

Planning Proposal

Nos. 913 - 925 Punchbowl Road,
and 21 Canterbury Road, Punchbowl

Prepared by

TUDOR PLANNING AND DESIGN

For

CMT ARCHITECTS (AUSTRALIA) PTY LIMITED AS THE PROPONENT

NOVEMBER 2023

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Signed:

A handwritten signature in black ink, appearing to read 'Michael Gheorghiu', written over a light blue horizontal line.

Date:

9 November 2023

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1 Introduction

1.1 Overview

The Planning Proposal report has been prepared by Tudor Planning and Design on behalf of CMT Architects (Australia) Pty Limited (the Proponent) in support of a future Planning Proposal to amend the *Canterbury-Bankstown Local Environmental Plan 2023* (LEP) for the site located at 913–925 Punchbowl Road and 21 Canterbury Road in Punchbowl. This report discusses and provides evidence how the proposal meets the objectives of and matches the land uses found in the current B1 Neighbourhood Zone that applies to the site, which is proposed to be retained. Additionally, the Planning Proposal report also addresses the NSW State Government's proposed land use reform of the B1 Zone to E1 Local Centre.

This report has been prepared in accordance with the NSW Department of Planning's Local Environmental Plan (LEP) Plan Making Guideline dated September 2022.

The site is most commonly known as 'Club Punchbowl' (Club), which has been a long-standing focal point and community facility for the Croatian community in the Sydney Metropolitan Area.

The vision for the site is to deliver a new contemporary Club that is supported by mixed-use development and an active immediate local community. Club patronage has been in slow decline for many years and developing the site with an active community will contribute to the Club's long-term viability. Refer Figure 1 for a photomontage of the potential future development that could be achieved on the site under the proposed future development standards.



Figure 1. Potential development on the site as a result of new development standards

It is noted that critical to the success of a mixed used development on the site is the creation of:

- A high-amenity and vibrant place that attracts visitors to the 'Club';
- High quality landscaping and public spaces; and
- Supporting retail/commercial uses to meet the daily needs of the local community and that are complimentary to the Club.

1.2 Proponents Details

The Proponent details and representative contact details are provided in the table below.

Table 1. Proponent Details

Item	Legal Description
Name:	CMT Architects (Australia) Pty Ltd as The Trustee for the CMT Architects Australia Trust
Address:	61 Kingsway, Kingsgrove NSW 2208
ABN:	31 582 265 322
Contact:	Mr. Chris Tsioulos CMT Architects (Australia) Pty Ltd T: (02) 9587 4330 E: chris@cmtarchitects.com

1.3 The Site

This planning proposal applies to the site known as Nos. 913–925 Punchbowl Road and 21 Canterbury Road in Punchbowl. The site comprises the following properties as shown in the Table below and in Figure 2 in this report. Also Refer to Figure 4 and 5 for aerial views of the site.

Table 2. Land Legal Description

Property Address	Legal Description
913 Punchbowl Road, Punchbowl	Lot B, DP 378634
915 Punchbowl Road, Punchbowl	Lot 2, DP 21524
917 Punchbowl Road, Punchbowl	Lot 3, DP 21524
919 Punchbowl Road, Punchbowl	Lot 4, DP 21524
921 Punchbowl Road, Punchbowl	Lot 6, DP 5245
921A Punchbowl Road, Punchbowl	Lot A, DP 378634
921B Punchbowl Road, Punchbowl	Lot D, DP 382627
923 Punchbowl Road, Punchbowl	Lot 15, DP 132440
925 Punchbowl Road, Punchbowl	Lot 1, DP 236825
21 Canterbury Road, Punchbowl	Lot 14, DP 132440

The site is well serviced by buses. Bus stops are located immediately in front of the site on Canterbury Road, which service bus routes 487 and N30. The no. 487 bus route provides a connection between Bankstown City Centre and Punchbowl Centre, while the N30 bus provides a service between Macarthur Station and Town Hall Station, Sydney CBD. Punchbowl train station is located approximately 1.2 kilometres from the site, while Bankstown train station is located within 1.8 kilometres of the site.

There are also numerous public open spaces and recreational facilities in close proximity to the subject site. Specifically, a large open space recreation area is located directly east, opposite the site, known as Punchbowl Park. Punchbowl Park includes two cricket ovals and tennis courts.



Figure 2. Site Map



Figure 3. Regional Location Map



Figure 4. Current view to site looking southwest



Figure 5. Current view to site existing looking northeast

1.4 Scope of Proposed Amendments

The proposal seeks amendments to the *Canterbury-Bankstown Local Environmental Plan 2023*, including:

- Amend the Land Zoning Map by rezoning the properties at Nos. 913–921B Punchbowl Road in Punchbowl from Zone R2 Low Density Residential to R4 High Density Residential as shown in Section 2 of this Planning Proposal Report;
- Amend the Height of Buildings Map by applying varying maximum building heights across the site including 11 metres, 17 metres, 23 metres, 25 metres, 26 metres and 32 metres as shown in Section 2 of this Planning Proposal Report;
- Amend the Floor Space Ratio Map by applying a maximum 1.3:1 floor space ratio to the properties at Nos. 913–921B Punchbowl Road and a maximum 2:1 floor space ratio to the properties at Nos. 923–925 Punchbowl Road and 21 Canterbury Road as shown in Section 2 of this Planning Proposal Report;
- Amend Schedule 1 - Additional Permitted Uses to include 'function centre', 'tourist and visitor accommodation' and 'registered clubs' uses on the site, as these are already approved on the site. Refer to discussion in Chapter 2 of this Planning Proposal Report; and
- Do not apply the Lot Size Map to the properties at Nos. 913–921B Punchbowl Road in Punchbowl as the Lot Size Map does not apply to Zone B1 Neighbourhood Centre.

It is noted that with respect to the proposed amended FSR, Council had previously endorsed an FSR 1.8:1 across the entire site via Local Area Plans. The current proposed amended FSR shown above seeks an average FSR of approx. 1.5:1 across the site.

1.5 Project Background

On 11 May 2016, the former Bankstown City Council resolved to submit a Planning Proposal to the Department of Planning and Environment to seek a gateway determination to amend the *Bankstown Local Environmental Plan 2015* to numerous key sites. Council's decision was informed by their Local Area Plans (LAPs), which identified the key sites that exhibited the strategic planning merit to be rezoned.

The subject site falls within the North Eastern LAPs and was identified in Council's Planning Proposal dated September 2016 under the 'Canterbury Road Enterprise Corridor'. Council's Planning Proposal states that the site should be rezoned to adopt a 17 metre height of building control and 1.8:1 floor space ratio (FSR) control.

Council's Planning Proposal received gateway determination on 19 May 2017 and it is understood that Council are currently preparing the exhibition of the Planning Proposal.

On 28 November 2017, Council endorsed the Planning Proposal to be sent to the NSW Department of Planning, Infrastructure and Environment (DPIE) for Gateway Determination. Council's resolution states:

"1. Council prepare and submit a planning proposal to the Greater Sydney Commission to seek a Gateway Determination that will:

(a) Rezone the properties at 913 to 921B Punchbowl Road in Punchbowl from Zone R2 Low Density Residential to Zone B1 Neighbourhood Centre, subject to determining whether any retail or commercial uses are necessary for the area north of the drainage easement section of the site along Punchbowl Road (noting that residential flat buildings are permissible in the B1 zone).

(b) Permit a maximum 17 metre building height and a maximum 1.8:1 FSR. This should include a consideration of different height levels across the site, in association with relevant FSRs across the site (but achieving the same potential yield), including specific treatment of the zone interface between the northern part of the site and the R2 zoning to address adverse amenity impacts.

(c) Do not apply the Lot Size Map to the properties at 913–921B Punchbowl Road as the Lot Size Map does not apply to Zone B1 Neighbourhood Centre (if the site was to have a residential zoning which allowed residential flat buildings).

2. Subject to approval from the Greater Sydney Commission, Council exhibit the planning proposal, and the matter be reported to Council following the exhibition – outlining any submissions received and the way forward.

3. Council prepare and exhibit DCP amendments to support the planning proposal, and the matter be reported to Council prior to exhibition.

4. Council delegate authority to the General Manager to complete the actions outlined in the recommendations of this report."

On 25 May 2018, DPIE issued Gateway Determination. Subsequently, Council engaged Architectus to undertake an urban design peer review of the proposal. The urban design peer review recommended alternative controls to the endorsed planning proposal controls. This planning proposal improves on the design principles and outcomes assessed by Architectus and includes greater variety in the application of development standards across the site.

On 23 March 2021, DPIE resolved not to grant an extension to the Gateway Determination due to the length of time the matter had been considered. However, DPIE clearly stated that they remain willing to work with Council to progress a planning proposal for the site once the key design and environmental issues are resolved. This planning proposal addresses all of Council's issues and ensures that the site is subject to development standards that:

- Relocate the Club back within the site in a new contemporary development that is supported by an active community and other complimentary land uses; and
- Establishes a framework that encourages the delivery of a high quality design outcome for the site.

2 The Proposal

2.1 Vision

The key intent and objective of the project is to facilitate the development of a mixed-used development that ensures that the Club, which has a significant role in the community is able to remain on the site, while achieving a high quality and attractive local centre. The key intended outcomes and objectives are:

- To concentrate a range of low-rise and medium-rise mixed use development and residential flat buildings at an important junction of the Canterbury Road Corridor;
- To establish the maximum floor space and height of buildings taking into account the context, desired character, bulk, vehicular traffic generation and availability of infrastructure;
- To establish an appropriate interface to the low-rise suburban neighbourhood, busy roads and easements that surround the site;
- To provide future residents with good amenity;
- To reinforce the role of the Club in the community and ensures its viability as a destination location;
- Provide ongoing employment on the site including the Club as well as other complimentary local centre uses;
- Stimulate re-activation of the site that is presently underutilised;
- Provide convenience-based retail and uses, which is a key amenity driver and a critical component to the place making of the site as well as the attractiveness of the site as a destination site; and
- Facilitate land uses that continue the activation of the site during the evenings and on weekends;

As such, this report has been prepared to assist Council in preparing a Planning Proposal to amend the land use zones, height of building development standard and floor space ratio (FSR) development standard on the site and under the *Bankstown Local Environmental Plan 2015* (LEP), in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979 (the Act)*.

2.2 The Proposal

To achieve the vision, the proposed amendments to *Bankstown Local Environmental Plan 2015* are:

- Amend the Land Zoning Map by rezoning the properties at Nos. 913–921B Punchbowl Road in Punchbowl from Zone R2 Low Density Residential to R4 High Density Residential as shown in this section of this report.
- Amend the Height of Buildings Map by applying varying maximum building heights across the site including 11 metres, 17 metres, 23 metres, 25 metres, 26 metres and 32 metres building heights as shown in this section of this report.
- Amend the Floor Space Ratio Map by applying a maximum 1.3:1 floor space ratio to the properties at Nos. 913–921B Punchbowl Road and a maximum 2:1 floor space ratio to the properties at Nos. 923–925 Punchbowl Road and 21 Canterbury Road as shown in this section of this report.

- Amend Schedule 1 - Additional Permitted Uses to include 'function centre', 'tourist and visitor accommodation' and 'registered clubs' uses on the site, as these are already approved on the site. Refer to discussion below.
- Do not apply the Lot Size Map to the properties at Nos. 913–921B Punchbowl Road in Punchbowl as the Lot Size Map does not apply to Zone B1 Neighbourhood Centre.

Additional Permitted Uses

The proposal has been reviewed in context of the previous B1 Neighbourhood Centre and the NSW State Government's Employment Land Use Reform. The previous Zone B1 Neighbourhood Centre under the previous *Bankstown Local Environmental Plan 2015* permitted more land uses on the site than those identified under the current consolidated LEP. In particular, the land uses included, 'tourist and visitor accommodation' and 'registered clubs'.

This proposal seeks that 'tourist and visitor accommodation', 'registered clubs' and 'function centre' uses be included in the current consolidated LEP as additional permitted uses within the B1 Zone, as these uses were previously permitted on the site, and these uses are already approved on the site and have been continually operating on the site for many years.

Further, it is noted that the NSW State Government seeks to reform the employment land use classifications as described and informed in the *"Employment Zones Reform Implementation – Explanation of Intended Effect"* dated May 2022. In accordance with the employment land use zones reform all B1 Zones will be replaced with a new E1 Local Centre Zone. In this respect, the only anticipated 'additional permitted land use' that would be required to be included in Schedule 1 of the current consolidated LEP would be 'registered clubs'.

Proposed Development Standards Summary

The following tables provide the proposed amendments to the LEP for each property within the site. Figures 7 to 10 show the current LEP development standards maps, while Figures 11 to 14 show the proposal LEP development standards maps.

Table 3. Proposed Land Use Zone

Property Address	Existing Land Use Zone	Proposed Land Use Zone
913 Punchbowl Rd	R2 Low Density Residential	R4 High Density Residential
915 Punchbowl Rd	R2 Low Density Residential	R4 High Density Residential
917 Punchbowl Rd	R2 Low Density Residential	R4 High Density Residential
919 Punchbowl Rd	R2 Low Density Residential	R4 High Density Residential
921 Punchbowl Rd	R2 Low Density Residential	R4 High Density Residential
921A Punchbowl Rd	R2 Low Density Residential	R4 High Density Residential
921B Punchbowl Rd	R2 Low Density Residential	R4 High Density Residential
923 Punchbowl Rd	B1 Neighbourhood Centre	B1 Neighbourhood Centre
925 Punchbowl Rd	B1 Neighbourhood Centre	B1 Neighbourhood Centre
21 Canterbury Rd	B1 Neighbourhood Centre	B1 Neighbourhood Centre

Table 4. Proposed Height of Building Development Standard

Property Address	Existing Building Height Control	Proposed Building Height Control
913 Punchbowl Rd	9 metres	11 metres
915 Punchbowl Rd	9 metres	17 metres
917 Punchbowl Rd	9 metres	17 metres
919 Punchbowl Rd	9 metres	17 metres
921 Punchbowl Rd	9 metres	Part 23 metres Part 26 metres
921A Punchbowl Rd	9 metres	Part 11 metres Part 23 metres
921B Punchbowl Rd	9 metres	11 metres
923 Punchbowl Rd	11 metres	Part 25 metres Part 32 metres
925 Punchbowl Rd	11 metres	32 metres
21 Canterbury Rd	11 metres	Part 25 metres Part 32 metres

Table 5. Proposed Floor Space Ratio Development Standard

Property Address	Existing FSR Control	Proposed FSR Control
913 Punchbowl Rd	0.5:1	1.3:1
915 Punchbowl Rd	0.5:1	1.3:1
917 Punchbowl Rd	0.5:1	1.3:1
919 Punchbowl Rd	0.5:1	1.3:1
921 Punchbowl Rd	0.5:1	1.3:1
921A Punchbowl Rd	0.5:1	1.3:1
921B Punchbowl Rd	0.5:1	1.3:1
923 Punchbowl Rd	1:1	2:1
925 Punchbowl Rd	1:1	2:1
21 Canterbury Rd	1:1	2:1

 Included
 Subject Land

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Figure 7. Current Land Use – R2 Low Density Residential and B1 Neighbourhood Centre



