E1 Local Centre zone upon implementation of the new zones into the *CBLEP 2023*. Refer to Figure 10.

It is noted that under the proposed E1 Local Centre zoning for the site as part of the Council's approach to the employment zones reform, 'function centres', 'registered clubs' and 'hotel or motel accommodation' are proposed to be permitted in the E1 zone with development consent.

Should this planning proposal be finalised and gazetted prior to the employment zones planning proposal, the uses will simply transfer to the new E1 zoning. Should the employment zones planning proposal be finalised before this planning proposal, these APUs can be removed from the planning proposal by Council or the Department prior to finalisation.

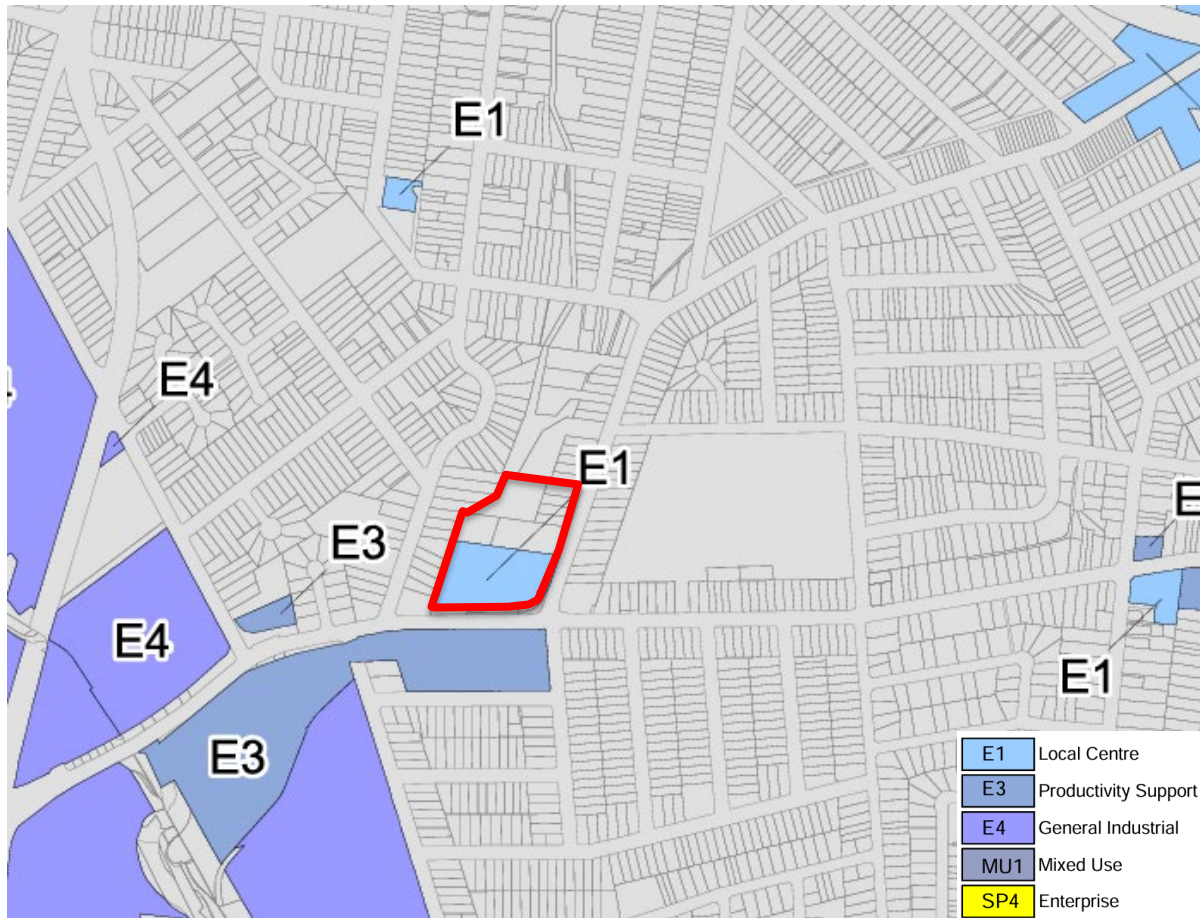


Figure 10: Proposed land use zoning map of subject site (proposed E1 Local Centre zoning) under the Council initiated new employment zones planning proposal (PP-2024-684)

[Amendment 5] - Introduce Site Specific Provisions for entire site

Proposed Change

This planning proposal aims to include site-specific provisions to require consolidation of the entire subject site being: 923-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl, prior to construction.

Intent & Justification

The introduction of site-specific provisions to the subject site are to ensure that the proposed increase of FSR is appropriately distributed across the consolidated site, thus safeguarding any potential dense developments in the existing small and undersized allotments fronting Punchbowl Road.



Part 3 – Justification of strategic and site-specific merit

This section of the planning proposal provides the rationale for the amendments to the *CBLEP 2023* and responds to questions set out in the Department's LEP Making Guideline' (August 2023).

Section A - Need for this planning proposal

1. Is the Planning proposal a result of an endorsed Local Strategic Planning Statement, strategic study or report?

Yes, the subject site is identified in the Canterbury-Bankstown *Connective City 2036 Local Strategic Planning Statement* (LSPS) as a 'village centre with potential for residential growth', thus being an area to deliver increased housing and employment in the LGA.

Additionally, the LSPS refers to the broader suburb of Punchbowl and 'Punchbowl – Canterbury Road' in particular as a 'home to a range of local urban services, and will provide opportunities for daily and weekly shopping needs. Where rail and mass transit/train services are available, these centres will also see an increase in housing.' (p27). The planning proposal is therefore a result of the LSPS and the strategic study that have been completed for this site and along the Canterbury Road corridor.

A detailed assessment of the site and proposal against the LSPS planning priorities is found in Section 4.2 of this planning proposal.

2. Is the Planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, a planning proposal is the only legal pathway under the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) to amend the *CBLEP 2023* to achieve the objectives and planning outcomes of this planning proposal. This approach effectively coordinates and facilitates urban development, and the provision of supporting infrastructure essential for achieving place outcomes.

Section C - Relationship to NSW Planning Framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. This section provides a detailed assessment of the proposal against the NSW Planning Framework, and more specifically the below plans and strategies:

- Greater Sydney Region Plan (GSRP) 'A Metropolis of Three Cities'
- South District Plan (SDP)



3.1 Greater Sydney Region Plan ‘A Metropolis of Three Cities’

The Greater Sydney Region Plan (GSRP) was released by the Greater Cities Commission (GCC) (formerly ‘Greater Sydney Commission’) in March 2018. It provides a 40-year vision for the Greater Sydney region on the basis of a three-city model and is designed to inform district and local plans and the assessment of planning proposals.

The GSRP identifies several key directions and objectives to ensure communities are healthy, resilient and socially connected; and improving housing supply to all groups in the community. While the Greater Cities Commission was dissolved on 1 January 2024, the GSRP remains applicable and relevant as part of the planning proposal process.

The Canterbury-Bankstown LGA sits within ‘The Central River City’, which has a vision to capitalise on its location in the centre of Greater Sydney with enhanced radial transport links, continue developing its world-class health, education and research institutions as well as its finance, business services and administration sectors to drive the economy.

Further, the GSRP identifies a number key directions that promote better communities, the delivery of housing, delivery of employment and improved Centres. The directions, their relevant objectives and their consistency with the proposed development are included in Table 6 below.

Table 6: Greater Sydney Region Plan Relevant Objectives – Assessment

Directions	Relevant Objectives	Consistency / Rationale
A City supported by Infrastructure – Infrastructure supporting new developments.	Objective 3: Infrastructure adapts to meet future needs.	<p><u>Consistent</u> – The applicant intends to consult with TfNSW to deliver road and intersection upgrades on Punchbowl Road and Canterbury Road, traffic light upgrades and a new pedestrian refuge island on Punchbowl Road to improve pedestrian safety and traffic flow.</p> <p>Additionally, the applicant has provided a Letter of Offer that details the first offer of infrastructure (and public benefits) that would be delivered as part of this planning proposal, including (but not limited to) the following: dedication of a 60m² space to be dedicated to Council as a community/activity room, dedication of land for road widening as required by TfNSW and Section 7.11 and 7.12 Development Contributions (monetary contributions) which Council intends to use towards other Council-owned assets, most-likely in the vicinity of the subject site.</p>
A City for People – Celebrating diversity and putting people at the heart of planning.	Objective 6: Services and Infrastructure meet communities’ changing needs.	As above.
Housing the City – Giving people housing choice.	Objective 10: Greater housing supply.	<p><u>Consistent</u>: The planning proposal intends to facilitate a mixed-use development that primarily consists of residential housing, more specifically it intends to deliver a mix of housing typologies being a total of 334 dwellings, including 322 apartments (residential flat buildings and shop-top housing) and 12 multi-dwelling housing.</p>



Directions	Relevant Objectives	Consistency / Rationale
	Objective 11: Housing is more diverse and affordable.	<p>The apartments will include varied unit sizes, with larger apartments to cater for families with children and larger households, thus addressing the need for family-friendly apartments in the Canterbury-Bankstown LGA.</p> <p>Additionally, Council has received a Letter of Offer from the applicant which included the dedication of 5% affordable housing (of the total amount of residential units). '5%' is consistent with Section 2.6 of Council's <i>Planning Agreement Policy</i> and Guiding Principle 1 of Council's <i>Affordable Housing Strategy</i>, however it is a minimum threshold and may increase in the future after further negotiation with Council.</p>
A City of Great Places – Designing places for people.	Objective 12: Great places that bring people together.	<p><u>Consistent:</u> The former site 'Club Punchbowl'/'the Croatian Club' is remembered within the Punchbowl community and wider LGA as a popular venue where people would congregate often. This proposal includes plans to re-establish the Club by adding a 'registered club' as an additional permitted use. The future venue will undoubtedly become a place that brings people together.</p> <p>The proposal also included 'function centres' to be introduced as an additional permitted use. Function centres are typically used as venues hired for specific life events and milestones, thus also potentially bringing people together. It is noted there is a function centre currently situated on the site, however it is underused. The overall redevelopment of the site as proposed by the applicant will revitalise and breathe life into the area, thus attracting old and new patrons/customers.</p> <p>The proposal also includes several publicly accessible open space where families can gather and for children to explore and play.</p>
A Well-Connected City – Developing a more accessible and walkable city.	Objective 14: Integrated land use and transport creates walkable and 30 minute cities.	<p><u>Consistent:</u> There are reliable bus services that connect passengers to Bankstown and Canterbury Station, in either direction. There are two bus stops along Canterbury Road that are easily accessible from the site. The first is located beside 23 Canterbury Road (adjacent to 29 Canterbury Road), and the second is located adjacent to 21 Canterbury Road. Using Route 487, a passenger can reach Bankstown Station in 14 minutes if caught from one of these bus stops.</p>
Jobs and Skills for the City – Creating the conditions for a stronger economy.	Objective 22: Investment and business in centres	<p><u>Consistent:</u> This proposal seeks to facilitate additional jobs resulting from the construction and future operation/management of the new registered club, and from the additional retail floor space. Jobs will also be generated from the construction of new apartments and terraces, as well as ongoing upkeep once occupied.</p>
A City in its Landscape – Valuing green spaces and landscape.	Objective 30: Urban tree canopy cover is increased.	<p><u>Consistent:</u> Although the applicant's Arborist Assessment Report (included in Appendices) indicates that all 6 trees on the site have a low or low to moderate retention value (meaning retention hinders future development), the site specific DCP will include provisions for suitable replacement tree planting and minimum tree canopy coverage requirements, including the recommendations of the Arborist Report.</p>