Figure 8. Current Building Height – (J) 9 metres and (L) 11 metres



Figure 9. Current FSR – (N) 1:1 and (D) 0.5:1



Figure 10. Current Additional Permitted Uses - Nil



Figure 11. Proposed – R4 High Density Residential and B1 Neighbourhood Centre

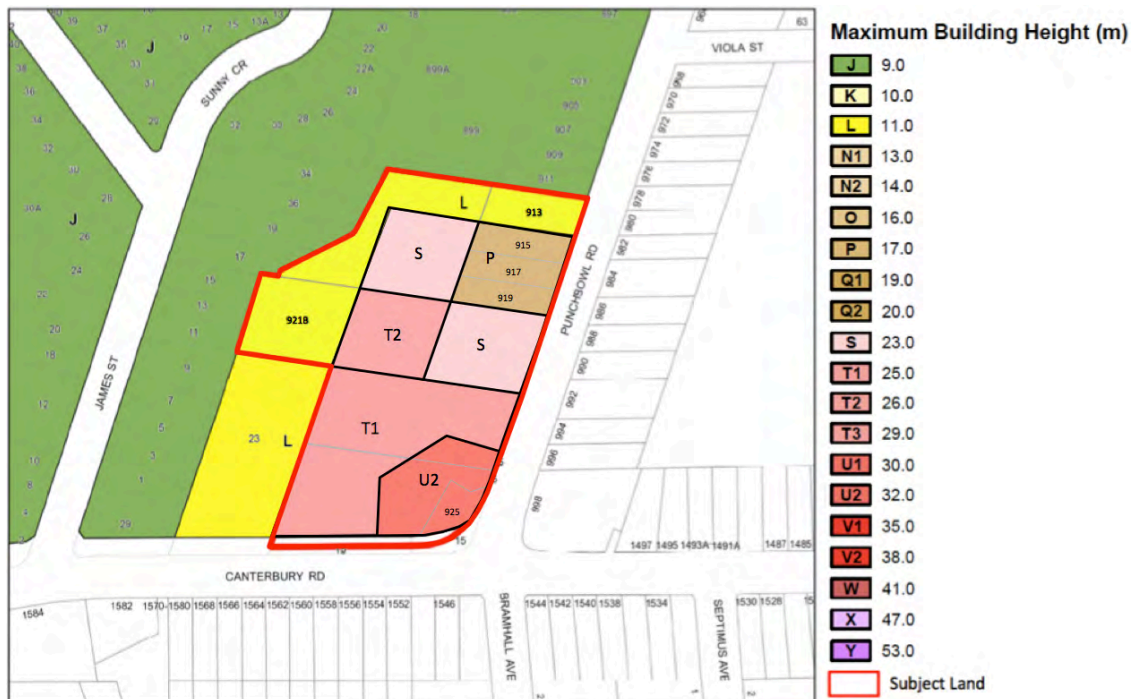


Figure 12. Proposed – (L) 11m, (P) 17m (S) 23m, (T1) 25m, (T2) 26m and (U2) 32m

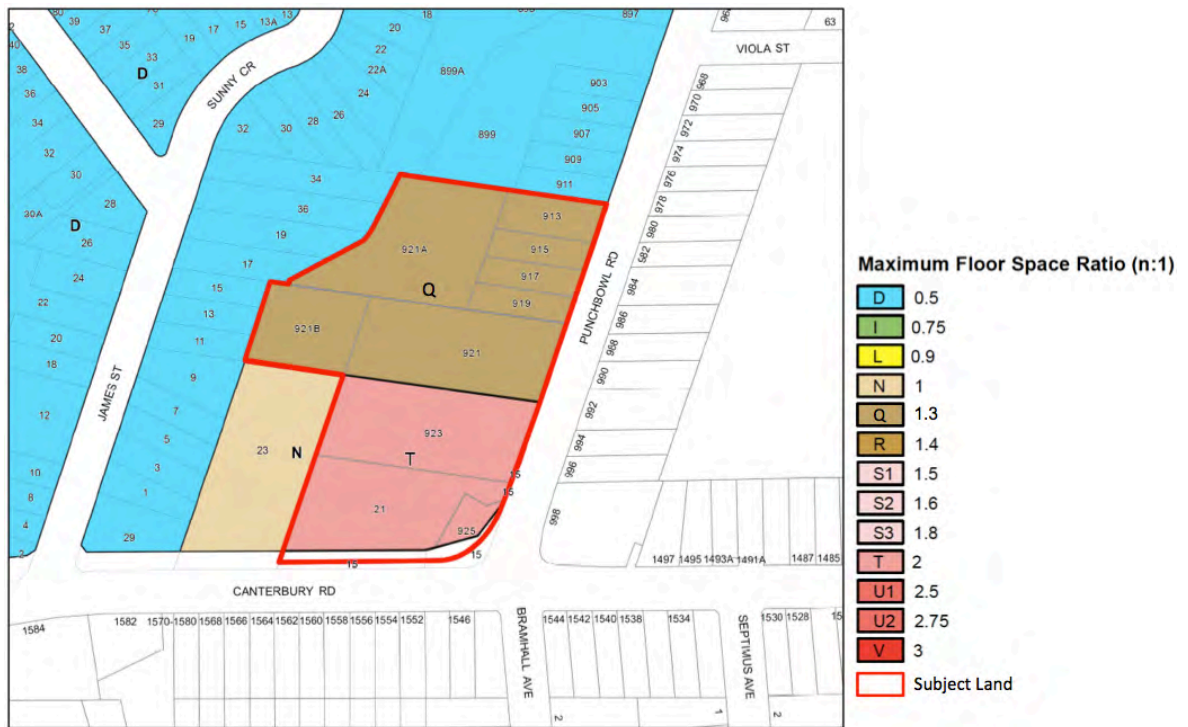


Figure 13. Proposed – (O) 1.3:1 and (T) 2:1



Figure 14. Additional Permitted Uses

The proposal seeks to achieve the following key elements and spaces:

- The Club: 1,500sqm GFA (redevelopment club on the site);
- Retail: A total of approximately 1,980sqm GFA;
- Residential dwellings: A total of 298 dwellings, including 285 apartments and 13 multi-dwellings townhouses
- North portion of site: Site area is 12,623sqm
Total proposed GFA is 16,410sqm
Total FSR is 1.3:1
- South portion of site: Site area is 8,195sqm
Total proposed GFA is 15,736sqm
Total FSR is 2.0:1

The figure below shows the proposed conceptual general arrangement of the land uses, roads and open spaces on the site.

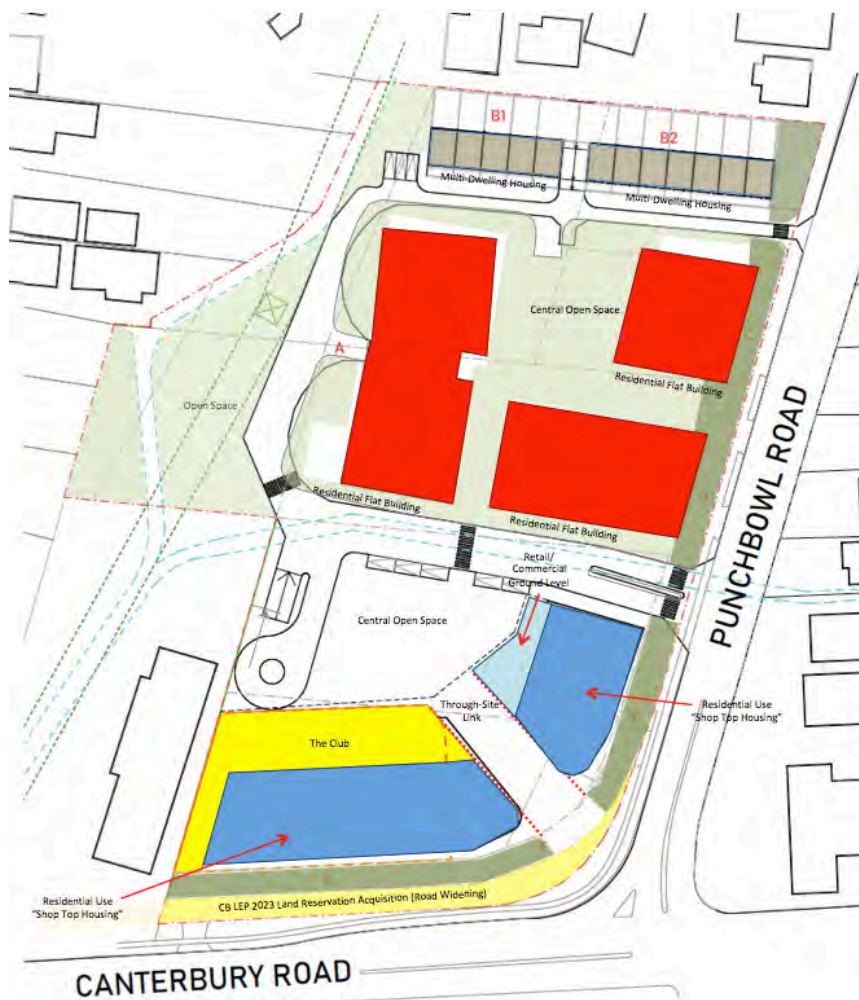


Figure 15. Proposed land use concept general arrangement

The figure below shows the proposed concept built form on the site. Note that the proposal includes a transition zone with multi-dwelling townhouses located on the northern boundary between the proposed R4 Zone and the adjoining property, which is an R2 Low Density Residential Zone.

Additionally, the following images are photomontages of the proposal, as well as the proposed concept landscape design, which aims to provide a minimum amount of approximately 7,000sqm of ground level landscaped common open space area that equates to approximately 32% of the total site area. The proposal also achieves a minimum 6,000sqm of deep soil landscaped area which equates to a minimum of 45% of the total site area.

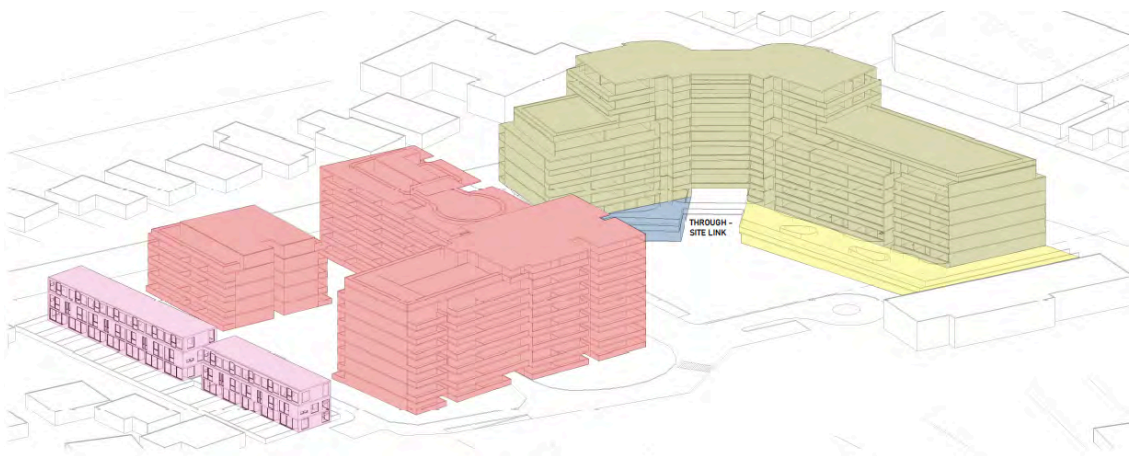


Figure 16. Proposed conceptual built form





Figure 17. Proposed concept landscape plan



Figure 18. Photomontage view east



Figure 19. Photomontage view south-east



Figure 20. Street view corner Canterbury Road and Punchbowl Road

3 Strategic Merit

3.1 Overview

Background

This planning proposal is the result of the North East Local Area Plan and incorporates additional matters raised by the Independent Hearing & Assessment Panel's recommendation of 4 September 2017 and Council's resolution of 28 November 2017.

At the Extraordinary Meeting of 11 May 2016, Council adopted the North East Local Area Plan, which includes the suburbs of Greenacre, Mount Lewis and Punchbowl.

The intended outcomes of the North East Local Area Plan are to set out the vision and spatial context for the local area, specify the best ways to accommodate residential and employment growth to 2031, and outline the delivery of supporting infrastructure, facilities and open space.

According to the North East Local Area Plan (Action L5), the site forms part of the Canterbury Road Enterprise Corridor. The desired character reads: The Canterbury Road Enterprise Corridor is a major transport and freight route that will continue to function as a significant economic asset for the City of Bankstown. The built form of supporting housing will create a 'sense of place' through low and medium-rise mixed use nodes at important intersections. The suggested changes included increasing the building envelope from 2 storeys (0.5:1–1:1 FSR) to 5 storeys (1.8:1 FSR) provided:

- The properties consolidate into a single site otherwise a 1:1 FSR applies.
- There is a 3 storey buffer to adjoining low-rise housing.
- There are appropriate buffers to adjacent busy roads, electricity easements and drainage easements.

Since then, Council through the previous planning proposal on the site, engaged Architectus to undertake an urban design peer review of the proposal. The urban design peer review recommended alternative controls to the endorsed controls stated above. This planning proposal is generally consistent with the alternative controls recommend by Architectus. Importantly, the site has been identified by Council to have strategic merit being worthy of amended land use zone and development standards.

Further, to the above and since the release of Council's North East LAP, the NSW State Government has released the Greater Sydney Region Plan (GSRP) and supporting District Plans. These documents are discussed in detail in Section B of this Part of the report. Notwithstanding this, Council in lead up to preparing their consolidated Draft LEP prepared a Local Strategic Planning Statement (LSPS) known as Connective City 2036 that was also supported by a Housing Strategy, Employment Strategy and Affordable Housing Strategy. The LSPS and supporting strategies is discussed in detail below.

Proposal Objectives

The North East Local Area Plan recommended this planning proposal as the best means to achieve the intended outcomes as it involved certain changes to *Bankstown Local Environmental Plan 2015*. Further, the site is identified in Connective City 2036 but the proposed amendments to the LEP have not been captured in the Draft LEP.

In addition, the planning proposal is supported by key documents that demonstrate that the site is suitable to accommodate the proposal, which includes:

- Retail Needs Study: This report confirms that the intended outcome and the site are suitable for retail and/or commercial uses, contributing to the needs of the community and the growing city.
- Acid Sulfate Soils Assessment: This report confirms that the intended outcome and the site are suitable for the proposed land uses.

- **Geotechnical Assessment:** This report confirms that the intended outcome and the site are suitable for the proposed land uses.
- **Detailed Site Investigation:** This report found that the site would be deemed suitable for the proposed development.
- **Remediation Action Plan:** A Remediation Action Plan (RAP) that establishes protocols for managing potential remediation of the site supports the proposal.
- **Flood Investigation Report:** This report found that the intended outcome and the site with the proposed development are expected to have negligible impact on the behaviour of floodwaters at adjacent sites. Hence, the proposal is suitable for the site.
- **Urban Design Report:** The urban design report provides an understanding of the site's context, establishes initial design principles for development on the site and provides an master plan approach to the future development on the site.

3.2 Greater Sydney Regional Plan

On 18 March 2018, the Greater Sydney Commission (GSC) released 'A Metropolis of Three Cities – Greater Sydney Region Plan' (GSRP). The central theme of the GSRP provides a strategic planning vision of the Sydney Metropolitan Area on the basis of a three-city model. The three cities and their strategic planning vision are:

- **The Eastern Harbour City –** Vision is to build upon its strong financial, professional, health and education sectors and extend its capabilities with an innovation precinct that will boost productivity and global connections.
- **The Central City –** Vision is 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.
- **The Western Parkland City –** Vision is to grow a strong trade, logistics, advanced manufacturing, health, education and science economy and be the most connected place in Australia, underpinned and driven by the new Western Sydney Airport and Badgerys Creek Aerotropolis.

Further, the GSRP identifies a number key direction in the GSRP that promote better communities, the delivery of housing, delivery of employment and improved Centres. Specific directions include:

- **A city for people –** Celebrating diversity and putting people at the heart of planning
- **Housing the city –** Giving people housing choice
- **A city of great places –** Designing places for people
- **A well-connected city –** Developing a more accessible and walkable city
- **Jobs and skills for the city –** Creating the conditions for a stronger economy
- **A city in its landscape –** Valuing green spaces and landscape

However, the specific directions that the proposed development would support, include:

Direction

Liveability A city for people

Objective 8 - Greater Sydney's communities are culturally rich with diverse neighbourhoods

Delivering rich and diverse neighbourhoods requires widespread engagement to develop an understanding of local cultures and needs and to capitalise on community strengths.

A place-based planning approach that recognises cultural diversity in communities and responds to the different ways in which people engage and contribute provides increased opportunities for community participation.

Assessment

The site currently has a strong cultural base through the existing Croatian Club that is located on the site. The existing use contributes to the culturally diversity of the area while supporting its ethnic membership. The proposed development seeks to reinforce this and open the Croatian Club to new members and the wider community through the variety of the uses that are being proposed. The redevelopment of the site is a placed-based approach by way of harnessing the rich culture of the existing uses on the site and by creating a new experience for existing Croatian Club members, potential future members and the general community. The other uses on the site will only further contribute to the diversity and social engagement of the development within itself and the surrounding area.

Direction

A city of great places

Objective 12 - Great places that bring people together

- *Well-designed built environment: great places are enjoyable and attractive, they are safe, clean and flexible with a mix of sizes and functions.*
- *Social infrastructure and opportunity: great places are inclusive of people of all ages and abilities, with a range of authentic local experiences and opportunities for social interaction and connections.*
- *Fine grain urban form: great places are walkable of human scale, with a mix of land uses including social infrastructure and local services at the heart of communities.*

Assessment

The proposed development, due its unique architectural expression, relationship to the Canterbury Road and Punchbowl Road, creation of pedestrian friendly environment and underpinning cultural uses via the Croatian Club, will be a landmark development for the entire Council area. The proposed meets the NSW State Government's direction for creating 'a city of great places' and a very special environment like no-other in the Council area. The proposal achieves a high quality design that encourages pedestrian activity, outdoor dinning and social interaction for people of all ages.

The proposal, while not fine grain due to its arrangement and location, is of a human-scale and incorporates a mix of uses that support the local community.

Direction

Giving people housing choices

Objective 10 – Greater housing supply

and

Direction

Valuing green spaces and landscape

Objective 30 – Urban tree canopy cover is increased

Assessment

This planning proposal provides housing supply and a range of housing types to support Sydney's growing population. This planning proposal is in an appropriate location consistent with the North East Local Area Plan and Connective City 2036. The proposal in addition to contributing to housing supply also provides an opportunity in crease landscaping on the site. The site currently predominately a hard surface car park that will be replaced in the future development with landscaped meaningful open spaces, addition trees and tree lined streets.

Objective

A well connected city

Objective 22

Investment and business activity in centres

Recognises the need to plan and grow new centres

Centres continue to be a key organising element of the urban structure of Greater Sydney and all play an important role in providing access to jobs, goods and services.

Assessment

The site is zoned for a Neighbourhood Centre and the Planning Proposal reinforces the intent of the zone by meeting the LEP objectives of the zone, as well as allowing for a well sized Neighbour Centre that generates the necessary business activities that would service the local community. Hence, the site is considered to be a new emerging Centre that will have significant positive contribution to the local community through the variety of uses, unique architectural design and the cultural base of the Croatian Club.

While not on a train line the proposal does have access to regular bus public transport that provides services to Hurstville, Canterbury and Bankstown. The Centre provides jobs and access to goods and services for the local community, playing an important role in area that is absorbing more residential housing and also has a strong employment base. The proposal and Centre positively contributes to the strategic organisation of land uses in this part of Sydney.

Summary

The renewal of the site clearly contributes to employment and the economic role of the Centre and assists the NSW State Government's delivery of its objectives and meets important strategic planning directions.

3.3 South District Plan

On 18 March 2018, the GSC released the South District Plan, which is one of five District Plans for the Sydney Metropolitan Area. The South District Plan sets out priorities relating to improving the productivity, liveability and sustainability of the district. Hence, the South District Plan as per the other four District Plans follows the overarching strategic planning framework of the Greater Sydney Region Plan.

Specifically, the South District Plan sets housing targets for the district. The amount of housing for the South District is projected to increase by an additional 83,500 dwellings by 2036. This equates to an annual supply of 4,175 dwellings.

While the South District Plan sets out numerous priorities to manage this growth, the key priority identified in the District Plan that relates to the proposal includes:

- *Direction: A City for People - Celebrating diversity and putting people at the heart of planning*
Planning Priority S3: Providing services and social infrastructure meet communities changing needs
Planning Priority S4: Fostering healthy, creative, culturally rich and socially connected communities
- *Direction: A City of Greater Places – Designing places for people*
Planning Priority S6: Creating and renewing great places and local centres, and respecting the District's heritage
- *Direction: A Well-Connected City – Developing a more accessible and walkable city*

Planning Priority S12: Delivering integrated land use and transport planning and a 30-minute city

- *Direction: Jobs and Skills for the City – Creating the conditions for a stronger economy*

Potential indicator: Increased jobs in metropolitan and strategic centres

The proposal would significantly contribute to achieving the above directions and priorities by providing:

- Better socially connected communities;
- Street activation and better designed places for communities;
- Increased employment to support and encourage a stronger economy;
- Improved traffic and pedestrian outcomes and conditions;
- Contributes to the targeted housing supply in the South District; and
- Promote transport orientated development and a walkable city in close proximity to public transport.

The site is able to accommodate a renewed Local Centre creating greater opportunities for increased employment, while also redeveloping the existing Croatian Club, revitalising this community.

The urban renewal of the site clearly assists the NSW State Government to achieve the priorities in the District Plan.

3.4 Connective City 2036

In March 2020, Council adopted Local Strategic Planning Statement (LSPS) 'Connective City 2036'. The LSPS establishes the strategic planning vision for the Canterbury Bankstown LGA. The LSPS has guided the preparation of Council's Draft consolidated *Canterbury Bankstown Local Environmental Plan*.

Connective City 2036 aligns with the GSRP and South District Plan and is intended to provide more certainty for Council's future land use planning and strategic intent. It also provides the initiatives that will assist Council to accommodate the expected growth in the LGA.

Connective City 2036 identifies the site as a 'village centre providing urban services'. Refer to Figure 2 and 3 in this report for the Connective City 2036 strategic map and extract with identification of the site. Moreover, the site forms part of a key direction of the LSPS, '*34 centres and their surrounding suburbs*', whereby, Council have developed a hierarchy of centres and seek to deliver:

- 1) Great urban places that match the character and feel defined by the community, and
- 2) Medium density buildings in proximity to centres suitable for growth and housing diversity.

The proposal is clearly able to achieve the above and in particular deliver a high quality urban place with greater amenity of the community.

A full assessment of the LSPS has been provided in Table 6 of this report. The assessment shows that the proposal meets all relevant key 'strategic evolution' principles and therefore has significant strategic merit. Refer to Table 6 in this report for the full assessment.

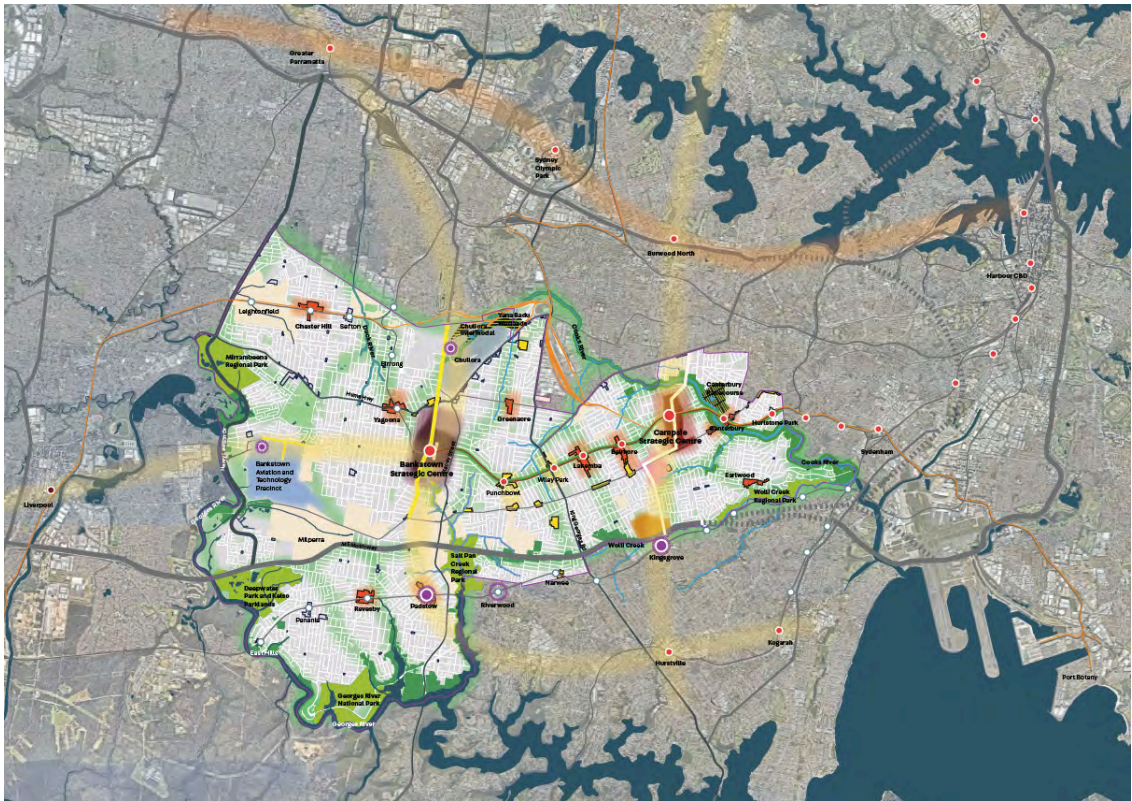


Figure 21. Connective City 2036



Figure 22. Connective City 2036 (extract with site)

Table 6. LSPS Assessment

No.	Evolution / Principles	Assessment
Evolution 1 Coordination, Community, Collaboration and Context Planning for great cities must respond to the existing physical, social and economic features of places. Design-based processes uncover new solutions by considering the broader urban ecology - suburban and natural – when making metropolitan, city, place, space, street or building-scale decisions, and by focusing on engagement with the community and collaboration across government.		
E1.2	Transform employment places in key locations	<p>Employment on the site is promoted on part of the subject site that is currently zoned as B1 Neighbourhood Zone. The B1 Zone currently permits a range of commercial uses as well as shop top housing. The current B1 Zone is in principle not proposed to be rezoned, other than it being proposed to be made consistent with the NSW Department of Planning'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.</p> <p>Further, the part of the site that is proposed to be rezoned, from currently an R2 Low Density Residential use to an R4 High Density Residential use will also provide an immediate base population to ensure the viability of the Centre.</p> <p>Moreover, 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 which currently is predominately a large car park. Hence, the outcome will be transformative to the employment land and to the potential range of jobs that could be provided on the site.</p> <p>Furthermore, this transformation is in synergy with surrounding lands with respect to the following:</p>

No.	Evolution / Principles	Assessment
		<ul style="list-style-type: none"> • Providing a built form that is generally consistent with the height of recently completed development directly to the south of the site on Canterbury Road; • Providing a transition in the scale of future built form on the site towards the lower scale development that adjoins the site to the north; • Locating more housing in close proximity to other surrounding employment lands, therefore greatly supporting the viability of other local businesses, while also promoting the principles of the NSW State Government strategic policy on delivering a '30-minute' city; and • Achieving a new localised environment by way of the extensive open space on the site. <p>The uniqueness of the site as a result of the current site characteristics and that the site is anchored by an existing 'Club' which is a focal point of the local community, delivers a true 'Place Making' opportunity that is not found anywhere else in the Canterbury-Bankstown Local Government Area (LGA).</p>
	E1.2.6 Prioritise planning for Chullora within the Chapel Road Precinct and the Eastern Lifestyle and Medical Precinct to unlock economic potential for commerce and job growth	This planning priority is not applicable to the subject site. Further, it is expected that the proposal and redevelopment of the subject site can be delivered much sooner than many other potential development sites or growth areas found within the LGA.
	E1.2.7 Meet regularly with TfNSW to determine how best to plan for new jobs in station precincts	This planning priority is not applicable to the subject site. However, the subject site has significant strategic merit and has significant potential to deliver increased jobs in the area.
E1.3	Create a well-connected, integrated city	As discussed in priority no.E1.2 above, the subject site offers an important 'Place Making' opportunity in the LGA.

No.	Evolution / Principles	Assessment
		<p>The subject site is well serviced by bus public transportation, with bus stops located immediately in front of the subject site on Canterbury Road as well as within 400 metres on Punchbowl Road. Further, the site is located within 1.2 kilometres of the Punchbowl Train Station and future conversion to a Metro Station. The site is also located within 1.8 kilometres of the Bankstown Town Centre, which is identified as a Strategic Centre in the LSPS and District Plan.</p> <p>The site also benefits from being located in close proximity to employment lands as well as numerous recreation and open space areas, including Punchbowl Park, Salt Pan Creek, Salt Pan Creek Reserve and McLaughlin Oval.</p> <p>In turn, the site and proposal provides a significant social and community benefit to the LGA by way of ensuring the viability of the 'Club', which is already a well-known destination location.</p> <p>The combination of various proposed design principles on the site, including significant road widenings could not be achieved without the proposal. Therefore, in its totality the proposal achieves a far improved well-connected and integrated city.</p>
	E1.3.8 Undertake integrated land use and infrastructure planning on all new road, rail and metro projects	This planning priority is not applicable to the subject site. Notwithstanding this, as discussed above and given the unique character of the site the proposal generates a well-planned integrated land use solution.
	E1.3.9 Develop memorandums of understanding with Transport for NSW and Sydney Metro to formalise engagement procedures on all City projects from decision-making and business case development to detailed design and construction, and to formalise Council's early involvement on placed-based design	This planning priority is not applicable to the subject site.

No.	Evolution / Principles	Assessment
	E1.3.10 Work with Sydney Metro to create a Sydney Metro Southwest linear green space and cycle route	This planning priority is not applicable to the subject site.
	E1.3.11 Collaborate with Sydney Metro to promote and deliver well designed integrated station developments at Campsie, Bankstown, Padstow and Kingsgrove	This planning priority is not applicable to the subject site.
	E1.3.12 In implementing Evolution 3, use the Movement and Place framework to determine and protect the place function for appropriate streets or roads in precincts and centres	The proposal clearly delivers an appropriate street network and promotes high quality access across the site. Refer to the headline assessment in priority no.E1.3 and the assessment in priority no.E1.2. The proposal allows for unobstructed pedestrian and cyclist access across the site, much improved vehicle ingress and egress access to the site, significant road widenings to the benefit of the entire LGA and region.
E1.4	Co-locate land uses to activate and optimise performance of State assets	This planning priority is not applicable to the subject site.
	E1.4.13 Work with NSW Health so that planned investment in hospitals form part of broader health precincts supported by complementary uses and urban services	This planning priority is not applicable to the subject site.
	E1.4.14 Work with Department of Education and Create NSW to facilitate multiple uses of existing land and building assets	This planning priority is not applicable to the subject site.
	E1.4.15 Collaborate with CreateNSW when planning for the City's arts and cultural needs	This planning priority is not applicable to the subject site. However, the arrangement of open space and activities on the site give rise to numerous opportunities for public art and cultural activities.

No.	Evolution / Principles	Assessment
E1.5	Embed community and stakeholders into decision making.	The proposal will follow the standard Planning Proposal process established by the NSW State Government, which will require the Planning Proposal to be placed on public exhibition at the appropriate stages, as well as be heard at the relevant full Council meeting/s.
E1.6	E1.6 Undertake the City's evolution through a well-tested, design-led process	The proposal has been through a number of design iterations, which have been strenuously tested. The result is the current proposal that clearly demonstrates that the future proposed development standards for the site ensure that all the relevant NSW State Government <i>State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development</i> (SEPP 65) design principles and the Apartment Design Guide (ADG) design criteria can be fully met and satisfied. Refer to the architectural design package and Urban Design Report that support this Report and proposal.
	E1.6.20 Develop design solutions in 2 and 3 dimensional drawings for major sites and proposals	The supporting architectural design package and Urban Design Report include 2D and 3D drawings that clearly demonstrates the proposal's ability to satisfy and fully comply with the SEPP 65 design principles and the ADG design criteria.
	E1.6.21 Develop strategic urban design and place-based principles and promote them across Council	The proposal clearly demonstrates the strategic urban design and place-based principles that can be positively achieved on the site and potentially adopted in other parts of the LGA. Refer to the architectural design package and Urban Design Report that support this Report and proposal.
	E1.6.22 Develop master plans for all precincts and growth centres	As above.
	E1.6.23 Implement the Bankstown CBD and Bankstown Airport Place Strategy and continue involvement in the Collaboration Area process	This planning priority is not applicable to the subject site.

No.	Evolution / Principles	Assessment
	E1.6.24 Harmonise and consolidate the Canterbury LEP 2012 and Bankstown LEP 2015 into a single planning instrument	The proposal does not hinder the ability for Council to positively harmonise the consolidation of the relevant environmental planning instruments.
E1.7	Drive consumer-centric services	<p>The proposal and the site is anchored by a significant local community asset by way of the 'Club'. The proposal delivers on the relevant community needs directly associated with the site, including a Level 2 playground, affordable housing, a community activity space and extensive open space.</p> <p>A Planning Agreement Offer that supports the proposal formalises the dedication of the affordable housing and community activity space.</p> <p>Additionally, the combination of the various land uses and proposed design principles ensure that the site is well activated and part of the site has a consumer-centric role.</p>
	E1.7.25 Formalise processes that ensure evidence from community needs analyses, land economic modelling and environmental performance analyses underpins planning for Collaboration Areas, growth infrastructure compacts, structure plans and built form plans	As above.
Evolution 2: Movement for Commerce and Place <p>Connective City 2036 sets out an ambitious movement and place plan that prioritises better public transport and space for pedestrians. It demonstrates the need for investment in an interconnected mass transit/train system for Greater Sydney. Our movement for commerce and master plans considers how the City's major roads and streets will efficiently move people and goods, yet also be great places for people.</p>		
E2.1	Provide frequent and safe travel choices	The site does not impede the ability for safe travel around the site and access to the site, while also providing opportunities for various travel choices, including cycling, walking, driving and use of public transportation. The 'Club' also offers a shuttle service.

No.	Evolution / Principles	Assessment
E2.2	Connect to the Harbour CBD, Kogarah, Hurstville, Greater Parramatta and Liverpool	This planning priority is not applicable to the subject site.
E2.3	E2.3 Maintain and improve strategic road and rail transport corridors	The proposal does not impede the function of important road and rail infrastructure. The proposal has a significant positive impact on the road network by way of the proposed road widenings that could not be achieved without this proposal and that benefit of the entire LGA and region.
	E2.3.31 Plan for and protect road and rail corridors through planning instruments while minimising impacts to the surrounding community	As above.
	E2.3.32 Contribute to the planning and delivery of major road and rail projects in Connective City 2036	As above.
	E2.3.33 Collaborate with Sydney Trains to maintain or improve current train frequency between Bankstown, Lidcombe and Liverpool at a minimum	This planning priority is not applicable to the subject site.
E2.4	Address blockages in the road network to improve traffic flow	The proposal has a significant positive impact on the road network by way of the proposed road widenings that could not be achieved without this proposal and that benefit of the entire LGA and region.
	E2.4.34 Prepare a list of local infrastructure improvements for all master plans	As above. Further, refer to Traffic Assessment Report that supports this report and proposal that outlines in detail the proposed road interventions. The assessment found that the proposal does not adversely reduce the function surrounding roads and intersections.
	E2.4.35 Implement the Canterbury Road Review	Refer to Section 3.9 of this report for the assessment of the proposal against the Canterbury Road Review.

No.	Evolution / Principles	Assessment
	E2.4.36 Identify place-based improvements with TfNSW for major road projects intersecting centres	Refer to headline assessment of priority no.E2.4. The site is subject to a proposed road widening.
	E2.4.37 Construct Stacey Street/Hume Highway grade separation and Henry Lawson Drive duplication (M5 to Hume Highway)	This planning priority is not applicable to the subject site.
	E2.4.38 Collaborate with TfNSW to develop a traffic plan to reinforce city-serving roads	Refer to Traffic Assessment Report that supports this report and proposal that provides details on consultation with TfNSW.
E2.5	Deliver attractive urban streets that balance pedestrian needs	<p>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, which currently is predominately a large car park. The proposal will ensure the delivery of attractive urban streets and well-connected pedestrian spaces.</p> <p>Refer to the architectural design package and Urban Design Report that support this Report and proposal.</p>
	E2.5.39 Implement design and delivery of the Chapel Road Precinct, from Bankstown to Chullora	This planning priority is not applicable to the subject site.
	E2.5.40 Design and deliver Beamish Street as a boulevard from Campsie to Kingsgrove	This planning priority is not applicable to the subject site.
	E2.5.41 Implement a staging plan for the Complete Streets Program for Bankstown, Campsie and other centres	This planning priority is not applicable to the subject site.
	E2.5.42 Collaborate with TfNSW on the design of major transport projects to ensure high quality design and pedestrian safety	This planning priority is not applicable to the subject site.