Directions	Relevant Objectives	Consistency / Rationale
		<p>It is likely a set of standard development consent conditions will be produced to enforce further recommendations that are not appropriate to address at this stage. These could include:</p> <ul style="list-style-type: none"> – Replacement ratio of 3:1 for faster growing trees and 10:1 for medium growth trees – If a tree dies, it must be replaced within 90 days with the largest available tree, and – Tree protection zones must be maintained in perpetuity.
An Efficient City – Using resources wisely.	No relevant objectives.	<u>Inconsistent:</u> The proposal does not include measures to contribute to net-zero emissions by 2050, or measures to capture energy and water flows to ensure they are used and re-used. The proposal also does not provide ways to re-use and recycle waste to support the development of a circular economy.
A Resilient City – Adapting to a changing world.	<p>Objective 36: People and places adapt to climate change and future shocks and stresses.</p> <p>Objective 37: Exposure to natural and urban hazards is reduced.</p> <p>Objective 38: Heatwaves and extreme heat are managed.</p>	<p>Council proposes to proceed with a canopy coverage of 20% for the site. Selected areas of the site will be required to be landscaped, which will convert an existing mostly hard surface with deep soil planting.</p> <p>Thus, the mitigation of urban heat caused by climate change is to be managed by replacement tree planting, provision of public accessible open spaces including sheltered areas, adequate landscaping, and tree canopy to cool the area.</p> <p>There will also be awnings attached to the primary building where the registered club will be situated.</p>

3.2 South District Plan

The GCC released the South District Plan (SDP or the District Plan) on 18 March 2018 to give effect to the GSRP. The District Plan contains priorities and actions to guide the development and planning of the South District more specifically, while improving social, economic, and environmental assets. While the GCC was dissolved on 1 January 2024, all District Plans remain applicable and relevant as part of the planning proposal process.

It is noted that the District Plan highlights that the greatest increase in population is expected in Canterbury-Bankstown LGA, where 142,450 additional people will be accommodated by 2036 due to anticipated urban renewal (Page 26).

This planning proposal addresses the priorities of the District Plan as follows:

Table 7: South District Plan Relevant Priorities - Assessment



Priorities	Consistency / Rationale
Planning Priority S3. Providing services and social infrastructure to meet people's changing needs.	<p><u>Consistent:</u> The District Plan states that '<i>Residents need the right mix of local services, programs and infrastructure to meet their needs.</i>' (Page 26). Although most of the proposed development will be for private use, the applicant has dedicated an activity room to Council to be used for community purposes as part of their preliminary planning agreement offer.</p> <p>Council has accepted this dedication in-principle, however is likely to renegotiate with the applicant to provide a monetary contribution to Council for Council re-invest in other Council-owned facilities in Punchbowl and the surrounding area.</p>
Planning Priority S5. Providing housing supply, choice and affordability, with access to jobs, services and public transport.	<p><u>Consistent:</u> As above in Table 4 under 'Housing the City – Giving people housing choice.' and 'A Well-Connected City – Developing a more accessible and walkable city.'</p>
Planning Priority S6. Creating and renewing great places and local centres, and respecting the District's heritage.	<p><u>Consistent:</u> As above in Table 4 under 'A City of Great Places – Designing places for people.'</p>
Planning Priority S16. Delivering high quality open space.	<p><u>Consistent:</u> The proponent intends to provide 5,091m² of publicly accessible sheltered grassed areas, a playground and a green 'linear parkway' along its western edge. The landscaping and tree canopy proposed around these public spaces and along site boundaries will generate additional visual and environmental benefits for the public and the future residents on the site.</p> <p>It is important to note that at the construction stage (during the DA process), the proponent will be required to pay a considerably large sum of Development Contributions under Section 7.11 and Section 7.12 of the EP&A Act, which will go towards improving and upgrading other parks in the area in accordance with Council's Local Infrastructure Contributions Plan 2022.</p>
Planning Priority S18 Adapting to the impacts of urban and natural hazards and climate change.	<p><u>Consistent:</u> As above in Table 4 under 'A Resilient City – Adapting to a changing world.'</p>

4. Is this planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Yes. This section provides a detailed assessment of the proposal against local planning strategies, and more specifically the below plans and strategies:

- Community Strategic Plan - 'CBCity 2028'
- Local Strategic Planning Statement - 'Connective City 2036'



- Canterbury-Bankstown Housing Strategy
- Canterbury-Bankstown Affordable Housing Strategy
- Canterbury Road Review

4.1 Community Strategic Plan (CSP) 'CBCity 2028'

CBCity 2028 is Council's 10-year plan to guide the City of Canterbury Bankstown on its journey to be a thriving and dynamic city. This planning proposal is consistent with the relevant identified "destinations" in CBCity 2028 as discussed below:

- **Safe and Strong** – This planning proposal introduces changes to the *CBLEP 2023* that provide the capacity for the delivery of accessible services that are well located within local communities and that enrich a sense of place that promotes harmony and inclusiveness.
- **Clean and Green** – This planning proposal presents amendments to the *CBLEP 2023* aimed at fostering orderly development while concurrently providing biodiversity within both communal spaces and public spaces.
- **Prosperous and Innovative** – This proposal includes a series of changes to the *CBLEP 2023* that promote opportunities for the development of vibrant and dynamic local centres by providing opportunities for local employment and commercial activity.
- **Moving and Integrated** – This planning proposal will enable the development of key services and employment growth in proximity to existing walkable catchments.
- **Liveable and Distinctive** – This planning proposal is intended to support the development of quality, compliant development that suits the City and meets its community's needs. The proposed amendments are intended to make changes within the *CBLEP 2023* to promote well planned, attractive and sustainable centres which cater for the diverse community of Canterbury Bankstown.

4.2 Local Strategic Planning Statement (LSPS) 'Connective City 2036'

The Local Strategic Planning Statement (LSPS) serves as the comprehensive vision for Canterbury Bankstown, guiding its growth. The Connective City initiative is grounded in five Metropolitan Directions, emphasising the City's role in Greater Sydney, and five City Directions that outline how the City can effectively support a population of 500,000 people by the year 2036. The strategic framework further incorporates ten theme-based evolutions, identifying challenges and opportunities for the City. Each evolution includes indicators and actionable items designed to drive meaningful change.

The LSPS responds to the directions of the Greater Sydney Region Plan, the planning principles of the South District Plan, Future Transport 2056 and the Community Strategic Plan, CB City 2028. The plan was informed by consultant studies in community infrastructure need, sustainability, housing and employment studies, transport and movement and open space.



The table below provides a discussion on the consistency against the Evolution Priorities addressed within the LSPS:

Table 8: LSPS Summary Assessment

Evolution	Relevant Priority/Action	Consistency / Rationale
Evolution 1 – Coordination, community collaboration and context.	E1.2 Transform employment places in key locations.	<u>Consistent:</u> The current B1 Zone is not proposed to be rezoned, other than it being proposed to be made consistent with the Department’s new land use zone classifications for employment land. Notwithstanding this, the proposal seeks an increase in the maximum floor space ratio (FSR) and maximum height of building (HOB) development standards that applies to the site. Establishing new development standards on the site encourages greater employment and a more efficient use of the land.
Evolution 2 – Movement for Commerce and Place.	E2.5 Deliver attractive urban streets that balance pedestrian needs.	<u>Consistent:</u> The combination of the proposed development standards across the site, with the proposed land uses, as well as the proposed distribution of built form and open space, will revitalise the site and ensure the delivery of attractive urban streets and well-connected pedestrian spaces. The green ‘linear parkway’ along the sites western edge, along with landscaping and tree canopy around the public spaces and along site boundaries will provide additional amenity in terms of streetscaping.
Evolution 3 – Places for Commerce and Jobs.	E3.1 Increase job numbers, choice and diversity. E3.7 Increase the number of people living and working in the City	<u>Consistent:</u> This planning proposal provides a significant ‘Place Making’ opportunity and greater employment opportunities via as diverse economy on the site. The generation of 686 jobs is linked with the construction and operation of the future commercial uses, and will potentially be greater if combining the upkeep of the proposed residential uses. NSW is suffering from a severe housing crisis in which the Canterbury-Bankstown LGA is not exception. There is a significant under supply of housing and rental properties across CB City, and more specifically in Punchbowl. This proposal seeks to deliver 322 residential dwellings of which 5% of the total number of residential units are to be dedicated as affordable housing as part of a preliminary planning agreement (subject to further negotiation).
Evolution 4 – Blue Web		<u>Justifiably inconsistent:</u> This planning proposal does not impact any river system, rather there is a canal that runs along the eastern boundary and interlocks with surrounding canal systems, which flow into Salt Pan Creek located off-site roughly 2km away to the south of the site.



Evolution	Relevant Priority/Action	Consistency / Rationale
		Appropriate stormwater management measures are required to be implemented on the site, which is best addressed as part of any future development application (DA) on the site.
Evolution 5 – Green Web	E5.2 Embed Aboriginal cultural heritage within the Green Web.	<u>Consistent:</u> The proposal is readily capable of achieving ‘Connecting with Country’ design outcomes in accordance with the NSW Government Architect’s (GANSW) Framework.
	E5.6 Provide equitable access to open space.	Specific ways in which a Country-centred approach would be incorporated in the design of the proposed buildings and/or open space is likely to be included within the site-specific DCP, of which future DAs on the site will be assessed against.
	E5.7 Increase native vegetation and tree canopy cover.	
	E5.12 Create diversity in open/public space character and types.	The proposal includes both public and communal open space to ensure a balance and variety of options. Although the ground-level open space will be privately owned, it will be publicly accessible for those within the broader community.
	E5.13 Expand the City’s indigenous plant and animal ecologies.	The proposal includes the replacement of canopy trees where trees have not been retained, and generous deep soil planting throughout the subject site to ensure sufficient tree cover and cooling of the subject site, this mitigating urban heat. The site-specific DCP will provide specifics on the location of new trees and types of native vegetation to be incorporated, with the assistance of Council’s Urban Designers and Landscape Architects.
		Diversity in open space character and types will be in accordance with GANSW’s ‘Biodiversity in Place’ Framework which includes numerous landscape design and planting typologies. The specific type of planting for the different areas of open space (both public and private) will be outlined in the site-specific DCP to ensure diversity and amenity.
		Council’s Landscape Guide is a supporting guide for DCPs and lists multiple plant and tree species, and includes Indigenous species. The proposed open spaces are capable of incorporating Indigenous species and will be required to do so under site-specific DCP controls.
Evolution 6 – Urban and Suburban Places, Housing the City	E6.3 Improve design quality throughout the City.	With respect to the actions pertaining to master planning, this planning proposal is justifiably inconsistent as it does not propose a comprehensive ‘masterplan’ or ‘precinct plan’, however it establishes design principles in a similar
	E6.3.118 Set new development controls that incorporate	