No.	Evolution / Principles	Assessment
E2.6	Protect Greater Sydney's regional freight corridors	This planning priority is not applicable to the subject site.
E2.7	Provide frequent and safe travel choices	The site does not impede the ability for safe travel around the site and access to the site, while also providing opportunities for various travel choices, including cycling, walking, driving and use of public transportation. The 'Club' also offers a shuttle service.
	E2.7.45 Collaborate with TfNSW to enable turn-up-and-go bus services from Sydney Metro stations	This planning priority is not applicable to the subject site. Refer to the above.
E2.8	Better balance the place function	Refer to the assessment under priority no.E2.7 and priority no.E2.9. The proposal clearly generates a better place and significant 'Place Making' opportunity.
	E2.8.46 Develop master plans that aim to calm traffic in centres and divert through traffic, and advocate for these solutions to Transport for NSW	Refer to headline assessment of priority no.E2.4. The site is subject to a proposed road widening that would in the future also include measures to improve pedestrian access and connectivity to surrounding streets and to the site.
E2.9	Deliver attractive urban streets that balance pedestrian needs	<p>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, which currently is predominately a large car park. The proposal will ensure the delivery of attractive urban streets and well-connected pedestrian spaces.</p> <p>Refer to the architectural design package and Urban Design Report that support this Report and proposal.</p>
	E2.9.47 Implement parking strategies that maximise short-stay parking on-street in centres, locating long-stay parking on the edges of centres	The proposal can readily develop an appropriate car parking strategy and there is more than ample space on the site to accommodate the required amount of car parking to support the redevelopment of the site. While the proposal

No.	Evolution / Principles	Assessment
		demonstrates that the required amount of car parking can be successfully accommodated on the site it is more than appropriate for this priority to be addressed as part of any future development applications on the site.
	E2.9.48 Review parking rates in centres to match a relative public transport accessibility	As above.
	E2.9.49 Review parking controls for suburban development to minimise demand for on-street parking	As above.
E2.10	Create an interconnected walking and cycling network	The proposal clearly delivers an appropriate street network and promotes high quality access across the site. Refer to the headline assessment in priority no.E1.3 and the assessment in priority no.E1.2. The proposal allows for unobstructed pedestrian and cyclist access across the site, much improved vehicle ingress and egress access to the site, significant road widenings to the benefit of the entire LGA and region.
	E2.10.50 Develop an active transport action plan for the City	This priority is to be driven by Council. However, the proposal does not hinder the ability for Council to deliver a comprehensive active transport action plan for the City.
	E2.10.51 Implement planning controls that require end-of-trip facilities	This priority requires detailed design of the buildings on the site as part of the redevelopment of the site. Therefore, this priority is best addressed as part of any future development applications on the site.
Evolution 3: Places for Commerce and Jobs Canterbury-Bankstown will build on its strengths and connectivity to deliver local jobs, a strong local economy and a diverse, skilled workforce that is an integral part of the Greater Sydney economy.		
E3.1	Increase job numbers, choice and diversity	The proposal provides a significant 'Place Making' opportunity and greater opportunities for increased jobs as

No.	Evolution / Principles	Assessment
		well as a diverse economy on the site. Refer to the assessment in priority no.E1.2 of this table.
	E3.1.53 Provide capacity for 25,000 jobs and 25,000 students in Bankstown City Centre by 2036	This planning priority is not applicable to the subject site.
	E3.1.54 Create a commercial core for premium commercial and civic development in Bankstown City Centre, anchored by university, public and private hospital and other institutional development. Ensure a minimum two floors of commercial development in the mixed use zone in Bankstown City Centre	This planning priority is not applicable to the subject site.
	E3.1.55 Implement controls for no net loss of employment floor space on sites within the Bankstown and Campsie centres	This planning priority is not applicable to the subject site.
	E3.1.56 Provide capacity for 7,500 jobs in Campsie Town Centre by 2036. Maintain ground floor active uses	This planning priority is not applicable to the subject site.
	E3.1.57 Prepare a place-based night-time economy strategy for Bankstown City Centre	This planning priority is not applicable to the subject site.
	E3.1.58 Plan for increased employment density in Kingsgrove to attract contemporary industry sectors	This planning priority is not applicable to the subject site.
E3.2	Attract investment in health, education, research and technology	The proposal does not discount the potential for a diverse range of uses and employment opportunities on the site.
E3.3	Protect and enhance employment lands	The proposal provides a significant 'Place Making' opportunity and greater opportunities for increased jobs as well as a diverse economy on the site. Refer to the assessment in priority no.E1.2 of this table.
E3.4	Connect Bankstown and Campsie to Greater Sydney	This planning priority is not applicable to the subject site.

No.	Evolution / Principles	Assessment
E3.5	Attract investment in health, education, research and technology	The proposal does not discount the potential for a diverse range of uses and employment opportunities on the site.
E3.6	Protect and enhance employment lands	The proposal provides a significant 'Place Making' opportunity and greater opportunities for increased jobs as well as a diverse economy on the site. Refer to the assessment in priority no.E1.2 of this table.
	E3.6.69 Retain and manage all industrial and business lands and do not support residential land uses, including aged care and live work units, in industrial and urban services lands	As above.
	E3.6.70 Review land uses surrounding Bankstown Airport to encourage advanced manufacturing, aviation and logistics and encourage higher quality development outcomes	This planning priority is not applicable to the subject site.
	E3.6.71 Review land uses around freight hubs to minimise sensitive and conflicting land uses	This planning priority is not applicable to the subject site.
	E3.6.72 Review land use controls for industrial and business lands including those around freight hubs to protect existing and emerging employment sectors, and to minimise sensitive and conflicting uses.	This planning priority is not applicable to the subject site.
E3.7	Increase number of people living and working in the City	<p>The proposal provides a significant 'Place Making' opportunity and greater opportunities for increased housing as well as a diverse economy on the site. Refer to the assessment in priority no.E1.2 of this table.</p> <p>Further, the Sydney Metropolitan Area and NSW is suffering from a severe housing crisis. There is a significant under supply of housing in NSW, which has been widely reported by all main media outlets. The proposal seeks to deliver approximately 300 residential dwellings of which 5% of the total number of residential dwellings will be dedicated as affordable housing.</p>

No.	Evolution / Principles	Assessment
	E3.7.73 Build partnerships with key health and education institutions in Canterbury-Bankstown to provide pathways for local employment, focusing on both blue and white collar opportunities	The proposal does not discount the potential for a diverse range of uses and employment opportunities on the site.
	E3.7.74 Ensure local urban services lands support local enterprise and allow for supporting office space	The proposal does not discount the potential for a diverse range of uses and employment opportunities on the site.
	E3.7.75 Provide housing typologies that support the employment role of Bankstown, Campsie	This planning priority is not applicable to the subject site.
E3.8	Enhance local economic activity in centres and suburban areas	The proposal provides a significant 'Place Making' opportunity and greater opportunities for increased jobs and housing, as well as a diverse economy on the site. Refer to the assessment in priority no.E1.2 of this table.
	E3.8.76 Review corner shop controls to allow for outdoor dining flexibility for small-scale local investment	The proposal does not discount the potential for a diverse range of uses and employment opportunities on the site. However, this priority is best addressed as part of any future development applications on the site. \
	E3.8.77 Council prepare night-time economy action plans for centres as part of any centres master planning	As above.
Evolution 4: Blue Web At the heart of our vision is a city of three clean, healthy and living river systems which flow through the catchment and evoke a strong sense and spirit of place.		
E4.1	Achieve the healthy, clean and living river systems	The proposal does hinder the ability for Council to achieve this planning priority. With respect to the subject site appropriate stormwater management measures can be implemented on the site, which is best addressed as part of any future development applications on the site.

No.	Evolution / Principles	Assessment
E4.2	Restore rivers to their natural state and celebrate water within the city	The proposal does hinder the ability for Council to achieve this planning priority.
E4.3	Connect the community's cultural, social and recreational life to rivers	The proposal does hinder the ability for Council to achieve this planning priority. The site is not located on a riverfront.
E4.4	Achieve metropolitan connection along the city's river system and the Green grid	The proposal does hinder the ability for Council to achieve this planning priority. While the site is not located on a riverfront the proposal includes significant open space positively contributing to the City's Green grid.
E4.5	Improve water quality when planning urban, suburban and natural places	The proposal does hinder the ability for Council to achieve this planning priority. With respect to the subject site appropriate stormwater management measures can be implemented on the site, which is best addressed as part of any future development applications on the site.
E4.6	Reframe water infrastructure from grey to green	This planning priority is not applicable to the subject site.
E4.7	Restore rivers to their natural state and celebrate water within the City	This planning priority is not applicable to the subject site.
	E4.7.86 Develop a creek bank naturalisation program for the Duck River sub-catchment that defines the waterways as key elements of the Parramatta River catchment	This planning priority is not applicable to the subject site.
	E4.7.87 Undertake a City-wide catchment condition assessment to guide rehabilitation priorities	This planning priority is not applicable to the subject site. The proposal does hinder the ability for Council to achieve this planning priority.
	E4.7.88 Develop and implement a Cooks River waterway naturalisation program. Develop and implement a Georges River bank stabilisation and riparian rehabilitation program to enhance the waterway and protect open space	This planning priority is not applicable to the subject site. The proposal does hinder the ability for Council to achieve this planning priority.

No.	Evolution / Principles	Assessment
E4.8	Connect the community's cultural, social and recreational life to rivers	This planning priority is not applicable to the subject site. The site is not located on a riverfront.
	E4.8.89 Deliver community and schools education programs that celebrate and teach the importance of living with healthy waterways	This planning priority is not applicable to the subject site. The proposal does hinder the ability for Council to achieve this planning priority.
E4.9	Transform the Cooks River into a healthy ecological system	This planning priority is not applicable to the subject site. The site is not located on a riverfront. The proposal does hinder the ability for Council to achieve this planning priority.
	E4.9.90 Work with relevant authorities to enhance and improve access to Yana Badu Wetlands	This planning priority is not applicable to the subject site. The proposal does hinder the ability for Council to achieve this planning priority.
E4.10	Improve water quality when planning urban, suburban and natural places	The proposal does hinder the ability for Council to achieve this planning priority.
	E4.10.91 Adopt a water sensitive city approach to precinct planning and urban design that sets sustainable urban water management as a core element	The proposal does hinder the ability for Council to achieve this planning priority. With respect to the subject site appropriate water sensitive management measures can be implemented on the site, which is best addressed as part of any future development applications on the site.
	E4.10.92 Introduce best practice water sensitive urban design planning controls for development into Council's planning and strategic documents	Council's comprehensive development control plan already includes controls that achieve this planning priority.

No.	Evolution / Principles	Assessment
Evolution 5: Green Web Connective City 2036 will create an integrated network of ecological and green spaces between urban and suburban places. The Georges, Cooks and Parramatta rivers will be celebrated as cultural places with improved ecological areas. New parklands at Yana Badu Wetlands (subject to collaboration with Sydney Water) and Canterbury Racecourse (if the Australian Turf Club were to cease operating in Canterbury) and investment into Salt Pan Creek, will create a ring of regional parklands, increasing the area available for ecological communities and providing more open spaces for the community that will form our Green Web.		
E5.1	Embed aquatic and terrestrial ecosystem management principles in all open spaces	The proposal does hinder the ability for Council to achieve this planning priority. With respect to the subject site appropriate ecosystem management measures can be implemented on the site, which is best addressed as part of any future development applications on the site.
E5.2	Embed Aboriginal cultural heritage within the Green Web	The proposal is readily capable of achieving 'Connecting with Country' design outcomes in accordance with the NSW Government Architects relevant policy. This is best addressed as part of any future development applications on the site.
E5.3	Develop a three-river parkland system: the Cooks, Georges and Duck rivers	This planning priority is not applicable to the subject site. The proposal does hinder the ability for Council to achieve this planning priority.
E5.4	Create an active and vegetation transport link along the Sydney Metro line	This planning priority is not applicable to the subject site. The proposal does hinder the ability for Council to achieve this planning priority.
E5.5	Develop an integrated City-wide network of parks and trails	The proposal does hinder the ability for Council to achieve this planning priority. The proposal includes significant open space that positively contributes to the City's Green grid and to achieving this planning priority.

No.	Evolution / Principles	Assessment
E5.6	Provide equitable access to open space	The proposal includes extensive ground level open space that is privately owned and all publicly accessible. A variety of different landscape treatments and activities are proposed within the open space. Refer to the indicative landscape design package that supports this report and proposal. Detailed design of these open spaces is best addressed as part of any future development applications on the site.
E5.7	Increase native vegetation and tree canopy cover	The site is currently predominately a large car park. The proposal provides a significant 'Place Making' opportunity particularly with respect to increased open space and landscaping, and tree canopy cover.
E5.8	Use ecological areas and water ways as the foundation for all open spaces	This planning priority is not specifically applicable to the subject site. However, the proposal provides a significant 'Place Making' opportunity particularly with respect to increased open space and landscaping, and tree canopy cover.
E5.9	Embed Aboriginal cultural heritage within the Green Web	The proposal is readily capable of achieving 'Connecting with Country' design outcomes in accordance with the NSW Government Architects relevant policy. This is best addressed as part of any future development applications on the site.
E5.10	Investigate the creation of two new regional parks at Chullora and Canterbury Racecourse, making the City home to eight regional parks	This planning priority is not applicable to the subject site.
E5.11	Create an active transport link along the Sydney Metro line	The proposal does hinder the ability for Council to achieve this planning priority. This planning priority is not applicable to the subject site.
E5.12	Create diversity in open/public space character and types	The proposal includes extensive ground level open space that is privately owned and all publicly accessible. A variety of different landscape treatments and activities are proposed

No.	Evolution / Principles	Assessment
		within the open space. Refer to the indicative landscape design package that supports this report and proposal. Detailed design of these open spaces is best addressed as part of any future development applications on the site.
E5.13	Expand the City's indigenous plant and animal ecologies	The proposal is readily capable of achieving 'Connecting with Country' design outcomes in accordance with the NSW Government Architects relevant policy, including planting indigenous plants. This is best addressed as part of any future development applications on the site.
Evolution 6: Urban and Suburban Places, Housing the City While Canterbury-Bankstown is expected to contribute up to 40,000 new dwellings to Greater Sydney's housing stock by 2036. To ensure a consistent housing pipeline, we will target delivery of 50,000 new homes to match the aspirations of the South District Plan and to create flexibility for additional take-up. In aiming for diverse, accessible and affordable housing, we will focus new housing in established centres. This will protect and enhance attractive, low density suburban areas; offer more housing choice close to public transport; and encourage vibrant centres across our City.		
E6.1	Create the hierarchy of centres to guide future growth	Council has already established the hierarchy of centres as identified in the LSPS. The LSPS is consistent with the NSW State Government's Greater Sydney Regional Plan and District Plan. The site is consistent with Council's LSPS centres hierarchy as shown in Figure 22 of this Report.
	E6.1.110 Use the centres hierarchy to prioritise master planning, precinct planning and master planning for centres	This proposal establishes the future design principles for the site in the same manner as a master plan.
	E6.1.111 Test 80 per cent of new housing growth within walking distance of suitable centres through the Local Housing Strategy	The site is zoned as a 'Centre' and has unique characteristics that lend it to be suitable for the proposed increase in housing. A detailed assessment of the proposal against Council's Housing Strategy has been provided in Section 3.6 of this Report.