Evolution	Relevant Priority/Action	Consistency / Rationale
	context, urban design, and quality design.	manner as a master plan, which will be applied through a site-specific DCP.
	E6.4.12 Identify the attributes that make special character areas unique, refine their boundaries and protect them from inappropriate development.	<u>Consistent:</u> The applicant will be required to amend their Urban Design Report and Architectural Package to include 23 Canterbury Road, and to take into consideration Council's feedback regarding quality design of the proposed buildings. Any future DAs for apartment buildings will be required to be assessed in accordance to Council's DCP and/or the <i>State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development</i> (SEPP 65) design principles, and design criteria within the <i>Apartment Design Guide</i> (ADG).
	E6.10.133 Increase the proportion of larger apartments (3+ bedrooms) in strategic locations subject to the findings of the Local Housing Strategy and viability testing.	<p>The site-specific DCP will ensure new development controls are tailored for the subject site and its land characteristics and affectations thus incorporating context, and also include objectives and controls to encourage quality design.</p> <p>The site is unique in that it historically featured Club Punchbowl and re-establish 'the Club' on the site, which previously thrived as a central venue for the local community, as well as attracting people from the wider LGA. This proposal deliveries a true 'Place Making' opportunity, pertaining to broader site as it proposes somewhat of a mixed-use precinct with defined boundaries and is intended for development at a larger capacity than its current use, thus also protecting the site from inappropriate development in the future.</p> <p>Across Sydney, there is a lack of generously-sized apartments consisting of 3+ bedrooms to cater for families with children and also larger households, including multi-generational households. Appropriate dwelling mix will be addressed as part of the site-specific DCP, in which Council intends to ensure a balanced ratio of bedrooms per unit and ensuring the supply of 3+ bedroom units is provided adequately and with consideration of families and larger households.</p>



Evolution	Relevant Priority/Action	Consistency / Rationale
Evolution 7 – Cultural Places and Spaces	E7.2.143 Rely on community engagement and evidence-based approach to inform the development of new cultural places and spaces in strategic centres.	<p>As mentioned above under Evolution 5, GANSW's Connecting with Country Framework will be incorporated into the design of buildings and/or open spaces within the proposal, of which specifics will be addressed in the site-specific DCP.</p> <p>In preparation for any Country-centred design proposal, the local Aboriginal community may be engaged depending on the scale (in accordance with the Framework).</p>
Evolution 8 – Design Quality	E8.2 Provide local leadership and foster an internal culture of design quality.	An internal culture of design quality has been established at Council, where achieving high quality design and design excellence is crucial. At the future DA stage, Council's <i>Design Review Panel</i> (DRP) will offer guidance and advice to ensure consistency and high-quality outcomes in line with Clause 6.15 in the CBLEP 2023. Clause 6.15 applies to the erection of residential flat buildings and shop top housing of at least 4 storeys, commercial premises with at least a 1000m ² GFA, registered clubs with at least a 1000m ² GFA – all of which apply to the proposal.
Evolution 9 – Sustainable and Resilient Places	<p>E9.7.182 Include planning controls requiring the installation of Electric Vehicle chargers in high density development, and encourage their installation in other development.</p> <p>E9.11.188 Implement planning controls requiring landscape elements such as green roofs or walls within buildings.</p> <p>E9.12 Increase tree cover.</p>	<p>Electric Vehicle charging stations has been thoroughly considered by Council to support the changing needs of our community, and encourage the uptake of Electric Vehicles (EVs) as we transition to zero emissions. Pertaining to controls that require the installation of EV chargers in high density development, Council officers have prepared a report which to go up to the OCM on 23 July 2024 to apply a housekeeping amendment that contains EV controls. These controls include build on the National Construction Code (NCC) which requires a distribution board on each level of a car park (sometimes more than 1 per level), with space for cabling to be connected to 100% of residential parking bays. It also requires space for a small sub-meter and breaker to be installed for each circuit.</p> <p>Following endorsement, these controls will be incorporated into the CBDP 2023. Should this occur, the future DA will require all relevant controls are to be complied with.</p> <p>A green roof is proposed to be incorporated as communal space within this proposal, amongst other landscape elements addressed above under Evolution 5. Regarding an increase of tree cover, this has also been addressed above under Evolution 5.</p>



Evolution	Relevant Priority/Action	Consistency / Rationale
Evolution 10 – Governance and Funding	E10.1 Support the creation of great places through an infrastructure funding framework.	The local Infrastructure to be delivered within Punchbowl is clearly identified in the Canterbury Bankstown Local Infrastructure Contribution Plan 2022 (the Plan). This local infrastructure includes various types of development and upgrades, including park and sports ground upgrades.
	E10.2 Establish a clear picture of future places and their infrastructure needs.	A full list of items marked for contributions are listed in Appendix B of the Plan.
	E10.8 Advocate and collaborate with State agencies and the private sector to deliver infrastructure.	In terms of advocating and collaborating with State agencies to deliver infrastructure, the applicant will continue to engage with TfNSW to ensure the traffic and road upgrades at the site's intersection at Canterbury Road and Punchbowl Road will be delivered in consultation. The applicant will also continue to engage with Sydney Water with respect to their stormwater channel (canal) that runs along the western portion of the site.

4.3 Canterbury Bankstown Affordable Housing Strategy

Council's Affordable Housing Strategy (AHS) was adopted in June 2020 and identifies a range of mechanisms to deliver affordable housing within the Canterbury Bankstown LGA. The potential for affordable housing varies across the subject sites depending on the proximity to transport, community infrastructure and the potential for specific sale prices to be achieved. The Strategy outlines the situations where a requirement to provide affordable housing applies as it pertains to planning proposals:

"In relation to planning proposals, it is proposed to amend the Planning Agreement Policy to conform with the Ministerial Direction (March 2019) and include a requirement for a 5% affordable housing contribution for Planning proposals resulting in uplift or more than 1,000m² of residential floor space, unless otherwise agreed with Council."

"An alternative rate may be negotiated subject to feasibility testing and/or where other types of public benefits are warranted. Feasibility testing provided by a proponent is to be the subject of independent verification. Other types of public benefits are to be considered as part of the broader Planning Agreement Policy on a case-by-case basis, including consideration of prioritisation of other community infrastructure."

In the context of this planning proposal, Figure 1 in the AHS identifies that Punchbowl residential dwelling owners and residents experience the following:

- Overall housing stress is experienced by approximately 25% of all Punchbowl owners and renters;
- Approximately 25% of mortgage households in Punchbowl are experiencing housing stress; and
- Approximately 45% of rental households are experiencing housing stress, which is the second highest suburb in the LGA, behind Lakemba.



The amendments proposed in this proposal intend to provide Council with an expanded opportunity to advance affordable housing and public benefits through the applicant's preliminary planning proposal agreement, which is in the process of being renegotiated with the assistance of an independent consultant review. Further detail regarding the preliminary planning agreement is found in Part 2 of this report.

The proposed amendments unlock additional housing, including affordable housing thus increasing the capacity on a site which would otherwise be underutilised. As a result, this planning proposal aligns with the objectives set forth in the Council's Affordable Housing Strategy, thereby contributing to the Council's overarching goals of promoting accessibility to housing options for the community.

4.4 Canterbury Bankstown Employment Lands Strategy

The Employment Lands Strategy 2020 (the Strategy) sets a strategic approach to fostering long-term economic and employment growth within the LGA. It recognises the importance of capitalising on opportunities to attract investment and stimulate job creation. The strategy serves as a guiding framework for Council's decision-making processes, ensuring the provision of a sufficient and suitable supply of employment land equipped to meet the needs of businesses and employees.

The proposed commercial uses in this planning proposal will include economic-generating uses, in particular, the additional permitted uses proposed at 925 Punchbowl Road and 21 Canterbury Road will facilitate a registered club, hotel or motel accommodation and function centres. The shop-top housing will also include retail tenancies a ground-level, potentially providing key services and ensuring long-term economic certainty in the Punchbowl area.

Section 7 of the Strategy forecasts the employment demand for the LGA and potential floor space required to service the growth. The proposal includes approximately 1,000m² of commercial and retail space that is on par of the required amount of the floor space for these uses within the B1 Zone.

The registered club will be a separate use and is proposed to accommodate approximately 1,660m² of floor space. The Strategy predicts that there will be up to 44,200 jobs created in the LGA by 2036 (Page 16). The proposal clearly contributes to this forecast while reinforcing the role of the Centre and B1 Zone, by providing services that meet the day to day needs of the community. This analysis also aligns with Table 37 of the Strategy, which provides the recommended planning framework for business land use zones through the following objectives:

- *To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.*
- *To enable mixed use residential dwellings that are compatible with neighbourhood centre character. It is abundantly clear that the proposal meets the above objectives.*

Overall, the planning proposal aids in the delivery and revitalisation of local employment areas and is consistent with the overarching goals of the Employment Lands Strategy.



4.5 Canterbury Bankstown Housing Strategy

The Canterbury Bankstown Housing Strategy (Housing Strategy) was prepared in accordance with the requirements for the Department's Local Housing Strategy Guidelines to support State Agencies to coordinate their plans for future populations. The strategy was adopted in June 2020 and has informed Canterbury Bankstown Council's comprehensive *CBLEP 2023* and has guided the subsequent centre masterplans and other reviews of planning controls. It has also informed related documents including Council's Local Strategic Planning Statement. The Strategy provides a primary, city-wide framework for the provision of housing across Canterbury Bankstown.

This proposal aims to rezone the subject site, increase building height, and floor space ratio standards, and include additional permitted uses to achieve uplift to facilitate 334 residential dwellings amongst other outcomes, thus addressing a key priority to supply more housing for the residents within and outside of the LGA.

This proposal has been assessed against the Strategic Directions outlined in the Housing Strategy, which are listed below and has demonstrated alignment with them all, apart from Direction 7 and 8.

- **Direction 1:** Deliver 50,000 new dwellings by 2036 subject to the NSW Government providing upfront infrastructure support.
 - The proposal contributes to the delivery 50,000 new dwellings by 2036 by facilitating the delivery of 334 new residential dwellings.
- **Direction 2:** Stage the delivery of new dwellings to address complex renewal issues affecting Canterbury Bankstown.
 - Although the proposal also includes commercial development, it nonetheless addressed complex renewals by ensuring that the proposal integrates residential uses to facilitate new dwellings, thus contributing to housing supply within Canterbury Bankstown.
- **Direction 3:** Focus at least 80% of new dwellings within walking distance of centres and places of high amenity.
 - The proposal aims to retain the B1 Neighbourhood Centre land use zone, which will result in all proposed residential dwellings being situated within a walkable proximity from a centre and a place of high amenity.
- **Direction 4:** Ensure new housing in centres and suburban areas are compatible with the local character.
 - The characteristics of the local area include a residential flat building directly opposite the site on Canterbury Road, commercial/retail to west of the site, large open space to the east of the site (Punchbowl Park) and low density residential development to the north of the site. Council has determined appropriate built form and height transition with consideration of local character.
- **Direction 5:** Provide a choice of housing types, sizes, tenures and prices, to suite each stage of life.
 - This proposal includes various housing types which will be distributed across the site, including residential flat buildings and shop-top housing offering apartment living with a balanced mix of unit sizes. Studio/1 and 2 bedroom units will be best suited for small families, couples,



students, and those who wish to downsize (empty nesters). Units with 3 or more bedrooms and the multi-dwellings (terraces) will be more suited for families with children and larger households (multigenerational households).

- **Direction 6:** Design quality housing to maximise liveability and provide positive built form outcomes.
 - Any future DAs for apartment buildings will be required to be assessed in accordance to Council's DCP and/or the *State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development* (SEPP 65) design principles, and design criteria within the Apartment Design Guide (ADG).
- **Direction 7:** Align the R2 Low Density and R3 Medium Density zones in the former Canterbury Local Government Area.
 - This direction does not apply as the R2 Low Density nor the R3 Medium Density zones are not proposed on the subject site.
- **Direction 8:** Urgently review dual occupancies in the suburban neighbourhoods.
 - This direction does not apply as dual occupancies are not included amongst the residential development proposed.

4.6 Canterbury Road Review

In May 2018, Council adopted 'in principle' the Canterbury Road Review (the Review), which established a new approach and vision for development along the Canterbury Road corridor. The site is located within a 'node' on the corner of Canterbury and Punchbowl Road as included in the Review. The review recommended mixed-use development in identified nodes, as residential units have the capacity to be designed in a way that increases amenity for residents, such as providing a 'noise barrier' typology and having better access to services, public transport, and future open space.

As shown in Figure 11 and Figure 12 below, the site is located within an identified 'centres' node, where the centre would accommodate a mix of development ranging from 3 to 11 storeys. The proposal is consistent with the nodal approach established in the Review as it will maintain the intention for a transition in building heights stepping down from the corner to the north (from 11 storeys to 3 storeys), and from the corner to the west towards 23 Canterbury Road (from 11 storeys to 7 storeys).



Figure 11: Canterbury Road Corridor Plan

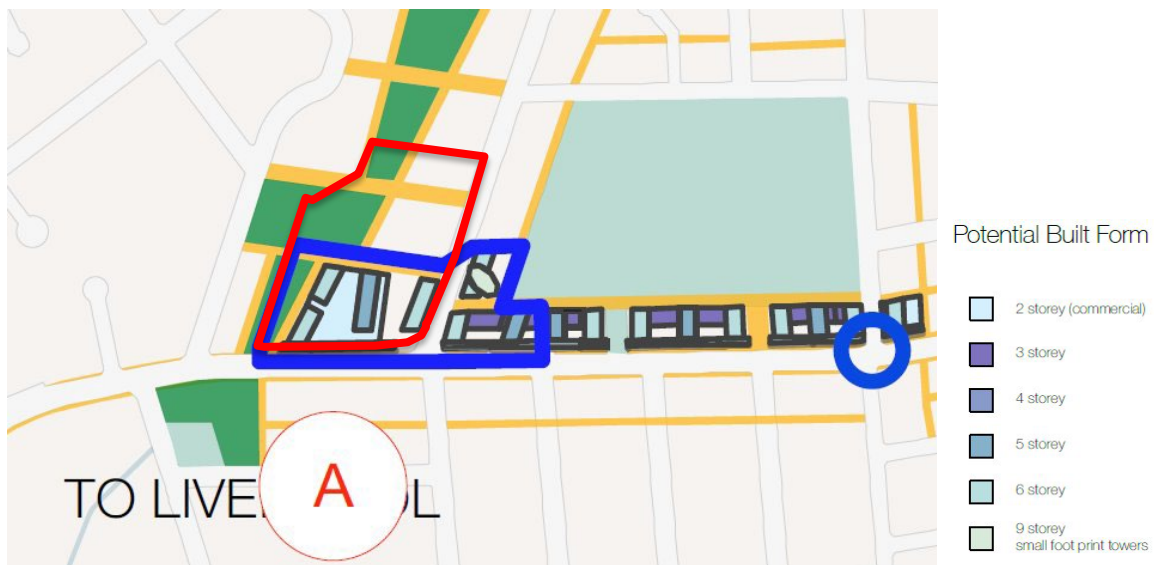


Figure 12: Canterbury Road Corridor Plan (approximate site location outlined in red)

The proposal is generally consistent with the vision for the site to become a mixed use precinct that has a range of building heights and accommodate greening of the western edge of the site. The indicative heights in the Review are high level approximations only. In order to accommodate a two storey through-site link from Canterbury Road, additional height allowances were considered appropriate to emphasise the gateway status of the site and to provide a good urban design outcome considering the existing development opposite the site to the south west along Canterbury Road. Analysis and testing of this additional height demonstrated it would not have any additional overshadowing impacts on adjoining southern and eastern properties.



The proposal includes a 6m setback from Canterbury Road, as measured from the future road widening identified by TfNSW, which will allow for adequate planting and tree canopy coverage and provides a physical separation from the busy roadway. Overall, the proposal aligns with the objectives of the Review as it has adequately considered the impacts of Canterbury Road and any future residential development can be designed to ensure high amenity.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Yes. The *Active Transport Strategy* (the Strategy) published by the NSW Government in September 2022 draws on the Future Transport Strategy and its vision for walking, bike riding and personal mobility. The Strategy provides a plan to guide planning, investment and priority actions for active transport across NSW.

This planning proposal relates to one of the Strategy's Focus Areas, being to:

- *'Provide safer and better precincts and main streets'.*

The subject site is situated on a corner allotment with two frontages abutting busy main roads, being Canterbury Road and Punchbowl Road. This can pose danger for pedestrians when walking or cycling along these roads. This planning proposal has taken this into account by proposing to deliver road infrastructure upgrades in consultation with TfNSW, particularly a refuge island at the intersection to ensure pedestrian safety when crossing. As of present, there is no pedestrian-focused infrastructure at the intersection and is rather designed to cater to cars.

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

This planning proposal's consistency with applicable State Environmental Planning Policies is summarised in **Appendix A**. A detailed overview of key SEPPs is included below.

6.1 State Environmental Planning Policy (Sustainable Buildings) 2022 (formerly the SEPP (Building Sustainability Index: BASIX) 2004)

Consistent - This planning proposal does not contain any provisions that would contravene or hinder the application of this SEPP.

6.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Consistent – The land to which this Policy applies does not include the subject site, this this planning proposal does not contain any provisions which would contravene or hinder the application of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.



The planning does not include land use changes that will have any effects on remnant bushland or significant ecological communities particularly due to the fact that the site predominantly consists of paved, concrete areas for carparking and established structures.

6.3 State Environmental Planning Policy (Resilience and Hazards) 2021

Consistent - This planning proposal will introduce land use changes that have been justified in accordance with the *State Environmental Planning Policy (Resilience and Hazards) 2021*. The subject sites are acknowledged to be flood-affected, considering both the 1% Annual Exceedance Probability (AEP) and Probable Maximum Flood (PMF) events. A Flood Investigation Report has been provided by the applicant which includes detailed flood modelling.

The subject site is not within a Coastal Zone as defined under Clause 2.4 within Chapter 2 Coastal management; therefore, any future development is not required to be carried out in accordance with the SEPP. Additionally, this planning proposal does not propose to include any uses related to 'potentially hazardous industry' or 'potentially offensive industry' as defined under Clause 3.2 within Chapter 3 Hazardous and offensive development.

6.4 State Environmental Planning Policy (Housing) 2021

Consistent – This planning proposal is consistent with the principles in the *Housing SEPP 2021*. In particular, the proposed amendments within this proposal seek to align with the following specific principles:

“3 Principles of Policy

The principles of this Policy are as follows—

- (c) ensuring new housing development provides residents with a reasonable level of amenity;*
- (d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services;*
- (e) minimising adverse climate and environmental impacts of new housing development; and*
- (f) reinforcing the importance of designing housing in a way that reflects and enhances its locality.”*

The planning proposal includes zoning changes to the R2 zoned land to R4 zoning that will allow new types of residential accommodation that were previously not permitted. In instances where this may arise, Council's CBLEP 2023 and CBDP 2023, in tandem with the provisions of the Housing SEPP 2021, will ensure that the new residential development is of a high quality and design standard.

Moreover, the concept scheme shown in this planning proposal has been assessed for compliance with Schedule 9 'Design principles for residential apartment development' of the Housing SEPP 2021, and in particular the design criteria in the Apartment Design Guide (ADG) 2015. The concept and proposal are capable of achieving the following:

- Solar access to more than 70% of residential units in mid-winter for a minimum of 2 hours between 9am-3pm.
- Natural cross ventilation to more than 60% of residential units.



- Above the minimum required communal open space of 25% of the total site area, resulting in approximately 43% communal open space across the site.
- Above the minimum required direct solar access, being 50% of the principal usable area of communal open space for a minimum of 2 hours between 9am-3pm in mid-winter.
- Above the minimum required deep soil planting area of 7% of the total site area, resulting in approximately 26% deep soil planting of the site area.
- Compliance with minimum private open space requirements to relevant apartment types.

The proposed concept clearly demonstrates a high-quality design outcome for the site and LGA.

6.5 Draft Transit Oriented Development (TOD) SEPP and Diverse and Well-located housing reforms – Low to Mid-Rise Housing Policy

Consistent - Council is aware of the NSW Government's current and proposed changes to the planning system intending to increase the capacity to deliver more low and mid-rise housing in well located areas near existing services and infrastructure.

This planning proposal does not contain any provisions which would contravene or hinder the application of the TOD SEPP or the Low and Mid-Rise Housing policies. This planning proposal seeks to provide additional opportunities for development which would be consistent with the aims of this code, particularly by facilitating the provision of low-rise housing in the form of terraces and mid-rise housing in the form of residential flat buildings and shop-top housing (where the maximum height reaches 6 storeys).

Whether or not the low to mid-rise housing policy changes occur, the planning proposal is considered to be an appropriate degree of change and intensification of the site that will sit well in this area of Punchbowl.

7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

This planning proposal is consistent with most applicable Local Planning Directions (Section 9.1 Ministerial Directions) (refer to **Appendix B** for the full list of Ministerial Directions), and discussed further below:

Table 9 - Consistency assessment against Local Planning Directions (Section 9.1 Ministerial Directions)

Direction	Consistent / Rationale
Focus Area 1: Planning Systems	Consistent.
1.1 Implementation of Region Plans	This Ministerial Direction applies to Council as the relevant planning authority in preparation of this planning proposal for land to which a Region Plan has been released by the Minister for Planning. This planning proposal is consistent with the Region Plan 'A Metropolis of Three Cities' as detailed in Table 4.



<p>1.3 Approval and Referral Requirements</p>	<p>Justifiably inconsistent.</p> <p>This Ministerial Direction applies to Council as the relevant planning authority in preparation of this planning proposal however this planning proposal does not propose any provisions that would be relevant to the Ministerial Direction.</p>
<p>1.4 Site Specific Provisions</p>	<p>Justifiably inconsistent.</p> <p>This Ministerial Direction applies to a planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must allow that land use to be carried out in the zone the land is situated on.</p> <p>This direction does not align with this planning proposal, as it seeks to include 'registered club', 'hotel or motel accommodation' and 'function centre' for the B1 zoned part of the former 'Club Punchbowl' site including 923-925 Punchbowl Road and 21 Canterbury Road, Punchbowl as Additional Permitted Uses. The planning proposal will also include a new provision that would require site consolidation prior to development occurring. These changes while site specific provisions, are deemed necessary to facilitate the intended outcomes being sought and will ensure the site will development as a coherent and cohesive unified site (excluding 23 Canterbury Road) rather than ad hoc future separate redevelopment proposals.</p> <p>The proposed amendments to the Height and Floor Space Ratio maps provide future certainty for the community and the developer, and reflect the detailed distribution of towers, height and gross floor area across the site as illustrated in scenarios provided in Figure 8 and Figure 9 of this report.</p>
<p>Focus Area 4: Resilience and Hazards</p> <p>4.1 Flooding</p>	<p>Justifiably inconsistent.</p> <p>This Ministerial Direction applies to Council as the relevant planning authority in preparation of a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land. It is noted that the proposal does not change the areas of the site that are residential zoned and the additional permitted uses for the B1 Zoned part of the former 'Club Punchbowl' site will be permitted under the separate planning proposal to implement new employment zones.</p> <p>The proposed amendments to <i>CBLEP 2023</i> would allow development within flood impacted sites, noting that development is already permitted. This may lead to an increase in development and/or dwelling density on the affected sites. It is noted that future development on the subject sites is not expected to significantly increase the need for government spending on emergency management services, flood mitigation, and emergency response measures.</p> <p>Ministerial Direction 4.1 Flooding highlights that a planning proposal may be inconsistent with this direction only if the planning proposal authority can satisfy the Planning Secretary (or their nominee) that:</p> <p><i>"(c) the planning proposal is supported by a flood and risk impact assessment accepted by the relevant planning authority and is prepared in accordance with the principles of the Floodplain Development Manual 2005 and consistent with the relevant planning authorities' requirements, or</i></p> <p><i>(d) the provisions of the planning proposal that are inconsistent are of minor significance as determined by the relevant planning authority."</i></p>