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	E6.1.112 Develop master plans for centres to inform development control reviews	This proposal establishes the future design principles for the site in the same manner as a master plan.
E6.2	Address the South District Plan	Refer to Section 3.3 of this report for an assessment of the proposal against the South District Plan. The proposal meets the South District Plan's key strategic planning priorities.
	E6.2.113 Complete the housing strategy to determine how best to deliver 50,000 new dwellings by 2036	Council has completed the Housing Strategy. An assessment of Council's Housing Strategy is provided in Section 3.7 of this Report.
	E6.2.114 Confirm the role of Bankstown as a strategic centre through master planning that facilitates housing diversity	This planning priority is not applicable to the subject site.
	E6.2.115 Confirm the role of Campsie as the City's second strategic centre through master planning and precinct planning	This planning priority is not applicable to the subject site.
E6.3	Improve design quality throughout the City	<p>The proposal provides a significant 'Place Making' opportunity. The architecture design package and Urban Design Report that supports this report and proposal provides the framework for achieving a high quality design for the future redevelopment of the site.</p> <p>The proposal clearly demonstrates that the future proposed development standards for the site ensure that all the relevant NSW State Government <i>State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development</i> (SEPP 65) design principles and the Apartment Design Guide (ADG) design criteria can be fully met and satisfied. This is best addressed as part of any future development applications on the site. Refer to the architectural design package and Urban Design Report that support this Report and proposal.</p>

No.	Evolution / Principles	Assessment
	E6.3.116 Develop and implement design quality provisions with appropriate thresholds into the New Planning Framework	As above.
	E6.3.117 Establish a design review panel to guide development applications	Council is responsible for establishing a design review panel.
	E6.3.118 Set new development controls that incorporate context, urban design and quality design	Refer to the assessment in planning priority no.E6.3 of this table.
E6.4	Protect the low density character of suburban neighbourhoods	The proposal provides a transition in the scale of future built form on the site towards the lower scale development that adjoins the site to the north. The proposal respects the adjoining low density character development while achieving high quality design principles for the subject site.
	E6.4.119 Reinforce the low density character of suburban areas subject to Council's Local Housing Strategy	As above.
	E6.4.120 Identity the attributes that make special character areas unique, refine their boundaries and protect them from inappropriate development	The uniqueness of the site as a result of the current site characteristics and that the site is anchored by an existing 'Club' which is a focal point of the local community, deliveries a true 'Place Making' opportunity that is not found anywhere else in the Canterbury-Bankstown LGA.
E6.5	Recalibrate low and medium density zones	This planning priority is not applicable to the subject site.
	E6.5.121 Rationalise the use of the Low Density and R3 Medium Density Residential Zones throughout the City subject to Council's Local Housing Strategy	This planning priority is not applicable to the subject site.
	E6.5.122 Review and recalibrate the permissible uses in the R2 Low Density and R3 Medium Density Zones	This planning priority is not applicable to the subject site.
	E6.5.123 Consider medium density housing close to centres with access to mass transit/train stations	This planning priority is not applicable to the subject site.

No.	Evolution / Principles	Assessment
E6.6	Protect environmental and built heritage	This planning priority is not applicable to the subject site.
	E6.6.124 Undertake a heritage review throughout the City	This planning priority is not applicable to the subject site.
	E6.6.125 Use analysis of local character and heritage to inform master planning	This planning priority is not applicable to the subject site.
	E6.6.126 Continue to operate Council's Heritage Grant Fund and Council's heritage advisory service	This planning priority is not applicable to the subject site.
E6.7	Dual occupancies	This planning priority is not applicable to the subject site.
	E6.7.127 Review planning controls for dual occupancies in special character areas and localities with narrow streets	This planning priority is not applicable to the subject site.
E6.8	Implement current land use strategies	The proposal does hinder the ability for Council to achieve this planning priority. The proposal provides a significant 'Place Making' opportunity and would promote increased jobs and housing on the site, while being anchored by a significant local community asset. The proposal aligns with all key relevant directions and planning priorities found in the major strategic planning policies, including the LSPS, Greater Sydney Region Plan and District Plan. The assessment against these strategies is provided throughout this Report.
	E6.8.128 Integrate current land use strategies into Council's new planning framework	This planning priority is a Council led process. The proposal does hinder the ability for Council to achieve this planning priority.
E6.9	Increase housing supply within the centres along the Sydney Metro Southwest corridor	This planning priority is not applicable to the subject site. The proposal does hinder the ability for Council to achieve this planning priority. Notwithstanding this, The proposal provides a significant 'Place Making' opportunity and would promote increased jobs and housing on the site, while being anchored by a significant local community asset.

No.	Evolution / Principles	Assessment
		Moreover, the proposal aligns with all key relevant directions and planning priorities found in the major strategic planning policies, including the LSPS, Greater Sydney Region Plan and District Plan. The assessment against these strategies is provided throughout this Report.
	E6.9.129 Work with the NSW Government to fund and develop a high-level principles-based strategy for the corridor	This planning priority is a Council led process. The proposal does hinder the ability for Council to achieve this planning priority.
	E6.9.130 Use master planning to guide Campsie's transition to a strategic centre	This planning priority is not applicable to the subject site.
	E6.9.131 Maintain local character through master planning and precinct planning	<p>The proposal provides a significant 'Place Making' opportunity. The architecture design package and Urban Design Report that supports this report and proposal provides the framework for achieving a high quality design for the future redevelopment of the site and in essence achieve the same intent as a master plan.</p> <p>The proposal clearly demonstrates that the future proposed development standards for the site ensure that all the relevant NSW State Government <i>State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development</i> (SEPP 65) design principles and the Apartment Design Guide (ADG) design criteria can be fully met and satisfied.</p> <p>Refer to the architectural design package and Urban Design Report that support this report and proposal.</p>
E6.10	Provide housing that suits the population	The proposal includes a range of housing types, including multi-dwelling housing (terraces), residential flat apartments and affordable housing. The site is suitable for the proposed increase in housing and the proposal aligns with all key relevant directions and planning priorities found in the major strategic planning policies, including the LSPS, Greater

No.	Evolution / Principles	Assessment
		<p>Sydney Region Plan and District Plan. The assessment against these strategies is provided throughout this report.</p> <p>Further, the local area already includes a mix of housing types. In particular, the proposal is consistent with the recently completed seven storey residential flat building development that is located directly opposite the site on the southern side of Canterbury Road.</p> <p>Furthermore, refer to Section 3.7 of this Report that provides an analysis of population and housing data.</p> <p>The proposed housing suits the local population and character of the area, and as shown in the population and housing analysis the increase in housing is much needed in the LGA.</p>
	E6.10.132 Continue to allow secondary dwellings in low rise suburban locations	This planning priority is not applicable to the subject site.
	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	The supporting architectural design package and Urban Design Report clearly demonstrates that the site is more than capable and can suitably accommodate the proposed new development standards. With respect to the final apartment design and mix, this is best resolved in any future development applications for the site. However, the proposal and future development of the site can readily address this planning priority.
	E6.10.134 Increase the stock of accessible dwellings and consider permitting more group homes in Campsie	This planning priority is a Council led process. The proposal does hinder the ability for Council to achieve this planning priority.
	E6.10.135 Allow student housing in Bankstown to support its health and education function	This planning priority is a Council led process. The proposal does hinder the ability for Council to achieve this planning priority.

No.	Evolution / Principles	Assessment
E6.11	Affordable and social housing	The proposal achieves this planning priority by proposing that 5% of the total amount of dwellings on the site be dedicated for affordable housing. Refer to the Planning Agreement Offer that supports this report and proposal.
	E6.11.136 Test up to 15 per cent of new residential floor space as affordable housing, subject to viability	Refer to the above.
	E6.11.137 Prepare and exhibit an affordable housing policy	Refer to the above. The proposal does hinder the ability for Council to achieve this planning priority.
	E6.11.138 Develop an affordable housing contributions scheme	Refer to the above. The proposal does hinder the ability for Council to achieve this planning priority.
	E6.11.139 Work with the NSW Government on large social housing and mixed tenure redevelopment projects	Refer to the above. The proposal does hinder the ability for Council to achieve this planning priority.
E6.12	Ensure housing growth is supported by infrastructure and funding	This is a Council led planning priority. The proposal does hinder the ability for Council to achieve this planning priority. However, as demonstrated in this report the proposed increased in housing on the site is suitable for the site and area.
	E6.12.140 Prepare a new development contributions plan	This is a Council led planning priority. The proposal does hinder the ability for Council to achieve this planning priority.
	E6.12.141 Develop value-capture mechanisms and a contributions plan to fund local infrastructure to support housing growth	This is a Council led planning priority. The proposal does hinder the ability for Council to achieve this planning priority. Notwithstanding this, the proposal includes significant road widening dedications and affordable housing dedications.

No.	Evolution / Principles	Assessment
Evolution 7: Cultural Places and Spaces Connective City 2036 aims to build on the City's attributes as one of the most diverse communities in Australia. Cultural places and spaces will service and celebrate many cultures, languages, activities and age groups. A diverse range of large, medium and small cultural places and spaces will be established to meet community needs and enhance the lives of all people living and working in the City.		
E7.1	Deliver cultural spaces and places in Bankstown City Centre	This planning priority is not applicable to the subject site.
	E7.1.142 Investigate feasibility and location of a new cultural facility in the Bankstown City Centre as part of the Bankstown CBD and Bankstown Aviation and Technology Precinct Place Strategy	This planning priority is not applicable to the subject site.
E7.2	Deliver cultural spaces and places in Campsie Town Centre	This planning priority is not applicable to the subject site.
	E7.2.143 Rely on community engagement and evidence-based approach to inform the development of new cultural places and spaces in strategic centres	This is a Council led planning priority. The proposal does hinder the ability for Council to achieve this planning priority.
	E7.2.144 Investigate feasibility and location of a new cultural facility in Campsie	This planning priority is not applicable to the subject site.
E7.3	Integrate the community's individuality to create welcoming and culturally appropriate places and spaces	<p>The proposal provides a significant 'Place Making' opportunity and would promote increased jobs and housing on the site, while being anchored by a significant local community asset.</p> <p>This contributes to positively integrating the community cultural aspects of the site, which is also further reinforced by the proposed dedication of a community activity space in the proposal. Refer to the Planning Agreement Offer that supports this Report and Proposal.</p>
	E7.3.145 Draw from community engagement and an evidence-based approach to inform the development of new cultural places and spaces in strategic centres	Refer to the above. The Planning Proposal will be subject to the standard community engagement process for any development and Planning Proposal in NSW.

No.	Evolution / Principles	Assessment
E7.4	Commit to greater understanding and recognition of Aboriginal cultural places and spaces across the City	The proposal is readily capable of achieving 'Connecting with Country' design outcomes in accordance with the NSW Government Architects relevant policy. This is best addressed as part of any future development applications on the site.
	E7.4.146 Develop and deliver a City-wide Aboriginal cultural heritage study	Refer to the above. Notwithstanding this, this is a Council led planning priority. The proposal does hinder the ability for Council to achieve this planning priority.
E7.5	Match community infrastructure size and type with centre size and type	Refer to the response in planning priority no.E7.3. A significant community asset in the 'Club' anchors the proposal.
	E7.5.147 Use the hierarchy of centres and place-based plans to prioritise community infrastructure in centres	As above.
E7.6	Provide a diverse range of sizes and types of community infrastructure	As above.
	E7.6.148 Develop a network approach to the provision of community infrastructure and services	As above.
E7.7	Achieve a wide range of adaptable and multifunctional places and spaces	This planning priority can be readily achieved and is best addressed as part of any detailed design and future development applications on the site.
	E7.7.149 Develop a community facilities strategic plan to ensure opportunities for multipurpose community infrastructure	Refer to the response in planning priority no.E7.3. A significant community asset in the 'Club' anchors the proposal.
E7.8	Achieve socially, environmentally and economically sustainable infrastructure	The proposal achieves this planning priority as follows: 1. Environmentally – the proposal includes a significant amount of open space replacing the large extent of car parking area currently on the site. It also would improve

No.	Evolution / Principles	Assessment
		<p>the stormwater management on the site.</p> <p>2. Socially – The proposal returns the significant community asset of the ‘Club’ on site while also providing high quality open space and recreational space.</p> <p>3. Sustainability – The intent of the proposal is to achieve a high quality sustainable design. This is already demonstrated in the proposal’s ability to achieve the solar access and cross ventilation ADG design criteria, as well as provide extensive open space across the site.</p>
	E7.8.150 Explore opportunities for infrastructure that meets triple bottom line outcomes as part of any community infrastructure strategic planning	Refer to the above and response in planning priority no.E7.3. Also, it is noted that the proposal includes significant road widening land dedication.
E7.9	Shape infrastructure by community participation and partnerships	The Planning Proposal will be subject to the standard community engagement process for any development and Planning Proposal in NSW.
	E7.9.151 Advocate for and participate in the delivery of joint-use and shared facilities with relevant agencies and private sector stakeholders	This is best addressed as part of any future development applications on the site. It is too early in the process to provide any details or a structure on how this planning priority could be achieved.
	E7.9.152 Use evidence-based community infrastructure planning to inform all place-based plans, strategies or planning proposals	Refer to the above and response in planning priority no.E7.3.
E7.10	Futureproof community infrastructure during planning and design phases	As above. This has been addressed throughout the responses in this table.
	E7.10.153 Evidence-based community infrastructure planning informs all place-based plans, strategies or planning proposals. Develop a community facilities strategy that promotes flexible design and shared use	As above. This has been addressed throughout the responses in this table.

No.	Evolution / Principles	Assessment
E7.11	Support temporary activation of vacant or poorly-used community infrastructure	Not applicable. Notwithstanding this, Refer to the above and response in planning priority no.E7.3.
	E7.11.154 Simplify processes for temporary uses on public and private land	As above.
Evolution 8: Design Quality By 2036, quality design in public and private areas will create sustainable, liveable, healthy and attractive places, while also protecting the City's heritage, including built, natural and cultural assets, and places of significant character.		
E8.1	Ensure high quality design underpins NSW policies and projects	<p>The proposal provides a significant 'Place Making' opportunity. The architecture design package and Urban Design Report that supports this report and proposal provides the framework for achieving a high quality design for the future redevelopment of the site.</p> <p>The proposal clearly demonstrates that the future proposed development standards for the site ensure that all the relevant NSW State Government <i>State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development</i> (SEPP 65) design principles and the Apartment Design Guide (ADG) design criteria can be fully met and satisfied.</p> <p>Refer to the architectural design package and Urban Design Report that support this Report and proposal.</p> <p>Further, the proposal aligns with all key relevant directions and planning priorities found in the major strategic planning policies, including the LSPS, Greater Sydney Region Plan and District Plan. The assessment against these strategies is provided throughout this Report.</p>
	E8.1.155 Collaborate with surrounding councils to advocate for and improve the quality of large infrastructure projects Ensure quality design as Sydney Metro Southwest is delivered	This planning priority is not applicable to the subject site and is Council led. The proposal does hinder the ability for Council to achieve this planning priority.

No.	Evolution / Principles	Assessment
	E8.1.156 Advocate for all NSW Government projects, or projects assessed and approved by the NSW Government, to achieve high quality design	This planning priority is not applicable to the subject site and is Council led. The proposal does hinder the ability for Council to achieve this planning priority.
	E8.1.157 Advocate for a review of NSW Government guidelines to improve liveability and design quality	This planning priority is not applicable to the subject site and is Council led. The proposal does hinder the ability for Council to achieve this planning priority.
	E8.1.158 Advocate for a review of the NSW Affordable Rental Housing SEPP to ensure quality and sustainable design outcomes for boarding houses, student accommodation and affordable housing	This planning priority is not applicable to the subject site and is Council led. The proposal does hinder the ability for Council to achieve this planning priority.
	E8.1.159 Advocate for a review of NSW Exempt and Complying SEPP and Medium Density Housing Code to achieve better design quality for medium density developments	This planning priority is not applicable to the subject site and is Council led. The proposal does hinder the ability for Council to achieve this planning priority.
	E8.1.160 Advocate for BASIX to be reviewed to achieve more sustainable dwellings	This planning priority is not applicable to the subject site and is Council led. The proposal does hinder the ability for Council to achieve this planning priority.
E8.2	Provide local leadership and foster an internal culture of design quality	This planning priority is not applicable to the subject site and is Council led. The proposal does hinder the ability for Council to achieve this planning priority.
	E8.2.161 Prepare place-based design-led master plans for Bankstown City Centre, Chullora, Chapel Road Precinct, the Eastern Lifestyle and Medical Precinct and Bankstown Aviation and Technology Precinct	This planning priority is not applicable to the subject site and is Council led. The proposal does hinder the ability for Council to achieve this planning priority.
	E8.2.162 Deliver Bankstown Complete Streets Transport and Place Plan. Prepare Complete Streets for other key centres	This planning priority is not applicable to the subject site and is Council led. The proposal does hinder the ability for Council to achieve this planning priority.

No.	Evolution / Principles	Assessment
	E8.2.163 Establish design processes and a Design Review Panel to test the design quality of development proposals, planning proposals and capital works project	<p>This planning priority is not applicable to the subject site and is Council led. The proposal does hinder the ability for Council to achieve this planning priority.</p> <p>Notwithstanding this, the supporting architectural design package and Urban Design Report demonstrates that the proposal achieves high quality design outcomes.</p>
	E8.2.164 Prepare and deliver master plans and detailed design for major parks, capital works program and specific Council-owned land	This proposal in essence establishes design principles for the site that are in the manner of a master plan.
	E8.2.165 Collaborate with other stakeholders to understand barriers and levers to delivering design quality and inform others of the benefits of design quality	This planning priority is a Council led process. The proposal does hinder the ability for Council to achieve this planning priority.
E8.3	Ensure high quality design underpins Council policies and controls	<p>This planning priority is not applicable to the subject site and is Council led. The proposal does hinder the ability for Council to achieve this planning priority.</p> <p>Notwithstanding this, the supporting architectural design package and Urban Design Report demonstrates that the proposal achieves high quality design outcomes.</p>
	E8.3.166 Introduce a design quality and sustainability clause in the local environmental plan	As above.
	E8.3.167 Prepare a Design Quality Strategy for the City	Refer to the headline response in item no.E8.3.
	E8.3.168 Review the development control plan with regard to urban quality, design quality and sustainability	This planning priority is a Council led process. The proposal does hinder the ability for Council to achieve this planning priority.

No.	Evolution / Principles	Assessment
E8.4	Encourage the construction and development industries, the development consultancy industry, landholders, investors and the not-for-profit sector to design and build high quality developments	This planning priority is not applicable to the subject site and is Council led. The proposal does hinder the ability for Council to achieve this planning priority.
	E8.4.169 Champion and deliver quality design for the City in line with Connective City 2036 quality design principles and all design-related plans, action plans, policies and controls	<p>The proposal provides a significant 'Place Making' opportunity. The architecture design package and Urban Design Report that supports this report and proposal provides the framework for achieving a high quality design for the future redevelopment of the site.</p> <p>The proposal clearly demonstrates that the future proposed development standards for the site ensure that all the relevant NSW State Government <i>State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development</i> (SEPP 65) design principles and the Apartment Design Guide (ADG) design criteria can be fully met and satisfied.</p> <p>Refer to the architectural design package and Urban Design Report that support this report and proposal.</p> <p>Further, the proposal aligns with all key relevant directions and planning priorities found in the major strategic planning policies, including the LSPS, Greater Sydney Region Plan and District Plan. The assessment against these strategies is provided throughout this Report.</p>
	E8.4.170 Engage competent, skilled and highly-regarded design professionals to design and deliver great places for people	Architectus were previously engaged by Council to review the design of the proposal. The current proposal improves on Architectus' independent review. Also, this report and proposal is supported by expert assessment reports and design input from highly regarded professionals in the property industry.

No.	Evolution / Principles	Assessment
Evolution 9: Sustainability and Resilience Connective City 2036 aims for a resilient, responsive and sustainable city with buildings, spaces and people that use and manage energy, water and waste efficiently. Integrated built and natural environments will reduce the urban heat island effect, encourage new transport options, reduce waste and re-use water.		
E9.1	Achieve net-zero emissions by 2050	The proposal does hinder the ability for Council to achieve this planning priority. Further, the proposal can readily contribute to and achieve this priority, however this is best resolved in any future detailed design and development applications for the site.
	E9.1.171 Advocate for increases in building sustainability standards through higher BASIX and NABERs ratings	As above. This priority can readily be achieved.
E9.2	Manage energy, water and waste efficiently to support more resilient and liveable communities	As above. This priority can readily be achieved.
	E9.2.172 Develop an approach to waste management that maximises the reduction of waste to landfill and considers opportunities for use of waste as a resource	As above. This priority can readily be achieved. Notwithstanding this, the architectural design package 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.
E9.3	Optimise water conservation and re-use by adopting water sensitive urban design	The proposal does hinder the ability for Council to achieve this planning priority. Further, the proposal can readily contribute to and achieve this priority, however this is best resolved in any future detailed design and development applications for the site.

No.	Evolution / Principles	Assessment
	E9.3.173 Collaborate with Sydney Water to enhance Yanu Badu Wetlands as part of the broader network of waterways and greenspace connections and as an exemplary project of urban water management	Not applicable to this proposal. However, the proposal does hinder the ability for Council to achieve this planning priority
E9.4	Increase tree cover	The site is currently predominately a large car park. The proposal provides a significant 'Place Making' opportunity particularly with respect to increased open space and landscaping, and tree canopy cover.
	E9.4.174 Develop and implement an Urban Forest Strategy across the City's centres, commercial and residential areas to improve tree canopy	As above.
E9.5	Achieve net-zero emissions by 2050	The proposal does hinder the ability for Council to achieve this planning priority. Further, the proposal can readily contribute to and achieve this priority, however this is best resolved in any future detailed design and development applications for the site.
	E9.5.175 Encourage the uptake of renewable energy in all sectors	As above.
	E9.5.176 Lead and support the transition to EVs through expanded Council use	As above.
	E9.5.177 Include measures to facilitate low-emission forms of transport (public transport, cycling, walking) in place-based transport planning	As above.
	E9.5.178 Strongly support the use of renewable energy where possible to provide clean, affordable energy	As above.
E9.6	Manage energy, water and waste efficiently to support more resilient and liveable communities	The proposal does hinder the ability for Council to achieve this planning priority. Further, the proposal can readily contribute to and achieve this priority, however this is best resolved in any future detailed design and development applications for the site.

No.	Evolution / Principles	Assessment
	E9.6.179 Deliver community and schools education programs that celebrate and teach the importance of living with healthy waterways	This planning priority is not applicable to the subject site and is Council led. The proposal does hinder the ability for Council to achieve this planning priority.
	E9.6.180 Deliver well planned waste infrastructure that is responsive to future needs, and provides equitable access to waste, re-use and recycling services through planning for the future of Kelso and resource recovery facilities for the City	This planning priority is best addressed in any future detailed design and development applications for the site. Notwithstanding this, the architectural design package 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.
	E9.6.181 Support the use of water-efficient technology across households and business	The proposal can readily contribute to and achieve this priority, however this is best addressed in any future detailed design and development applications for the site.
E9.7	Provide sustainability features to all housing	As above.
	E9.7.182 Include planning controls requiring the installation of Electric Vehicle chargers in high density development, and encourage their installation in other development	As above.
	E9.7.183 Implement design controls that require improved lighting and ventilation to reduce energy costs associated with lighting, heating and cooling	As above. However, it is noted that Council's DCP and the NSW State Government's ADG design criteria address this priority. The proposal can readily comply with the relevant Council DCP controls and ADG design criteria.
E9.8	Ensure waste works with building and streetscape design	This planning priority is best addressed in any future detailed design and development applications for the site. Notwithstanding this, the architectural design package 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.

No.	Evolution / Principles	Assessment
	E9.8.184 Implement new planning controls that ensure waste management makes a positive contribution to built form, urban amenity, streetscapes and liveability	As above. Council's current DCP addresses this priority.
	E9.8.185 Investigate innovative and cost effective mitigation and management strategies to reduce waste and encourage recycling	As above.
E9.9	Concentrate housing close to public transport	The site is in close proximity to bus stops. The site is suitable for increased housing as assessed and justified in this report.
	E9.9.186 Maximise walking infrastructure across the City so that each household can walk to their nearest centre	As above.
E9.10	Support a locally based circular waste economy	Refer to response in planning priority no.E9.8.
	E9.10.187 Advocate for better waste management practices and increase the processing of renewable resources through alternative waste and recycling technologies	As above.
E9.11	Optimise water conservation and re-use by adopting water sensitive urban design	The proposal can readily contribute to and achieve this priority, however this is best addressed in any future detailed design and development applications for the site.
	E9.11.188 Implement planning controls requiring landscape elements such as green roofs or walls within buildings	As above. However, it is noted that Council's DCP and the NSW State Government's ADG design criteria address this priority. The proposal can readily comply with the relevant Council DCP controls and ADG design criteria.

No.	Evolution / Principles	Assessment
	E9.11.189 Implement new planning controls that maximise opportunities for water sensitive urban design to reduce impervious surfaces, improve water quality, reduce urban run-off and re-use captured water where possible	<p>This planning priority is a Council led process. The proposal does hinder the ability for Council to achieve this planning priority.</p> <p>Notwithstanding this, the proposal already demonstrates a significant improvement in the local environment by way of the proposed significant amount of open space on the site, which will also contribute to the quality of water runoff from the site. With respect to specific water sensitive measures this is best addressed in any future detailed design and development applications for the site.</p>
E9.12	Increase tree cover	The site is currently predominately a large car park. The proposal provides a significant 'Place Making' opportunity particularly with respect to increased open space and landscaping, and tree canopy cover.
	E9.12.190 Develop and implement an Urban Forest Strategy across the City's centres, commercial and residential areas	As above.

3.5 Connecting with Country

In July 2023, the NSW State Government through the Government Architect of NSW (GANSW) released the 'Better Placed Connecting with Country Framework' (CC Framework). The CC Framework provides the strategic policy for local Aboriginal voices to be embedded in development projects.

Aboriginal cultural context and the concept of 'Connecting with Country' is grounded in a set of core principles, including:

1. What is Country? - Understanding the complex and dynamic relationship that 'Country' encompasses everything;
2. Country, Community and Culture – Explore and understand the knowledge, belief, art, morals, law and customs of the Aboriginal people;
3. Caring for Country – The cultural obligation to undertake a deep sense responsibility, stewardship and/or ownership of 'Country';
4. Identity – What defines Aboriginal and non-Aboriginal people. In particular the CC Framework states, *"Aboriginal peoples' connection with Country has continued over thousands of years, from deep time. It is a source of valuable wisdom and knowledge that can guide all of us to improve the way we plan and design the places where we live and work."*;
5. Cultural Safety – Creation of socially, emotionally, physically and spiritually safe spaces;
6. Indigenous Cultural and Intellectual Property – the CC Framework states, *"The rights that Aboriginal people have to protect their cultural heritage, traditional knowledge and cultural expression."*;

In order to achieve the above projects are required by the CC Framework to take a Country-Centred approach, which means to 1) be guided by the local aboriginal community or an expert representative in Aboriginal cultural, and 2) establish actions to implement the CC Framework.

At this stage, it is too complex to introduce specific actions that would be implemented into the proposal as a response to the CC Framework. However, it is recommended that as part of future development applications that apply to the site that the Proponent and any Applicants engage with the local Aboriginal community or an expert representative to be guided to establishing suitable and meaningful actions that could be implemented into the project. Examples of the investigations and actions that could be included in the project are:

- Investigating where Aboriginal people work in the area and exploring work opportunities into the project;
- Investigating traditional travel paths in the area and across the site;
- Investigating the geology, flora and water movements across the area and site;
- Developing a strategy and themes from the above investigations, for example:
 - Locating of certain landscape elements and plant species within the site;
 - Establishing a Council operated community space that local Aboriginal people have access to and meet; and
 - Implementation of iconography and design elements of Country.

It is recommended that the above be explored once the rezoning of the proposal is published, as it is only then that tangible and meaningful outcomes can be realistically considered and implemented into the project.

3.6 Community Strategic Plan – CBCity 2036

The vision of the Canterbury-Bankstown Community Plan 2036 (CBCity 2036) is to be a thriving, dynamic, attractive and distinctive centre of Greater Sydney. The plan seeks to create services and facilities for a prosperous, growing city with lively neighbourhoods and a proud history. The LGA has a diverse population that live and work together in harmony. Bankstown is a modern, active community with quality transport infrastructure, clean waterways, pristine bushland and great community spaces and parks’.

The CBCity 2036 identifies seven destinations to lead the LGA to 2036, which include:

1. *Safe and strong*
2. *Clean and Green*
3. *Prosperous and Innovative*
4. *Moving and Integrated*
5. *Health and Active*
6. *Liveable and Distinctive*
7. *Leading and engaged.”*

The proposal achieves the above by way of the following:

1. **Safe and strong** “A proud inclusive community that unites, celebrates and cares” – The proposal relocates the community Club into the future redevelopment of the site. It ensures that the existing community and future communities have the opportunity to grow together, while also supporting the economic viability of the Club. The Club provides a strong community asset that is well known to the area. Introducing a new community, and a redevelopment that significantly enhances the public domain within the site, would also contribute to the passive surveillance and safety of the community.
2. **Clean and Green** “A cool, clean and sustainable city with health waterways and natural areas” – The proposal is a significant enhancement of the site with respect to open space, tree coverage and public domain quality. The site is currently predominately a car park. The redevelopment of the site also provides an opportunity to achieve a high degree of sustainable and residential amenity outcomes.
3. **Prosperous and Innovative** “A smart and evolving city with exciting opportunities for investment and creativity” – The redevelopment of the site, underpinned by a strong community asset, a new community, neighbourhood centre activities and high quality residential amenity, has the opportunity to encourage more investment in the area. Principles of improving public domain, providing high quality place-making outcomes, and mixed uses that encourage human interaction also contributes to and encourages investment. These outcomes can then encourage creative socio-economic and redevelopment outcomes in other parts of the city.
4. **Moving and Integrated** “An accessible city with great local destinations and many options to get there” – The proposal clearly offers and much improved public domain and accessible site. The proposal includes numerous entry and exit points to and from the site, which are currently not available. The proposed through-site link reinforces the pedestrian connectivity into the site while being supported by active street frontages. The site is also accessible by public transportation and the design has considered various modes of transport that can access the site, including Uber, taxis, car-share schemes and local bus network provided by the Club.
5. **Healthy and Active** “A motivated city that nurtures healthy minds and bodies” – The enhances public domain, enhanced landscape outcomes, mixed use to support the community and use of the buildings to separate large open space areas from the busy local road network, provides opportunities for high quality residential outcomes and healthy living.

6. **Liveable and Distinctive** “A well-designed, attractive city which preserves the identity and character of the local village” – It is evident that the redevelopment of the site, as shown in the supporting architectural design package, that the site creates a high quality liveable and distinctive environment. The redevelopment achieves that liveable and distinctive identity and character by some of the following key attributes:
 - The community Club;
 - The large open spaces that have excellent exposure to sunlight, while also having a variety of activities to meet the needs of the local community;
 - Well designed tree lined street that achieve high quality pedestrian amenity and encourage pedestrian activity; and
 - Distinct separation of land uses between the northern and southern parts of the site that contribute to the character of these parts, including concentration of activities.
7. **Leading and Engaged** “A well-governed city with brave and future focused leaders who listen” – The proposal provides the opportunity for leaders to be active in the area by way of the community Club, the introduction of a new community and success of the proposal. The proposal has all the necessary qualities that is future-focused, and for it to be successful, especially with respect to economic viability of the Club and development of enhanced publicly accessible assets.

The proposal clearly meets Council’s strategic directions and contributes to the transformation of the city.

3.7 Canterbury Bankstown Employment Lands Strategy

The Canterbury Bankstown Employment Lands Strategy (CB-ELS) dated June 2020 provides the strategic guide for the future employment growth of the Local Government Area (LGA). During the consultation period of the CB-ELS, the community identified that:

“They want CBCity 2028 to be: A destination City, heritage-protected, having quality social interactions, clean, cosmopolitans, full of markets, arts and culture, safe, affordable and diverse when it comes to housing, having good amenities and open spaces.”

Further, the CB-ELS identifies that the vision for the city is as follows:

“By 2036 Canterbury Bankstown’s employment lands will be a network of places engaged in business, production and knowledge advancement, connected to a thriving Bankstown City Centre. Collectively this network will deliver a diversity of jobs in a prosperous local economy that services Australian and global markets.

Ongoing revitalisation of employment lands will prioritise uses which generate new jobs. Vibrant local centres will provide a diverse range of goods and services to meet the needs of their community and provide a high level of amenity to encourage social interaction.”

The redevelopment of the site encourages an increased population in the area that would support the economic viability of the local employment lands, as well as provide opportunities for the community to live close to employment areas.

Additionally, given the site is already a well-known ‘destination’ place it is proposed to contribute to employment, economic growth social well-being of the area by providing the following:

- The proposal will enhance the pedestrian amenity and experience of residents and visitors to the site, creating a safe environment with passive surveillance opportunities, active spaces and well defined spaces;

- Significant improve and enhance the landscape quality and overall place design of the site. The site is currently mostly a car park, whereas the proposal introduces well-defined landscape areas and relocates all the car parking in basement levels;
- Encourages and ensures the viability of the Club on the site as well as provide opportunities for more employment and uses that are in synergy with the Club and future residential uses;
- The proposal integrates the internal spine road with defined active spaces while concentrating commercial and shop top housing uses on the southern portion and residential and communal open spaces on the northern portion. This also promotes clear wayfinding opportunities and legible pedestrian routes;
- The promotes a healthy and active mixed use environment which currently is not available on the site, as well as a liveable and attractive place; and
- Establishes a benchmark development on a landmark site that is well-know to the community.

The proposal clearly satisfies the economic and employment lands related actions that are set out in the CB-ELS, which include:

- **Embracing change to attract future high-value jobs and investment**

Response:

The proposal promotes an active, high quality mixed used development that via the B1 Zone would also support the employment lands that to the west of the site and in close proximity to the site. The proposal allows for housing to be in close proximity to employment lands and retail and business uses that are destination places for employees in the nearby employment lands;

- **Focussing on well-managed, well-executed change and growth that is supported by regional and local level infrastructure**

Response:

The site is within 1.2 kilometres of the new Metro Station in Punchbowl, which is currently under construction. Existing bus routes are available between the site and Punchbowl Town Centre;

- **Provide opportunities for a cosmopolitan, vibrant and dynamic City**

Response:

The enhanced place making and environment created by the proposal promotes a more contemporary and cosmopolitan lifestyle in the area;

- **Pursue Smart City innovations**

Response

The proposal has significant opportunities to provide excellent sustainable outcomes and implement Smart City innovation measures that can be explored further with Council at the development application stage;

- **Promote long term economic and employment growth**

Response:

The proposal retains the Club which is a well known destination venue, promotes the economic viability of the business B1 Zone and continual employment on the site;

- **Provide and promote artistic and cultural opportunities**

Response:

The proposal has significant opportunities to provide excellent public art and cultural opportunities that can be explored further with Council at the development application stage;

- **Facilitate improved movement around the City for all users**

Response:

The proposal achieves enhanced activation and pedestrian movements and much improved access to the site;

- **Provide convenient, equitable and accessible parking**

Response:

Can be readily achieved and promotes enhanced spaces with reduced conflicts between pedestrians and vehicles in comparison to the site's existing conditions;

- **Promote life-long learning**

Response:

The proposal clearly has an opportunity to grow a community, which can take advantage to the proposed landscape spaces and future mixed uses on the site;

- **Deliver an attractive, sustainable, affordable built environment**

Response:

Can readily achieve an excellent outcome. The proposal clearly offers public and private spaces, as well as opportunities for high quality architect and built form outcomes that do not currently exist on the site;

- **Ensure compliance with, and understanding of, local laws**

Response:

Can readily be achieved and managed as part of future development applications; and

- **Engage, involve and empower the community to participate in decisions that affect them**

Response:

The proposal has significant opportunities to engage with the community in its future design development and delivery.