	<p>A review of the flood classification of the site included within this planning proposal is included below. The review of flood impact assessments has justified the proposed amendments in accordance with the Ministerial Directions and the principles of the Floodplain Development Manual 2005.</p> <p><u>Council's existing Floodplain Risk Management Plans</u></p> <p>The proposed <i>CBLEP 2023</i> amendments apply to the <i>Georges River Floodplain Risk Management Plan</i> and the site sits within the Salt Pan Creek sub catchment. The assessment of flood risk for the site has been informed by Council's endorsed flood mapping, flood studies, a peer review, and for consistency in part by the Department's flood risk assessment in the plan's finalisation report (PP-2020-684) for the consolidated <i>CBLEP 2023</i>, dated June 2023. The Department's plan finalisation report (p.37-45) has been used as a guideline to ensure consistency has been maintained with regards to identifying and assessing responses to site specific flood risks.</p> <p>The Direction states that planning proposals must not:</p> <ul style="list-style-type: none">• Rezone land within flood planning areas from recreation, rural, special purpose or environmental protection zones to residential, business, industrial or special purpose zone; and <p>contain provisions that apply to the flood planning area, for example, permitting residential accommodation in high hazard areas or permitting a significant increase in the development and/or dwelling density of that land.</p> <p>This planning proposal is inconsistent with this Direction because it seeks to:</p> <ul style="list-style-type: none">• Rezone land from R2 Low Density Residential to R4 High Density Residential which will increase the development and/or dwelling density of part of the site, and• Small portions of the site have a high hazard flooding rating. <p>The map below shows the site is mostly affected by medium flooding hazard with some small areas of high flooding hazard along the western side of the site.</p>
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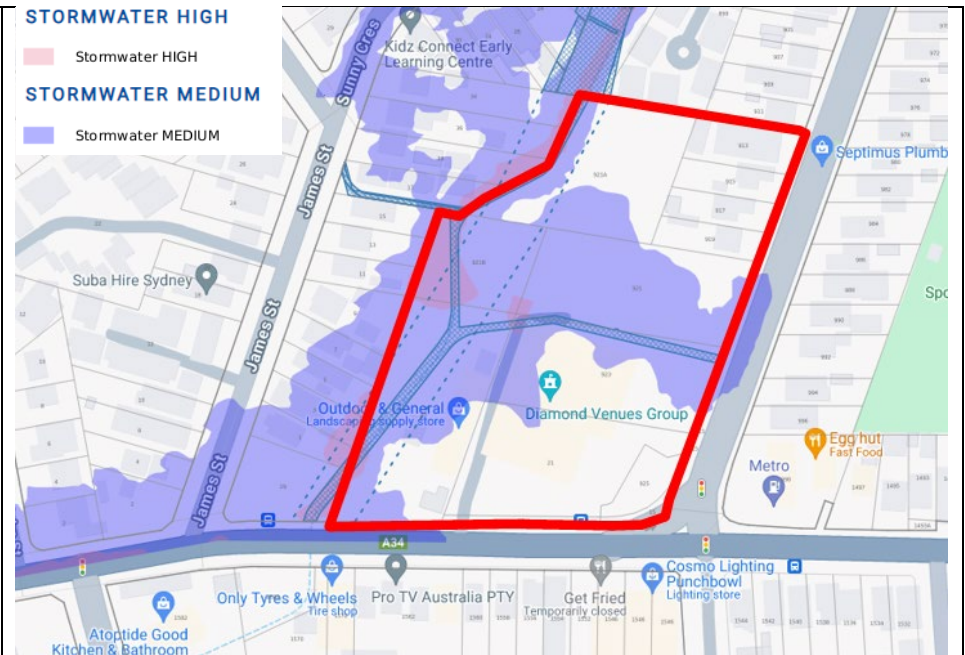


Figure 13: Flood Risk Map (Source: Council's Weave mapping system, 2024)

Council's justification is that these inconsistencies are acceptable because the site already has redevelopment potential, the key street frontages of the site are not significantly impacted (allowing evacuation) and the nature of the LEP amendments are relatively minor in the context of the existing zoning and uses permitted, and therefore is capable of supporting future potential development.

Council has evaluated the flood risk of the site pertaining to the proposal and has assessed site's compliance with 'Ministerial Direction 4.1 – Flooding', noting that the site is mostly affected by medium risk for Stormwater Flooding and is not affected by Riverine Flooding.

Council's assessment:

The site is partially affected by Medium Risk Stormwater Flooding. In accordance with the Ministerial Direction, this planning proposal will permit development in a flood planning area and this inconsistency can be supported on the basis that:

"(a) the planning proposal is in accordance with a floodplain risk management study or plan adopted by the relevant council in accordance with the principles and guidelines of the Floodplain Development Manual 2005".

The Salt Pan Creek Catchments Floodplain Risk Management Study and Plan for the former Bankstown LGA (dated December 2013) applies to this site and catchment. The Plan can be downloaded via this link from Council's website. [🔗](#)

This planning proposal does not contravene any of the recommended measures in the Floodplain Risk Management Plan (the Plan). The Plan does not refer to the site and there are no specific recommendations applicable for the land along Canterbury Road or Punchbowl



	<p>Road (refer to Section 9 (p81) and Figure 9.1 of the Plan). It is noted that the planning and development controls in section 9.1.14 (p85) have since been reviewed and incorporated into the CBDP 2023.</p> <p>The development site is affected by the 1% Annual Exceedance Probability (AEP) and Probable Maximum Flood (PMF) events. Using the hazard vulnerability classification system described in Australian Disaster Resilience Guideline (AIDR 2017), the site is impacted by H1 to H3 classification floodwaters during the 1% AEP flood event. The proponent has provided a flooding assessment information in the form of a Flood Investigation Report (June 2022) (Attachment J) and a Flooding Assessment (November 2023) (Attachment I) which concludes the subject site is suitable for this planning proposal in relation to flooding.</p> <p>To confirm the sites' suitability against these policies, Council engaged an independent flood expert (Stantec) to perform a Peer Review of these documents (Attachment V), which concluded that <i>"the current assessment is considered fit-for-purpose for a planning proposal submission. The flood assessment is equivalent to a 'simple' Flood Impact and Risk Assessment (FIRA) as per FRM Guideline LU01. Given the high-level nature of the planning proposal phase, this level of assessment is considered suitable."</i></p> <p>Specific flooding controls relating to the PMF flood impacts on the site can be included as part of the site specific DCP and would relate to the requirement for the basement entrances to be designed to be above the PMF flood level.</p> <p>Should a more detailed FIRA be required as part of a future DA, the applicant is able to provide this which will ensure the flooding assessment reflects the final detailed design on the site. Council's existing flooding controls within Chapter 2.2 of the Canterbury Bankstown Development Control Plan 2023.</p>
4.4 Remediation of Contaminated Land	<p>Justifiably inconsistent.</p> <p>In accordance with Direction 4.4, Council recognises and has duly considered the condition of the land. Pursuant to the Direction, the planning proposal includes a change of use of the land by:</p> <ul style="list-style-type: none"> Rezoning the R2 portion of the site to R4, and Providing Additional Permitted Uses on the B1 Neighbourhood Centre zoned portion of the site (21 Canterbury Road and 923-925 Punchbowl Road) to include 'registered club', 'hotel or motel accommodation' and 'function centre'. <p>It is pertinent to mention that a Remediation Action Plan (RAP) has been prepared by Benviron Group for the subject site, with the exception of 23 Canterbury Road as the proposed APUs do not apply to this land.</p> <p>An Acid Sulfate Soils Assessment has also been conducted by Foundation Earth Sciences for the subject site (also with the exception of 23 Canterbury Road) and found that the site is not impacted by acid sulfate soils. This was determined following fields tests, collection of soil samples and a laboratory analysis of the soils against guidelines set out in Acid Sulphate Soils Assessment Guidelines prepared by the Acid Sulphate Soils Assessments Management Advisory Committee (ASSMAC).</p> <p>Based on these findings, it was concluded that:</p>



	<ul style="list-style-type: none"> There are no significant contamination issues at the subject site. While detailed assessments have been prepared to support this planning proposal, further assessment would be required to support future development application/s to realise the redevelopment of the site. If required, the site can be readily made suitable for the proposed development and land uses. <p>Furthermore, Council acknowledges Section 10.7 of the Environmental Planning and Assessment Act 1979 (EP&A Act), which establishes planning certificates to provide information on any land within the council area. As outlined in section 10.7(2), these certificates must specify matters concerning the land as prescribed by the EP&A Act or as arising in connection with another Act. Council recognises its obligation to disclose the contamination status on any planning certificate issued for the site. Any future Development Application for the site must adhere to the stipulations outlined in Clause 6.1 of the CBLEP 2023.</p> <p>It is important to note that land at 23 Canterbury Road may require technical studies and assessment to justify the proposed amendments within this proposal, as it was not included at the time the studies/assessments were conducted. However, it is justifiable that a site audit statement is not requisite for the purpose of a gateway determination for this planning proposal.</p>
<p>Focus Area 5: Transport and Infrastructure</p> <p>5.1 Integrating Land Use and Transport</p>	<p>Consistent.</p> <p>This Ministerial Direction applies to Council as the relevant planning authority in preparation of a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, employment, village or tourist purposes.</p> <p>This planning proposal meets the following objective under this Direction:</p> <ul style="list-style-type: none"> Improving access to housing, jobs and services by walking, cycling and public transport <p>This planning proposal seeks a change in zoning, and provides increased opportunity for development of additional dwellings, employment floor space within an identified central location which is within convenient walking distance to bus services. This planning proposal sits on the junction of two main roads that have regular bus services that align with the frequency requirements set out in the following documents:</p> <ul style="list-style-type: none"> The Right Place for Business and Services – Planning Policy (DUAP 2001). Improving Transport Choice – Guidelines for planning and development (DUAP 2001). <p>The site-specific DCP will address the following Principles within this document as follows:</p> <ul style="list-style-type: none"> Principle 5. Connect streets The proposal internal road and open space network achieves high quality vehicle and pedestrian permeability through the site. In particular there are multiple pedestrian access routes through the site that lead to public transport bus stops along Canterbury Road, as well as along Punchbowl Road. <p>The site specific DCP is to include a transport network map that show the location of public transport in proximity to the site and pedestrian access/routes to the relevant bus stops. In combination with the proposed transport network map, the site specific</p>



	<p>DCP is to include example typical road designs for the internal road network that would show any street design features that would enhance the multiple functions of the internal roads and public spaces to the benefit of varying users.</p> <ul style="list-style-type: none"> – Principle 6. Improve pedestrian access There is no need to conduct a pedestrian audit as the existing site conditions do not promote a highly pedestrianised environment, however the site is proposed to become a permeable active centre. The would be reflected in the site specific DCP a transport network map. Additionally, maps and drawings will guide the future development of the site with detailed information on signage and lighting. <p>Regarding enhancing security through design, the site specific DCP shall address this via controls pertaining to the principles of Crime Prevention Through Environmental Design (CPTED). All future development applications on the site would need to address CPTED principles.</p> <ul style="list-style-type: none"> – Principle 7. Improve cycle access The site specific DCP is to include a transport network map that shows the location of cycling routes. The plan is to be supported by sections and drawings to guide the future redevelopment of the site. Additionally, all road and footpath designs are required to meet Australian Standards. Standard Council controls are to be included in the site specific DCP pertaining to this requirement. – Principle 8. Manage parking supply The concept scheme in the planning proposal clearly demonstrates that it is able to accommodate the Council’s car parking requirements on the site. Notwithstanding this, other initiatives such as ‘car share’ programs could also be accommodated on the site to better manage vehicle supply and demand. Additionally, almost all the car parking on the site to support the future development would be located in basement facilities. – Principle 9. Improve road management The site benefits from being located in close walkable proximity to bus services that connect to nearby train stations. The future redevelopment of the site which includes a well-known community club would provide varying transport modes options, such as drop-off & pick areas for taxis, uber and shuttle bus services, a high-quality pedestrian permeable environment to public transport services, and a high-quality walking and cycling environment through the site. This is to be captured in the site specific DCP by way of controls, transport network map/s and supporting drawings to guide the redevelopment of the site. <p>Moreover, the future development of the site has no adverse bearing on the available bus services in the area, and does not disadvantage the existing community and future community from access and use of the local bus services.</p> <p>The future redevelopment of the site would promote increased use of the local public transport network.</p> <ul style="list-style-type: none"> – Principle 10. Implement good urban design The site specific DCP is to include a transport network map that show the location of pedestrian routes, cyclist routes, vehicle routes and location to public transportation.
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	<p>With regard to orienting all pedestrian entrances towards street frontages, the concept scheme envisages the solution to this initiative. Standard Council controls are also to be included in the site specific DCP pertaining to this requirement. It is noted that the future redevelopment would also be subject to Cause 6.15 Design Excellence of the CBLEP 2023.</p> <p>In relation to ensuring setbacks taken into consideration natural surveillance, the site specific DCP is to include relevant maps and drawings as to building orientation and layout to guide the future development of the site.</p>
5.2 Reserving Land for Public Purposes	<p>Justifiably inconsistent.</p> <p>This Ministerial Direction applies to Council as the relevant planning authority in preparation of a planning proposal to facilitate the provision of public services and facilities by reserving land for public purposes.</p> <p>The publicly accessible open space to be delivered as part of this planning proposal will not be zoned RE1 Public Recreation Zone and therefore this Ministerial Direction is not applicable.</p>
Focus Area 6: Housing 6.1 Residential Zones	<p>Consistent.</p> <p>This direction applies to Council as the relevant planning authority in preparation of a planning proposal that will affect land within an existing or proposed residential zone.</p> <p>This planning proposal meets the following objective under this Direction:</p> <ul style="list-style-type: none"> • encourage a variety and choice of housing types to provide for existing and future housing needs • make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services <p>This planning proposal intends to facilitate a mixed-use development that primarily consists of residential housing, more specifically it intends to deliver a mix of housing typologies being a total of 334 dwellings, including 322 apartments (residential flat buildings and shop-top housing) and 12 multi-dwelling housing.</p> <p>The apartments will include varied unit sizes, with larger apartments to cater for families with children and larger households, thus addressing the need for family-friendly apartments in the Canterbury-Bankstown LGA.</p>
Focus Areas 7: Industry and Employment 7.1 Employment Zones	<p>Consistent.</p> <p>This planning proposal will not reduce the total potential floor space for employment uses and will rather retain employment-generating uses on the site.</p> <p>The proposed Additional Permitted Uses on the B1 Neighbourhood Centre zoned portion of the site (21 Canterbury Road and 923-925 Punchbowl Road) to include 'registered club', 'hotel or motel accommodation' and 'function centres' will further increase the employment generating potential of the site.</p>



Section C – Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

This planning proposal will maintain provisions to increase densities within the existing locale of each centre and not introduce forms of development which will threaten critical habitats, threatened species or ecological communities and their habitats.

This planning proposal therefore does not serve to potentially impact critical habitats and threatened species prevalent on the subject site.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Other likely environmental effects resulting from this planning proposal are discussed below, which will each be addressed through various elements of urban design, including built form and building design.

9.1 Flooding

This planning proposal has been prepared in consideration of the objectives of Local Planning Direction 4.1 Flood Prone Land. In addition, consideration has been given to ensure consistency with:

- the *NSW Flood Prone Land Policy*,
- the *Considering Flooding in Land Use Planning Guideline 2021*, and
- any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the *Floodplain Development Manual 2005* and adopted by the relevant council.

The proposed buildings will be designed to ensure all finished floor levels sit above the PMF. With this principle of this design approach is to ensure the future development can readily manage any flooding impacts. Specific flooding controls relating to the PMF flood impacts are intended to be included as part of the site specific DCP and would relate to the requirement for the basement entrances to be designed to be above the PMF flood level.

9.2 Sustainability, Climate Change and Building Performance

The proposed housekeeping amendments will facilitate development that must consider and adhere to the *Sustainable Buildings SEPP*. This policy aims to promote the design and construction of more sustainable buildings across New South Wales. These requirements will be applicable to both residential and non-residential developments.



9.3 Indigenous and non-Indigenous Cultural Heritage

It is noted that heritage conservation within Canterbury Bankstown Council is covered by Clause 5.10 'Heritage conservation' of the *CBLEP 2023*. As such, the *CBLEP 2023* has identified items, areas, objects and places of environmental heritage significance or indigenous heritage significance LEP.

The subject sites of this planning proposal have not been identified as heritage items or located within a heritage conservation area. Notwithstanding, Council intends to include Connecting with Country provisions within the site specific DCP, to encourage a Country-centred approach during the design process for various aspects of future development, including and not limited to open space design, landscape design, building design and use of building materials.

10. Has this planning proposal adequately addressed any social and economic effects?

A discussion of the Economic and Social Effects of this planning proposal is discussed below.

10.1 Economic Effects

This planning proposal includes amendments to the *CBLEP 2023* that are projected to yield an economic benefit for Council and the broader community. Council does not anticipate that the amendments contained within this proposal will result in any negative economic effects for Council and the broader community.

The proposal will provide for additional employment floor space which will promote both business activity and private investment within the centre providing for the growth and evolution of the centre. The increased residential population on the site will support the viability of local businesses. The Proposal will also generate employment during the construction phase of the development. This is further detailed in Section 4.4 of this report as part of the assessment of Council's Employment Lands Strategy.

10.2 Social Effects

This planning proposal delivers a number of positive social effects in that it:

- Increases opportunity to provide services within walkable catchments of key local centres
- Increases opportunity for private investment within key local centres
- Provides opportunity for new housing, retail and other services and jobs within existing urban boundaries
- Increases housing opportunities for residents within close proximity to key services and infrastructure
- Increases the potential delivery of new affordable housing to reduce the number of people experiencing housing stress
- Upgrades existing infrastructure can be delivered by the proponent in addition to Section 7.11 and 7.12 Development Contributions, and
- Increases employment opportunities locally and improves the provision of services for the community.



These advantages contribute to enhancing the social value of Canterbury Bankstown by preserving key places of significance and fostering vibrant urban activity within local centres, cultivating a strong sense of place.

Notwithstanding the advantages, it is important to note that during the Local Planning Panel phase, the community expressed some concerns about the potential for a registered club to be re-established on the site as an Additional Permitted Use, of which this report acknowledges on Page 11 – 12. A redacted version of the community submissions can be found in Attachment C. Council's response to this concern is found on page 17 of the subsequent Council report (Attachment B).

Council's response is as follows:

'The future use of the registered club on the site will be subject to development assessment which should require an operational plan of management for the registered club use to address and prevent any disorderly behaviour and noise to the surrounding properties. Given there will also be residential dwellings located on the site itself, the DA would need to give careful consideration to such on and off-site impacts. Once the DA reaches the public exhibition stage, surrounding property owners/residents will be able to make a submission which will be considered prior to determination of the DA.'

Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the planning proposal?

Yes.

Utilities, Waste Management and Recycling Services

The Architectural Design Package provided by the applicant includes indicative basement designs and shows the potential location of waste collection areas in the basement level, as well as compliant waste vehicle swept path for access and egress purposes. Servicing areas and waste collection will occur in these basements with the exception of the terraces which will carry out kerb side waste collection.

Transport Infrastructure

This planning proposal has considered the anticipated increase in demand on transport infrastructure and deems the two bus stops Council's assessment suggests that the proposed amendments will not impose excessive demands on the existing infrastructure established within Canterbury Bankstown. This is partly due to the generous amount of carparking spaces proposed, which make up a total of 509 spaces for both residential and commercial uses. However, Council deems the site to be well serviced by two bus stops adjacent to the site connecting to Bankstown City Centre and Canterbury. Further details regarding these bus services are provided in Table 4 under 'Well-Connected City – Developing a more accessible and walkable city.'

Commercial uses are also proposed within the same site as residential uses is proposed, therefore conveniently locating housing at a walkable distance to jobs, services and amenities will help reduce reliance on cars and moderate the demand for car travel.



Moreover, the Traffic Impact Assessment provided by the applicant dated April 2023 (Attachment R) found that based on the proposed vehicle generation and trip-generation dispersal, the proposal would not have an adverse impact on nearby intersections. The proposed development (with the exception of 23 Canterbury Road) has been assessed to generate 123 vehicle trips per hour during the AM peak period and 184 vehicle trips per hour during the PM peak period. Traffic modelling has been undertaken at key intersections, with the results demonstrating the assessed intersections would continue to perform adequately regardless of the additional traffic volumes.

In addition to the applicant's Traffic Impact Assessment, a detailed Traffic and Transport Study was prepared to support the Canterbury Road Review dated July 2017. The study reviewed the traffic and transport networks along the Canterbury Road Corridor, with respect to walkability and access to public transport, commercial centres, community facilities and other key trip attractors. Extensive traffic modelling was also carried out depicting future (2036) expected traffic volumes at AM and PM peak periods. It is important to note that in comparison with other intersections along the Canterbury Road Corridor, the Punchbowl Road and Canterbury Road intersection was not deemed as requiring immediate mitigation measures recommended in the Study in terms of congestion.

It is also noted that pedestrian crossing upgrades is expected to be a shared effort with TfNSW as this will not only benefit the pedestrians from the proposed development, but existing pedestrians needing to cross Punchbowl Road. This has been acknowledged in Page 10 of this planning proposal report. Council would like to stress that TfNSW has not objected to this planning proposal, and were engaged as part of the Scoping Proposal phase.

Community and Social Infrastructure

The provisions being sought through this planning proposal are broadly consistent with the objectives and directions within the 'CBCity 2028 Community Strategic Plan' and 'CBCity's LSPS'. Further details are provided in Section 4.1 of this planning proposal report.

Section E – State and Commonwealth Interests

12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The required consultation will be detailed as part of the Gateway Determination.



Part 4 – Maps

This planning proposal seeks to amend the following maps as part of the *CBLEP 2023*. The proposed LEP Map amendments are consistent with the 'Standard Technical Requirements for Spatial Datasets and Maps' using the same format, symbology, labelling and appropriate map scale. The following maps will be amended through the digital mapping system:

The maps in this Part will reflect the specific portions within the overall subject site of 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl.