The CB-ELS states, *'Delivering jobs in the Canterbury Bankstown LGA means building on the LGA's existing strengths – a strong local economy, a skilled workforce and a strategic location.'* The proposal is able to support this strategic vision for the LGA by providing a 'destination', high quality, mixed-use place, that ensures that there is continual employment on the site, as well as creating housing in close proximity to an existing large employment area. Key strategies identified in Section 1.8 of the CB-ELS that the proposal can satisfy include:

- Improve amenity of employment precincts;
- Project employment lands for employment uses; and
- Enhance industrial and business centres as places - a greater focus on employee amenity.

Section 4.5 of the CB-ELS identifies a number of demographic key findings that the proposal can respond to, including:

- Canterbury Bankstown LGA's population is forecast grow to 499,890 persons over the next 20 years adding over 112,869 people by 2036. There is projected to be an under-representative share of residents of working age which impacts labour force participation, dependency rates and income streams

Response:

The proposal contributes to housing growth in the area and encourages either new residents or people that have grown-up in the area to remain in the area by way of delivering a high quality mixed use development in close proximity to jobs.

- Canterbury Bankstown LGA has a long-standing specialisation in Manufacturing. However, the proportion of local residents working in Manufacturing experienced a decline of 3.7 per cent between 2011 and 2016

Response:

The proposal is within 200 metres of large employment lands at the nearest point and within 1.5 kilometres at the farthest point. The site and proposal is the closest Centre to these employment lands that can offer services to meet the day to day needs of local employees. Further, locating more housing close to the employment lands, which is serviced by public transport buses also promotes less dependency on vehicles to connect people to jobs, as well as supports the continual viability of businesses in the employment lands. Note that the businesses in the employment range widely in type and size and consist of many small to medium businesses.

A key finding in Section 5.4 related to the economic context of the LGA and which the proposal can respond positively is:

- The local economy has developed specialisations in key industries based on competitive advantages and local physical and human capital characteristics. The largest sub-sector IVA contributions are by Preschool and School Education, Public Administration and Safety, Financial and Insurance Services, Construction Services and Professional, Scientific and Technical Services

Response:

The proposal contributes to reinforcing the above and attracting employees in the identified sectors by providing a high quality mixed use development with services that can meet the day to day needs of the community. A key factor of the above sectors and changing employment is that those sectors are able to employee people to 'work from home' and in flexible working conditions. Therefore, one of the differences in attracting these employees or encouraging professionally qualified locals to remain in the area is a function of the places that are created and the available local amenity at their place of residents. The proposal has the opportunity to deliver a high quality landmark development for the area and LGA.

The CB-ELS identifies an important trend that happens to be a major characteristic of the proposal and Club. Section 6.2.3 of the CB-ELS discusses the 'better designed eating experience' trend. One of the key intents of the proposal is to reinforce the Club's role in the community. The Club is already a destination venue for food and entertainment and by redeveloping the site into a high quality contemporary place it will make the overall dining experience more enjoyable for all users. Further, the CB-ELS states:

"This "experience" has seen increased demand for comfortable outdoor dining options with centres needing to respond through providing improved centre amenity. Venues can also extend their trading hours, provide natural themes or taking advantage of existing natural assets or open space, where venues open onto scenic views or green spaces can also create a connection to the land, increasing dining experience. It is important that centres within Canterbury Bankstown LGA create a unique sense of place in order to attract and retain cafés and restaurants."

The proposal clearly can achieve and proposes to achieve a unique destination place. The future visitors and users of the proposal will be able to benefit from:

- Outdoor dining and seating that is centrally located within the plaza of the B1 Zone land. This area will be sheltered away from the noise and activity of Punchbowl Road and Canterbury Road;
- A culturally well-know destination venue; and
- Large open space and landscaped areas that enhance the visual quality of the site and proposal.

Moreover, Section 6.2.4 of the CB-ELS promotes the retention of centres such as the subject site and proposal and states:

“Although new centres should be allowed to form and develop, especially in areas with justified demand, existing centres should be protected and enhanced as the primary location for commercial and retail floorspace.”

The proposal reinforces the role of the Club and the Centre, and ensures the long-term viability of the Centre. Therefore, satisfying the above.

Section 7 of the CB-ELS forecasts the employment demand for the LGA and potential floor space required to service the growth. With respect to the site and proposal, the assessment does not consider the site as a stand-alone centre and does not take into consideration the current and forecast economic contribution of the site. The proposal includes approximately 1,000sqm of commercial and retail space that is on par of the required amount of the floor space for these uses in a B1 Zone. The Club is a separate use and it is proposed to accommodate approximately 1,660sqm of floor space. The Club does not compete with other nearby Centres. Notwithstanding this, the CB-ELS predicts that there will be up to 44,200 jobs created in the LGA by 2036. The site and 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.

The above analysis also aligns with Table 37 of the CBN-ELS, which provides the recommended planning framework for business land use zones. Table 37 recommends 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.

A current key issue in the LGA is the leakage of young residents. The CB-ELS states, *‘Increased employment opportunities in the study area and locality, might help address the leakage of young residents while also providing increased services for an activation for the other resident age groups.’* Locating well designed high quality mixed use development with a diverse mix of housing near an existing large employment area, while also promoting on-site employment will provide more opportunities for young adults, couples and young families to move into the area or remain in the area.

Page 111, Section 8 of the CB-ELS, recommends that:

“Broadening mixed-use development types in B1 Neighbourhood Centre and B2 Local Centre zones

Residential flat buildings are currently permitted in BLEP 2015’s and prohibited in CLEP 2012’s B1 Neighbourhood Centre and B2 Local Centre zones. CLEP 2012 permits shop top housing in these zones. Due to the technicalities of the shop top housing use, it is only permitted where a retail premises or business premises is at the ground floor. This limits options for mixed use development above alternative uses, such as a medical centre, government customer service centre or other non-retail/business premises uses.

Residential flat buildings, without a ground floor non-residential use are not supported in B1 Neighbourhood Centre or B2 Local Centre zones. However, the use is recommended to be permissible, when combined with a ground floor non-residential

use. This would promote delivery of vital services in mixed use development that may otherwise be pushed out by retail uses attached to shop top housing.”

The proposal achieves the above by delivering mixed uses in the B1 Zone land, which forms the southern portion of the site.

Moreover, page 236, Section 12.3 of the CB-ELS States:

“Servicing employment precincts

Employment precincts are generally poorly serviced with convenience retail, services public transport and have a low level of amenity. Providing small areas of retail and personal services in employment precincts would assist workers to undertake day to day tasks. It would also support businesses by providing increased access to services. Providing opportunities for informal meeting spaces and breakout places throughout the day could interaction and collaboration.”

The proposal has the opportunity to provide an active high quality mixed use development that provides businesses and services that meet the day to day need of the community and the employees in the nearby employment lands.

The assessment of the proposal against the CB-ELS found that the proposal has opportunities to support surrounding employment land, as well as enhance employment opportunities on the site. Therefore, there is strategic merit for the proposed evolution of the site to a more intense mixed-use development.

3.8 Canterbury Bankstown Housing Strategy

The Canterbury Bankstown Housing Strategy (CB-HS) establishes the vision for accommodating population and housing growth the LGA. The CB-HS aims to consider *‘the changing needs of the community, including families, couples, older people, professional and executive workers and people with special access needs.’* The CB-HS states that there is a, *‘need to strengthen the economic resilience of the centres by enabling sensible and sustainable growth within walking catchments to support local businesses.’*

Canterbury Bankstown Council’s housing target by 2036 is to provide an additional 50,000 new dwellings in the LGA. Punchbowl is identified as a ‘village centre’ and forms part of a cluster of 12 Village Centres. Council projects that these 12 Village Centres will be able to deliver about 9,000 new dwellings by 2036. However, redevelopment of these Village Centres tend to be constrained by small parcels of land and a land ownership pattern that normally comprises of many land owners.

The subject site and proposal has the opportunity to deliver a large amount of Council’s housing target for Village Centres, while delivering a high quality contemporary mixed-use development.

The CB-HS sets out a number of strategic directions that the proposal clearly satisfies, and which are as follows:

- 1. Deliver 50,000 new dwellings by 2036 subject to the NSW Government providing upfront infrastructure support**

Response:

The proposal contributes to the delivery of the forecast 50,000 new dwellings required to accommodate the growth of the LGA by 2036.

- 2. Stage the delivery of new dwellings to address complex renewal issues affecting Canterbury Bankstown**

Response:

The proposal can readily meet this direction as the urban renewal needs to consider the redevelopment of the Club on the site, delivery of B1 Zone land uses and eventual staging of the remainder residential development. The proposal would not likely be

delivered in 'one line' and would be staged to respond to market and financial requirements.

3. Focus at least 80% of new dwellings within walking distance of centres and places of high amenity

Response:

The proposal is subject to two land use zones, including the existing B1 Zone on the southern portion of the site and the R4 Zone on the northern portion of the site. Notwithstanding the land use zone arrangement, the subject site and proposal act as one and the share a central roadway, share the publicly accessible landscape areas and high quality public domain amenity that are created. Therefore, specific to this site the proposed housing supports the ongoing viability of the Club and the future commercial and retail uses in the proposal, while in turn the commercial and retail uses support the day to day needs of the community. All these uses being within walking distance.

4. Ensure new housing in centres and suburban areas are compatible with the local character

Response:

Figures 4 and 5 in this report show the extent of the local character. The local character consists of up to seven storey residential flat buildings directly opposite the site on Canterbury Road, the broad employment lands to west of the site, large open space to the east of the site and low density, low scale residential development to the north of the site. These elements need to be considered in context that the subject site is a larger at-grade surface car park with a large commercial building that accommodates the Club.

Therefore, in light of the above the proposed housing is suitable for the site and area and there are multiple elements that form the character of the area that the proposal responds positively to, including:

- Locate transition terrace housing on the northern boundary of the proposal to step the built form down to the adjoining low scale development;
- Concentrate taller built form on the southern side of the site complimenting the scale of the residential flat buildings on the opposite side of Canterbury Road; and
- Provide perimeter landscape to enhance streetscape quality and respond to open space on eastern side of the site.

5. Provide a choice of housing types, sizes, tenures and prices, to suite each stage of life

Response:

The proposal contributes to the housing mix by providing a range of housing types and sizes, including terrace housing, a range of 1-bedroom, 2-bedroom and 3-plus bedroom units of varying sizes to cater for the needs of the community. The proposal provides housing opportunities for all types of households, whether singles, couples, couples with children and retirees that would like to independently age in place without care. Note that the proposal does not propose any seniors living. However, the proponent is open to discuss opportunities with Council for any care or assisted living housing.

6. Design quality housing to maximise liveability and provide positive built form outcomes

Response:

The proposal can readily achieve a high quality design as already demonstrated by the images included in Section 2 of this report.

7. Align the R2 Low Density and R3 Medium Density zones in the former Canterbury Local Government Area

Response:

Not applicable. These land uses are not proposed on the subject site.

8. Urgently review dual occupancies in the suburban neighbourhoods

Response:

Not applicable. Dual occupancies are not proposed on the subject site.

Further to the response to the above strategic directions, the proposal also has the potential to address a number of housing issues in the LGA. The issue and response is provided below.

- Key Workers

Response:

The CB-HS identifies that currently 25% of the total workforce in the LGA are employed in key worker occupations. Figure 21 on page 67 of the CB-HS shows that approximately 27% of residents in suburb of Punchbowl are employed in key worker occupations. The proposal has significant opportunity to provide key worker housing and affordable housing. The Proponent is open to discussing the delivery of affordable housing within the proposal.

- Household Types

Response:

Figure 22 on page 68 of the CB-HS shows that the LGA consists of more 'couples with children' and 'single parent' households than the South District and Greater Sydney. It is noted that between 2014 and 2018, house prices in the LGA increased by about 48%, whereas residential unit prices increased by approximately 33%.¹ The combination of household types and increase in housing prices is evidence that there is a need in the LGA to provide more diverse housing that does not put families under further housing pressure. The main remedy that Council has to assist families in reducing housing pressure is to increase housing supply that would make housing prices more competitive, whether for rental or ownership. Moreover, future households would benefit from the high quality of amenity generated by the proposal by way of landscaped area, enhanced quality of the public domain and services to cater of the day to day needs of the community.

- Household Supply

Response:

The CB-HS identifies that there was a slow down in housing approvals and completions from 2018 and that the LGA would fall short by approximately 3,300 dwellings of the 13,250 dwellings housing target between 2016 to 2021. Between 2019 and 2021 there were a total of 4,237 dwelling approvals in the LGA², however there was no evidence sourced for the amount of actual completions. Notwithstanding this, the CB-HS forecasts housing growth in the LGA, whereby an additional 50,000 new dwellings will be required by 2036 and of the total an additional 9,100 new dwellings is forecast to be delivered in 'village centres'. The proposal clearly has the potential to significantly contribute to the housing in the LGA and 'village centres'.

The Council's overall housing vision is:

¹ <https://economy.id.com.au/canterbury-bankstown/housing-prices>

² <https://profile.id.com.au/canterbury-bankstown/building-approvals>

“Canterbury Bankstown will have housing that meets the needs of its growing and changing population. New housing development will provide a mix of housing types and sizes in a range of price points.

Larger developments will provide affordable housing. New housing growth will be targeted to centres that can offer residents a high level of amenity and access to jobs, services and community facilities.”

The proposal meets the above vision by:

- Providing housing that meets the needs of a growing population;
- Provides a wide range of housing types and sizes;
- Capable of providing affordable housing; and
- Provide housing in close proximity to jobs.

Furthermore, in response to Council’s Housing Strategy an analysis has undertaken of actual housing and population data sourced from the Australian Bureau of Statistics (ABS) that has been compared with the population and housing targets in the LSPS. Note that in order to make an accurate comparison between the LSPS and the 2001 Census Data, the 2001 Census Data combines data from the then Canterbury LGA and Bankstown LGA.

Table 7. Table A: Population & Housing Data

Item	2001 (ABS)	2021 (ABS)	2036 (LSPS) (Targets)
Population	294,776	371,006	500,000
Housing			Require an additional 50,000 dwellings from 2019 and 2036.
Flats/Units	23,293 (23%)	33,403 (28%)	
Total Dwellings	100,954	116,780	160,669

Sources ABS Census Data:

Canterbury-Bankstown LGA 2021

<https://www.abs.gov.au/census/find-census-data/quickstats/2021/LGA11570>

Bankstown LGA 2001

<https://www.abs.gov.au/census/find-census-data/quickstats/2001/LGA10350>

Canterbury LGA 2011

<https://www.abs.gov.au/census/find-census-data/search-by-area>

The findings of the analysis of the ABS Data vs the LSPS population and housing targets are:

- Between 2001 and 2021 there was an increase in the population by 26% or a total of 76,230 people;
- Between 2001 and 2021 there was an increase in residential flat type dwellings by 10,110 dwellings which is equivalent to a 43% increase;
- Between 2001 and 2021 there was an increase in the total number of 15,826 dwellings or an equivalent 16% increase;
- The population target established by Council in the LSPS by 2036 is a total of 500,000 people. This equates to an additional 128,994 people and an increase of

35% between 2021 and 2036. This is a greater increase in population over a shorter period of time compared to the last 20 years; and

- The housing target established by Council in the LSPS by 2036 is a total of 160,669 dwellings. This equates to an additional 43,889 dwellings and an increase of 38% between 2021 and 2036. This is a greater increase in housing over a shorter period of time compared to the last 20 years.

It is evident from the above that Council seeks to provide increased housing for a significant population increase by 2036. The rate of providing the housing is much greater than that actually achieved in the last 20 years. Therefore, the proposal significantly contributes to Council's housing targets on site that is suitable to accommodate a large amount of housing.

3.9 Canterbury Bankstown Affordable Housing Strategy

Council, in June 2020 adopted the Canterbury Bankstown Affordable Housing Strategy (CB-AHS). The strategy seeks to identify and promote opportunities for reducing housing stress in the LGA. Figure 1 of the CB-AHS identifies that Punchbowl residential dwelling owners and residents experience the following housing stress:

- Overall housing stress is experienced by almost a combined 25% of all Punchbowl residential dwelling owners and renters;
- About 25% of mortgage households are in housing stress; and
- About 45% of rental households are in housing stress, which is the second highest in the LGA, behind Lakemba.

Council's guiding principles for reducing housing stress and how the proposal may address the principle is provided below.

- 1 **Increase the supply of affordable housing in Canterbury Bankstown:** There is significant opportunity to provide affordable housing on the subject site and with the proposal.
- 2 **Locate affordable housing near established centres to allow residents better access to transport, jobs and services:** The subject site is located in close proximity to employment lands and has a public transport bus service, no.487 and no.N30 immediately in front of the property on Canterbury Road. Additionally, the no.945 service is located near the corner of Punchbowl Road and Warwick Street within 300 metres of the site. This service connects the site to the Punchbowl Train Station that is being converted into a Metro Railway Station and which is within 1.2 kilometres away from the site.
- 3 **Focus on alleviating housing stress for very low and low income households and key workers:** There is significant opportunity to provide affordable housing for key workers on the subject site and with the proposal who can also benefit from being close to numerous public transport options.
- 4 **Establish clear processes for the delivery and dedication of affordable housing dwellings:** The Proponent is open to discussing opportunities to provide affordable housing within the proposal
- 5 **Establish an internal framework for the management of affordable housing dwellings:** This is Council's responsibility.