Map 1: Existing Land Zoning Map

Map 2: Proposed Amended Land Zoning Map

Map 3: Existing Height of Buildings Map

Map 4: Proposed Amended Height of Building Map

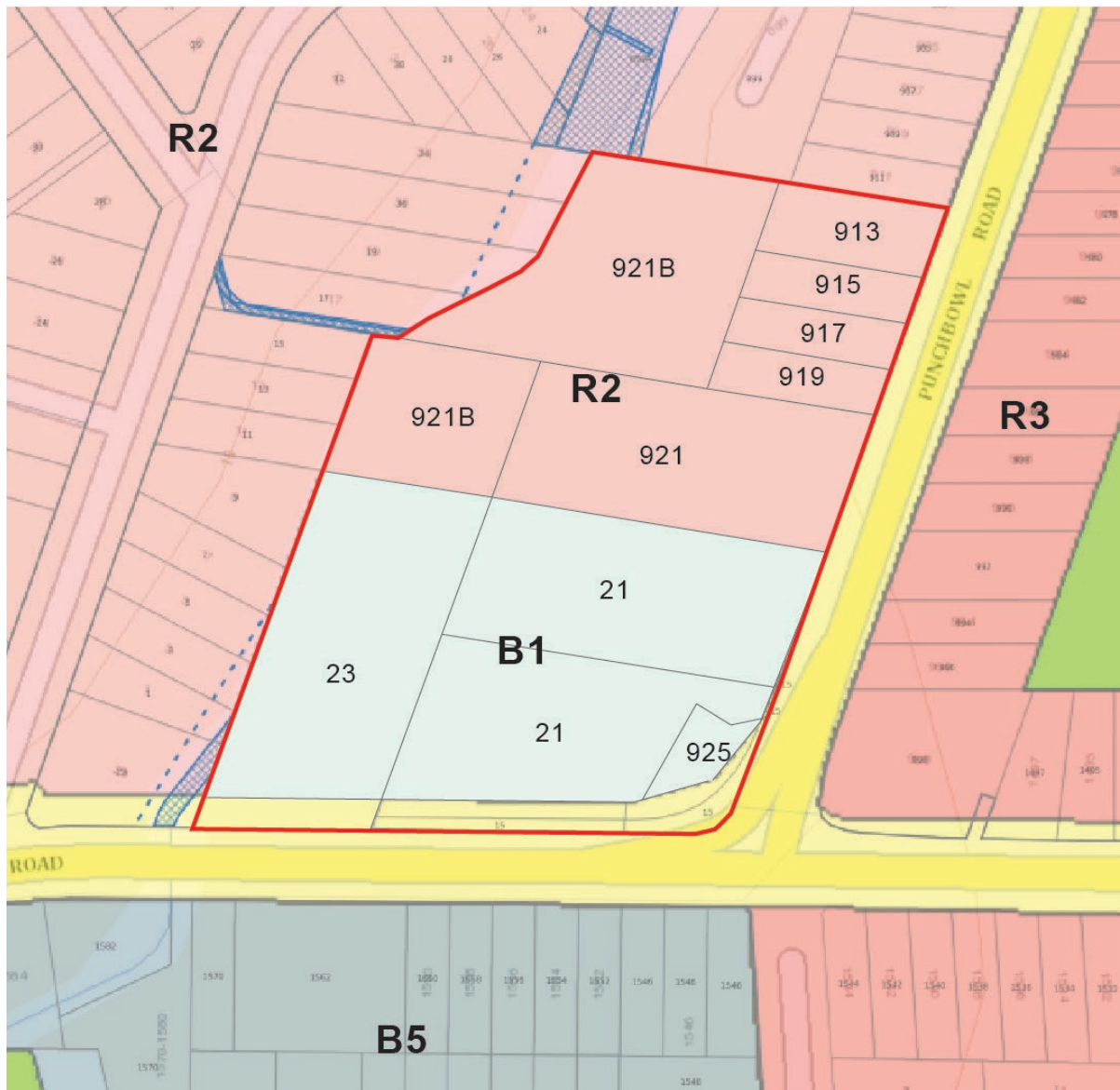
Map 5: Existing Floor Space Ratio Map

Map 6: Proposed Amended Floor Space Ratio Map



Map 7: Proposed Amended Additional Permitted Use Map



Map 1: Existing Land Zoning Map – 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl



Legend:



-  R2 Low Density Residential
-  B1 Neighbourhood Centre



Map 2: Proposed Amended Land Zoning Map – 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl



Legend:

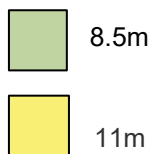
-  R4 High Density Residential
-  B1 Neighbourhood Centre



Map 3: Existing Height of Buildings Map – 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl 6 and 8 Chapel Road, Bankstown

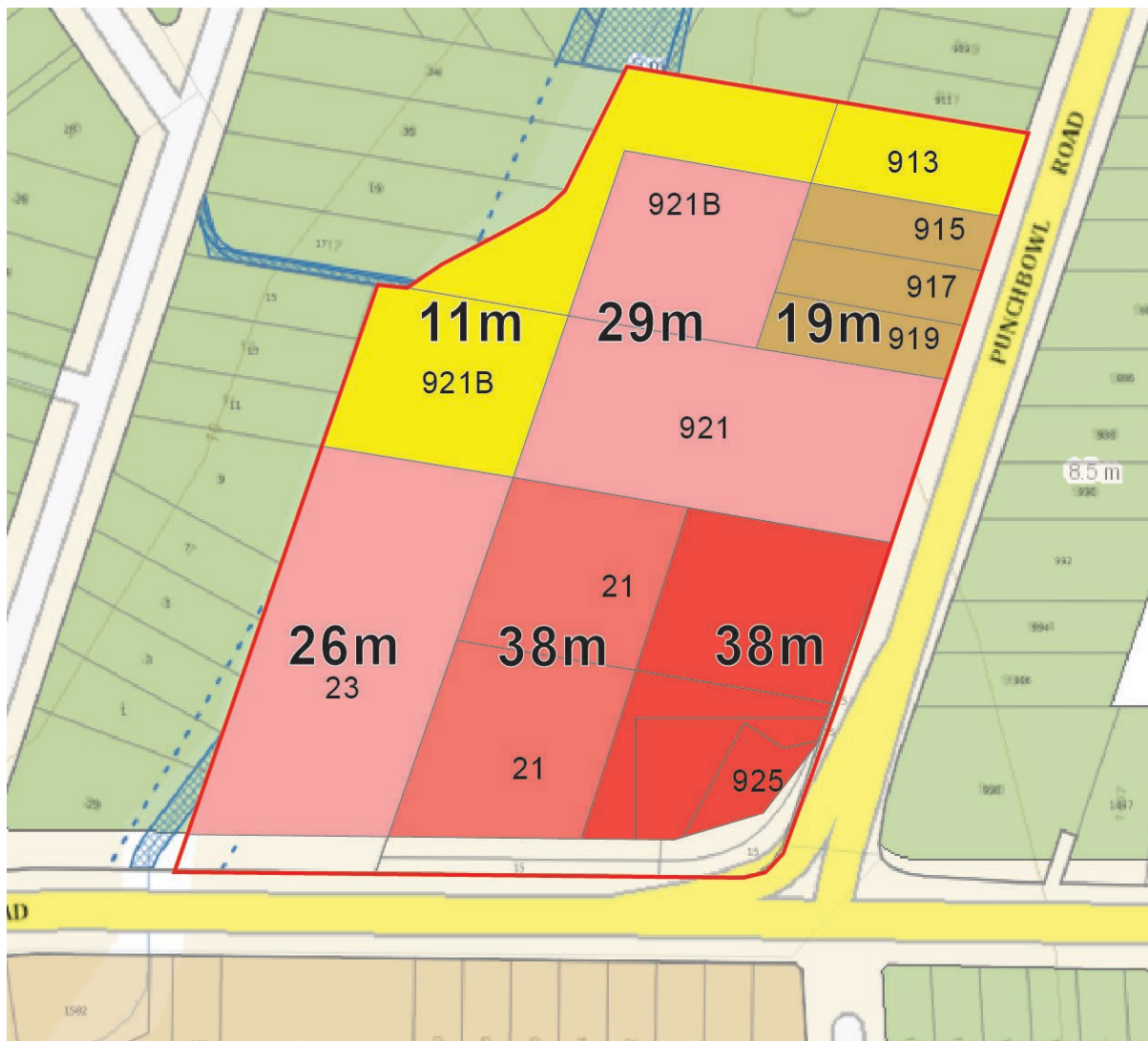


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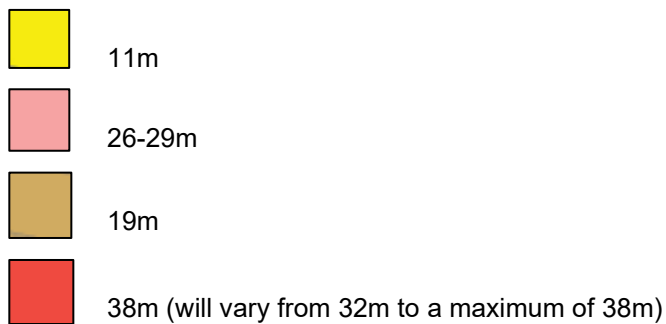




Map 4: Proposed Amended Height of Building Map – 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl

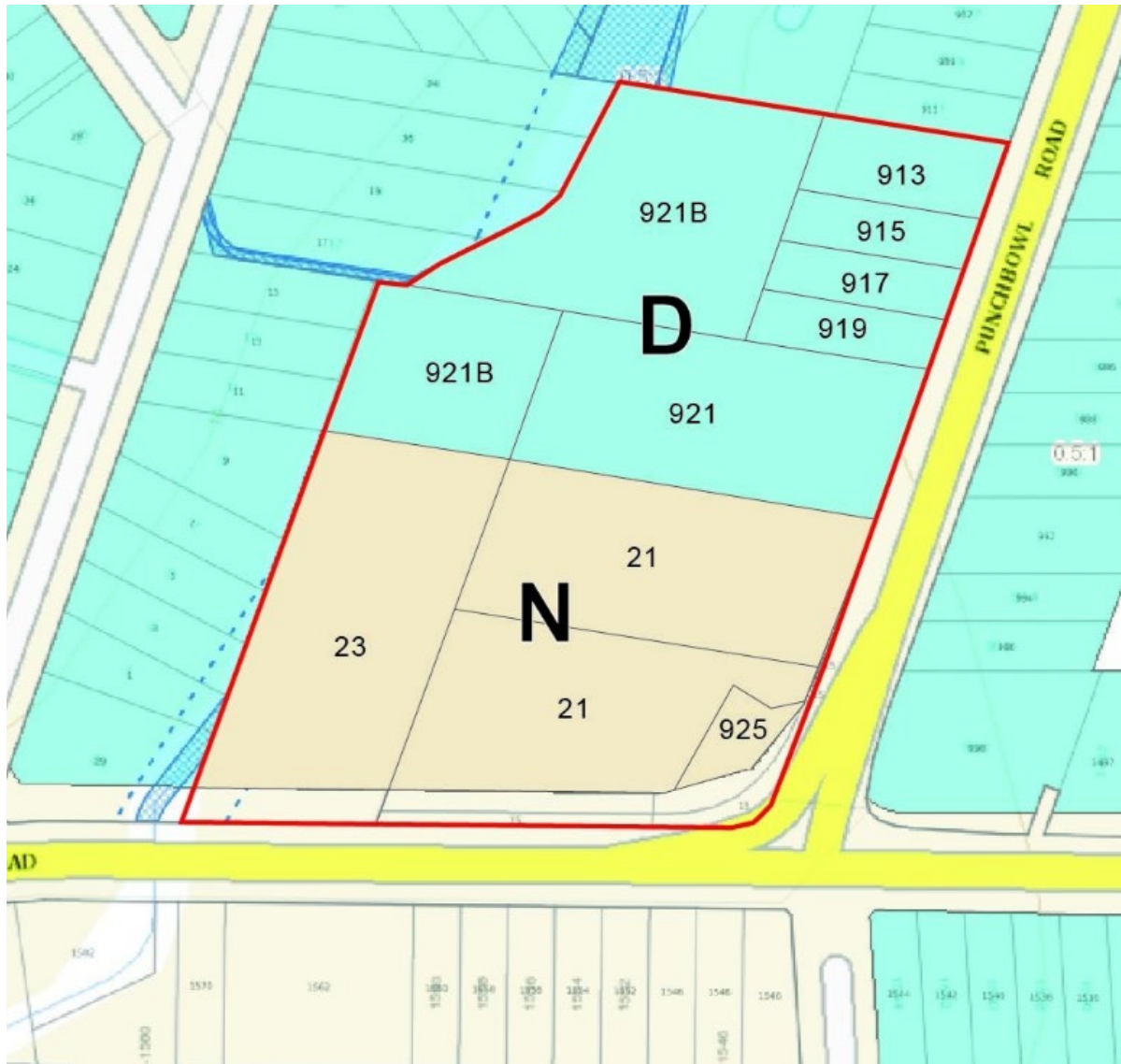


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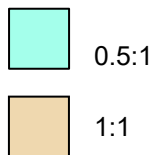




Map 5: Existing Floor Space Ratio Map – 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl

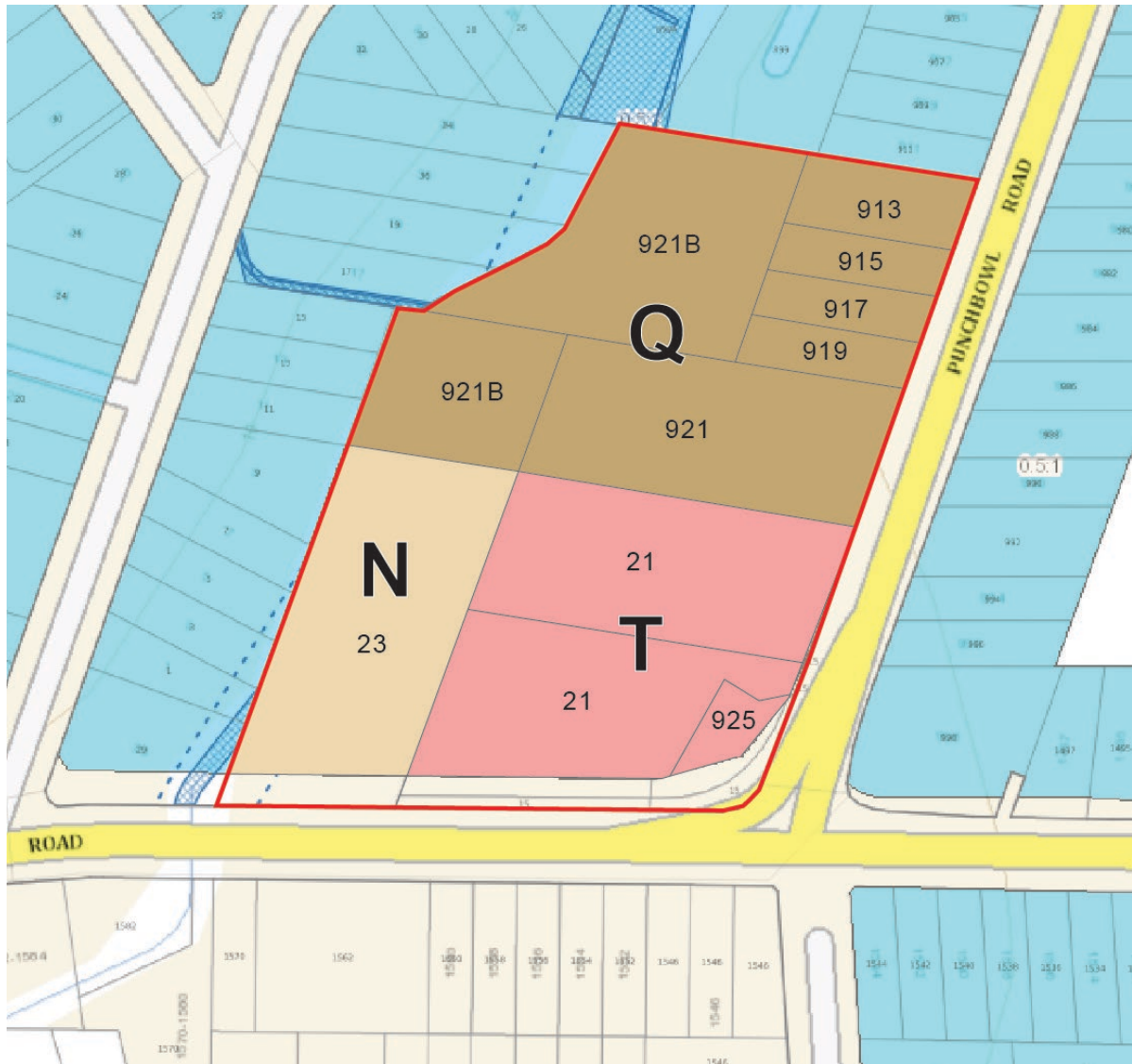


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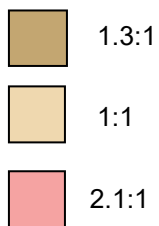




Map 6: Proposed Amended Floor Space Ratio Map – 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl



Legend:






Map 7: Proposed Amended Additional Permitted Use Map – 913-925 Punchbowl Road and 21-23 Canterbury Road, Punchbowl



Legend:

 Additional Permitted Uses Map



Part 5 – Community Consultation

This planning proposal will be placed on public exhibition in accordance with the Gateway Determination and Canterbury Bankstown Community Participation Plan for a minimum of 28 days or as required by the Gateway Determination, comprising of:

- Notification in the local newspaper that circulates in the area affected by this planning proposal.
- Copies of this planning proposal and supporting documents at Council's Bankstown and Campsie Customer Service Centres.
- Display on Council's corporate 'Have Your Say' website.
- Written notification to affected property owners.
- Written notification to public authorities stipulated in the Gateway determination.

Each public authority/organisation is to be provided with a copy of this planning proposal and any relevant supporting material and given ample time to comment on the proposal. The amount of days required for comment will be stipulated in any Gateway determination.



Part 6 – Project Timeline

The anticipated timeline for completion of this planning proposal is as follows:

Dates	Project timeline
July 2024	Report Matter to Council, consideration by Council and Council decision
August 2024	Submit planning proposal to the Department for Gateway Determination
September 2024	Initiate negotiations of Planning Agreement with proponent
September 2024 – January 2025	Progress preparation of site-specific DCP to enable the draft DCP to be finalised
October 2024	Gateway Determination issued by the Department
April 2025	Complete any changes required by Gateway Determination (pre-exhibition) including finalisation of draft exhibition package, and proponent to provide updated final technical reports
May 2025	Commencement and completion of public exhibition period and public hearing
June 2025	Consideration of submissions and making amendments where required
July 2025	Complete any required changes to site-specific DCP, draft planning agreement and planning proposal
August 2025	Council meeting to consider outcomes of exhibition
September 2025	Submission to the Department for finalisation coordinated with NSW Parliamentary Counsels Office
October 2025	Gazettal of LEP amendment



Appendix A - State Environmental Planning Policies

State Environmental Planning Policies	Applicable	Consistent
State Environmental Planning Policy (Housing) 2021	Yes	Consistent
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	Consistent
State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes	Consistent
State Environmental Planning Policy (Primary Production) 2021	No	N/A
State Environmental Planning Policy (Biodiversity and Conservation) 2021	No	N/A
State Environmental Planning Policy (Resilience and Hazards) 2021	No	N/A
State Environmental Planning Policy (Industry and Employment) 2021	Yes	Consistent
State Environmental Planning Policy (Resources and Energy) 2021	No	N/A
State Environmental Planning Policy (Sustainable Buildings) 2022	Yes	Consistent
State Environmental Planning Policy (Planning Systems) 2021	No	N/A
State Environmental Planning Policy (Precincts – Central River City) 2021	Yes	Consistent
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	No	N/A
State Environmental Planning Policy (Precincts – Regional) 2021	No	N/A
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	No	N/A



Appendix B - Local Planning Directions (Section 9.1)

Local Planning Directions		Applicable	Consistent
Focus area 1: Planning Systems			
1.1	Implementation of Regional Plans	Applicable.	Consistent.
1.2	Development of Aboriginal Land Council land	Not applicable.	N/A
1.3	Approval and Referral Requirements	Applicable.	Justifiably inconsistent.
1.4	Site Specific Provisions	Applicable.	Justifiably inconsistent.
1.4A	Exclusions of Development Standards from Variation	Not applicable.	N/A
Focus area 1: Planning Systems – Place based			
1.5	Parramatta Road Corridor Urban Transformation Strategy	Not applicable.	N/A
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.	N/A
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.	N/A
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.	N/A
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.	N/A
1.10	Implementation of the Western Sydney Aerotropolis Plan	Not applicable.	N/A
1.11	Implementation of Bayside West Precincts 2036 Plan	Not applicable.	N/A
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable.	N/A
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable.	N/A
1.14	Implementation of Greater Macarthur 2040	Not applicable.	N/A
1.15	Implementation of the Pyrmont Peninsula Place Strategy	Not applicable.	N/A
1.16	North West Rail Link Corridor Strategy	Not applicable.	N/A
1.17	Implementation of the Bays West Place Strategy	Not applicable.	N/A
1.18	Implementation of the Macquarie Park Innovation Precinct	Not applicable.	N/A
1.19	Implementation of the Westmead Place Strategy	Not applicable.	N/A
1.20	Implementation of the Camellia-Rosehill Place Strategy	Not applicable.	N/A
1.21	Implementation of the South West Growth Area Structure Plan	Not applicable.	N/A
1.22	Implementation of the Cherrybrook Station Place Strategy	Not applicable.	N/A
Focus area 2: Design and Place			
Focus area 3: Biodiversity and Conservation			
3.1	Conservation Zones	Not applicable.	N/A
3.2	Heritage Conservation	Not applicable.	N/A
3.3	Sydney Drinking Water Catchments	Not applicable.	N/A
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable.	N/A
3.5	Recreation Vehicle Areas	Not applicable.	N/A



3.6	Strategic Conservation Planning	Not applicable.	N/A
3.7	Public Bushland	Not applicable.	N/A
3.8	Willandra Lakes Region	Not applicable.	N/AN
3.9	Sydney Harbour Foreshores and Waterways Area	Not applicable.	N/A
3.10	Water Catchment Protection	Not applicable.	N/A
Focus area 4: Resilience and Hazards			
4.1	Flooding	Applicable.	Justifiably inconsistent.
4.2	Coastal Management	Not applicable.	N/A
4.3	Planning for Bushfire Protection	Not applicable.	N/A
4.4	Remediation of Contaminated Land	Applicable	Justifiably inconsistent.
4.5	Acid Sulfate Soils	Not applicable	N/A
4.6	Mine Subsidence and Unstable Land	Not applicable.	N/A
Focus area 5: Transport and Infrastructure			
5.1	Integrating Land Use and Transport	Applicable.	Consistent.
5.2	Reserving Land for Public Purposes	Applicable.	Justifiably inconsistent.
5.3	Development Near Regulated Airports and Defence Airfields	Not applicable.	N/A
5.4	Shooting Ranges	Not applicable.	N/A
5.5	High pressure dangerous goods pipelines	Not applicable	N/A
Focus area 6: Housing			
6.1	Residential Zones	Applicable.	Consistent.
6.2	Caravan Parks and Manufactured Home Estates	Not applicable.	N/A
Focus area 7: Industry and Employment			
7.1	Business and Industrial Zones	Applicable.	Consistent.
7.2	Reduction in non-hosted short-term rental accommodation period	Not applicable.	N/A
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.	N/A
Focus area 8: Resources and Energy			
8.1	Mining, Petroleum Production and Extractive Industries	Not applicable.	N/A
Focus area 9: Primary Production			
9.1	Rural Zones	Not applicable.	N/A
9.2	Rural Lands	Not applicable.	N/A
9.3	Oyster Aquaculture	Not applicable.	N/A
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.	N/A