Reference 2.3 in the table found in Section 2 of the CB-AHS states:

"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 1,000 sqm 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.

Dedicated dwellings will need to be a mix of sizes, types and locations within a building or development to ensure an acceptable standard of amenity and a mix of dwelling types to meet the needs of a range of households. “

The above is acknowledged and accepted by the Proponent. The proposal has the strategic merit to provide affordable housing with a diverse mix, type and size. The Proponent seeks to provide a minimum 5% of affordable housing of the total number of dwellings that can be delivered as part of the future redevelopment of the site.

3.10 Canterbury Road Corridor Review

Council endorsed the *Canterbury Road Corridor Review* (CRC Review) at the Ordinary Meeting of 25 July 2017 for exhibition purposes. The intended outcomes of the review are:

- To guide changes to land use planning and built form controls along the corridor.
- To establish a long-term plan for investment in urban amenities, open space, active transport, street design and other infrastructure in the corridor and surrounding land.
- To support requests for government support and funding to aid in the delivery of some of the recommendations, for example the Greater Sydney Commission's Metropolitan Greenspace Program.
- To inform decisions on planning proposals related to the corridor and surrounding land.

The key findings of the investigations by the Urban Design, Economics and Transport consultants that contributed to the CRC Review have been reviewed as part of this proposal. A response to each key finding is provided below:

- Canterbury Road is a noisy and polluted environment that offers poor residential amenity without significant urban design solutions

Response:

The proposal includes and makes allowance for significant road widening on the southern portion of the site on Canterbury Road and on the corner of Canterbury Road and Punchbowl Road. The proposal responds to the TfNSW proposed road widening by including an additional 6 metres setback from the future boundary generated by the road widening. The setback is proposed to accommodate a footpath and landscaping, including deep soil area for large trees. The Punchbowl Road interface also makes allowance for landscaping and an improved public domain.

Further, the indicative concept built form has been imagined to be a form that protects internal public spaces from the noisy conditions of Canterbury Road. Therefore, creating meaningful spaces with a high amenity. The proposal is stark contrast and a positive outcome in comparison to the current conditions of the site and to any other new development along Canterbury Road.

- Infrastructure (open space) is limited within the Corridor and below acceptable benchmarks

Response:

The proposal includes significant opportunities for landscaped open spaces, and in particular offers an additional 6 metres setback from the future boundary generated

by the TfNSW proposed road widening. The amount of required ADG and Council landscaped area, open space and deep soil planting can be readily complied with by the proposal. There is no other site currently proposed along Canterbury Road that can achieve the same design, public domain and overall environmental outcomes as this site.

- Local streets have opportunities for improved connectivity (to the T3 train line), urban design and environmental quality

Response:

The proposal cannot solve the design matters beyond the subject site. However, the proposal does improve the internal vehicle access, provides high quality public domain and much improved pedestrian access and connectivity compared to the current site conditions.

- There is housing demand and previously forecast capacity in the LEP which is being delivered, predominantly in the form of apartment and shop top housing

Response:

The proposal provides housing that meets the needs of a growing population by way of providing a wide range of housing types and sizes. The proposed housing types are terrace house, apartments and shop-top housing.

- The planning framework within the Greater Canterbury Corridor should enable more medium density housing to meet market demand and expectations and provide opportunities for housing to connect to north-south and east-west transport opportunities

Response:

The proposal provides housing to meet the demands of the LGA and that is located in close proximity to employment.

- Other land uses including bulky goods retailing, light industrial and urban services should continue to be provided for within the Corridor

Response:

Not applicable. The site is currently zoned as B1 Zone, which is being retained. The proposal reinforces the role of the B1 Zone.

- The road will continue to support a heavy and growing volume of traffic

Response:

The proposal responds to the heavy vehicle use of Canterbury Road by implementing high quality urban design principles, such as the 6 metres setback from the future boundary on the site generated by the TfNSW proposed road widening along Canterbury Road.

- Existing connections east-west are being bolstered with the conversion of the line to Sydney metro. North-south connects are by local bus networks as well as existing T2 airport and T3 train line.

Response:

The site benefits from bus services that connect it and the proposal to railway stations that are being converted to Metro Stations, such as Punchbowl Railway Station.

Further to the above, the proposal is consistent with the intended outcomes of the review, namely:

- Recommendation 1 - (Concentrate residential development west of the Cooks River at 7 Junctions at the intersection of Canterbury Road and identified north running streets):

Response:

The site is located at the Punchbowl Road Junction (corner of Canterbury and Punchbowl Roads). In relation to land uses and built form, the review recommends a land use zone, which provides for medium and high-density housing as part of mixed-use development within the Junction.

- Recommendation 8 - (Ensure a consistent minimum setback from Canterbury Road for potential streetscape enhancements):

Response:

The review recommends appropriate setbacks to accommodate potential streetscape enhancements. The proposal provides necessary setbacks.

- Recommendation 14 - (Advance consideration of the urban form possibilities in the Greater Canterbury Corridor, aimed at addressing the critical shortage of open space, urban amenity and street connectivity):

Response:

The review found public open space to be in undersupply, particularly walking access to small and medium sized spaces to support daily passive recreation needs. The review recommends improving connectivity and quality pedestrian / cyclist links that comprise the green grid concept in return for the increased development uplifts.

Assessment of the CRC Review found that the proposal will be a superior design outcome compared to any other recent development along Canterbury Road. The proposal will achieve all of Council's desired design outcomes for a development of this type on Canterbury Road and in the LGA, by providing:

- Required setbacks from Canterbury Road;
- High quality landscaped spaces; and
- Public spaces internal to the site and proposal that are meaningful and useable and which have a high level of amenity and are not impacted by the current Canterbury Road conditions.

3.11 State Environmental Planning Policies

This planning proposal is consistent with the following applicable State Environmental Planning Policies (SEPPs) as shown to the table below.

Table 8. Assessment of key SEPPs

SEPP	Provision Summary	Assessment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	This policy includes provisions to protect vegetation of biodiversity and ecological value, and gives power to Council's and consent authorities to allow clearing of vegetation. The policy also includes provision for Koala protection and other important river catchments, foreshore and waterways, as well as the Sydney Harbour catchment.	Not applicable, the proposal is not triggered or captured by any clauses in the policy.

SEPP	Provision Summary	Assessment
State Environmental Planning Policy (Industry and Employment) 2021	The policy includes provisions related to industry and employment and specifically in regards to the Western Sydney Employment Area, as well as advertising and signage.	Not applicable, the proposal is not triggered or captured by any clauses in the policy.
State Environmental Planning Policy (Planning Systems) 2021	The policy includes provisions related to the delivery of State significant and regional development. The policy captures projects designated as major projects whereby the consent authority is the Minister for Planning.	Not applicable, the proposal is not triggered or captured by any clauses in the policy.
State Environmental Planning Policy (Housing) 2021	The policy includes provisions related to delivery of housing including affordable housing, group homes, co-living housing, build-to-rent housing and housing for seniors.	Not applicable, the proposal is not triggered or captured by any clauses in the policy.
State Environmental Planning Policy (Precincts – Central River City) 2021	The policy relates to significant urban renewal areas and major projects, and partially replaces the <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i> .	Not applicable, the proposal is not triggered or captured by any clauses in the policy.
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	The policy relates to State significant sites and major projects, and partially replaces the <i>State Environmental Planning Policy (State Significant Development) 2011</i> .	Not applicable, the proposal is not triggered or captured by any clauses in the policy.
State Environmental Planning Policy (Precincts – Regional) 2021	The policy relates to State significant sites and regional activation areas, and replaces the regional development provisions in the previous <i>State Environmental Planning Policy (State Significant Development) 2011</i> .	Not applicable, the proposal is not triggered or captured by any clauses in the policy.
State Environmental Planning Policy (Precincts – Western Parkland City) 2021	The policy relates to significant urban renewal areas and major projects, and partially replaces the <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i> .	Not applicable, the proposal is not triggered or captured by any clauses in the policy.
State Environmental Planning Policy (Primary Production) 2021	The policy relates to agricultural and farming land uses and projects.	Not applicable, the proposal is not triggered or captured by any clauses in the policy.
State Environmental Planning Policy (Resilience and Hazards) 2021	The policy relates to coastal vulnerability, wetlands, hazardous and offensive development, and captures the provisions related to contaminated land under the previous <i>State Environmental</i>	The proposal is supported by a detailed site investigation prepared by Foundation Earth Sciences. The report found that the site is suitable for the

SEPP	Provision Summary	Assessment
	<i>Planning Policy No. 55 - Remediation of Contaminated Lands (SEPP 55)</i> . Chapter 4 of the policy requires that a consent authority must not grant consent to a development if it has considered whether a site is contaminated, and if it is, that it is satisfied that the land is suitable (or will be after undergoing remediation) for the proposed use.	proposed land uses. Refer to the detailed site investigation report enclosed with this report. Foundation Earth Sciences also prepared an Acid Sulphate Soils Assessment (ASSA) that supports the proposal. The ASSA report found that the site is not impacted by ASS and is suitable for the proposed land uses. Refer to the ASSA report enclosed with this report.
State Environmental Planning Policy (Resources and Energy) 2021	The policy includes provisions related to the delivery of mining and extractive industries.	Not applicable, the proposal is not triggered or captured by any clauses in the policy.
State Environmental Planning Policy (Transport and Infrastructure) 2021	The policy includes provisions related to the delivery of major transport and infrastructure.	Not applicable, the proposal is not triggered or captured by any clauses in the policy.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	The policy sets out the framework for implementing the use of the BASIX sustainability tool for all development in NSW.	Not applicable at this stage. The proposal is not triggered or captured by any clauses in the policy. A BASIX certificate will be obtained with all relevant future development applications on the site.
SEPP No. 65–Design Quality of Residential Apartment Development (SEPP65)	SEPP 65 sets out nine design principles to guide design excellence of proposed residential apartment development.	A SEPP65 and the Apartment Design Guide (ADG) assessment has been undertaken with respect to key design criteria and in particular solar access. The proposal and its indicative concept built form can readily comply with the key ADG design criteria.

3.12 Ministerial Directions

This proposal is consistent with applicable Section 9.1(2) Ministerial Directions of the *Environmental Planning and Assessment Act 1979* (the Act). An assessment of the applicable Ministerial Directions is provided in the table below and a full assessment of all the Ministerial Directions is provided in Appendix A of this report

Table 9. Ministerial Directions Assessment

No.	Provision Summary	Assessment
1.4 Site Specific Provisions		
Objective		
	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	The proposed planning controls continue the B1 Zone on the southern portion of the site while encouraging more intense residential uses on the northern portion of the site. The proposed planning controls reinforce the role of the B1 Zone and collectively the controls ensure the viability of the centre, while also positively responding to the surrounding urban character and also significantly improving the design quality of the site.
Direction 1.4		
(1)	A planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either:	
(a)	allow that land use to be carried out in the zone the land is situated on, or	The relevant land uses are allowed within the proposed land use zones, and the site is suitable for the proposed uses, as demonstrated in this report.
(b)	rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or	The relevant land uses and standards brought forward by this proposal are those found in the current LEP. Note that the proposal includes land use zones that are the subject of amended development standards.
(c)	allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.	As above.
(2)	A planning proposal must not contain or refer to drawings that show details of the proposed development.	The proposal is supported by indicative concept drawings of the potential development on the site in order to demonstrate that the site is capable of achieving key ADG requirements and a built form, public domain and landscape arrangement that is suitable for the site.
4.1 Flooding		
Objectives		
The objectives of this direction are to:		
(a)	ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and	The proposal can readily comply with the relevant policies.

No.	Provision Summary	Assessment
(b)	ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.	A detailed Flood Assessment Report prepared by ACOR Consultants that demonstrates that the proposal is suitable for the site supports the proposal.

Further assessment:

The proposal has been assessed against the PMF that applies to the site and it was found that the proposed finished floor levels (FFL) for all buildings shown in the supporting architectural design package are above the PMF level. Refer to the figure below for the modelling outcomes.

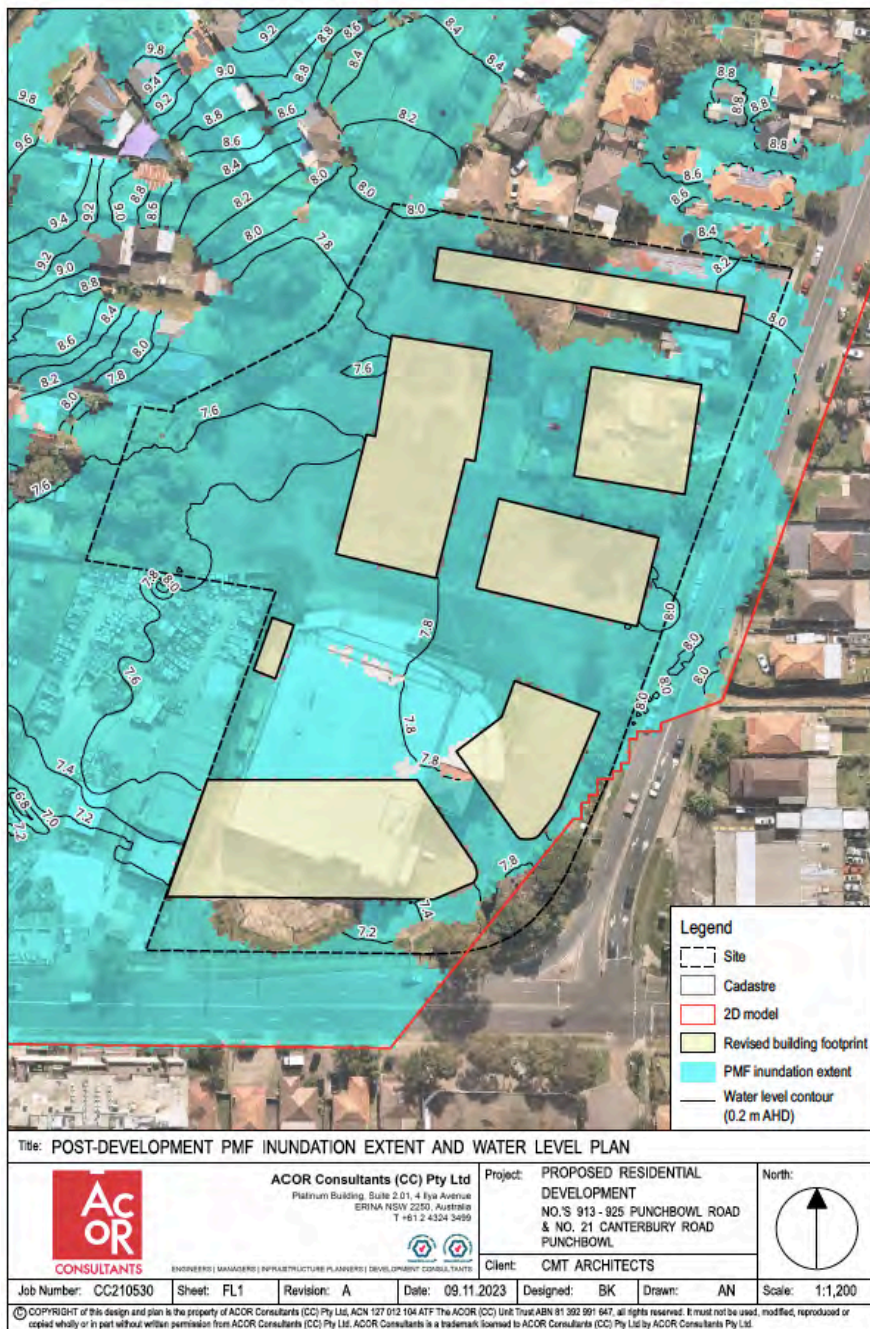


Figure A – PMF model map

No.	Provision Summary	Assessment							
	<p>The redevelopment of the site is considered to be suitable for the site with respect to the worst case flooding scenario and does not pose a risk to human safety. Should the site ever be subject to a PMF event, the redevelopment of the site offers numerous evacuation points or opportunities to seek high ground. In particular, H1, H2 and H3 flood classification affected land in a PMF are evident on the site from the modelling prepared by ACOR Consultants. These flood classification zones would allow for evacuation of the site. Refer to the figure below that shows where the H1, H2 and H3 PMF flood affected lands occur. The egress points relating to these areas are via the north-eastern section of the site, and the south-eastern section of the site, where there are unobstructed pedestrian egress areas.</p>								
	<div><div><p>Legend</p><ul style="list-style-type: none">SiteCadastral2D modelRevised building footprint<p>Classification</p><ul style="list-style-type: none">H1H2H3H4H5H6</div><div><p>Title: POST-DEVELOPMENT PMF HAZARD VULNERABILITY CLASSIFICATION PLAN</p><div><div><p>ACOR Consultants (CC) Pty Ltd Platinum Building, Suite 2.01, 4 Rye Avenue ERINA NSW 2250, Australia T +61 2 4324 3499</p></div><div><p>Project: PROPOSED RESIDENTIAL DEVELOPMENT NO'S 913 - 925 PUNCHBOWL ROAD & NO. 21 CANTERBURY ROAD PUNCHBOWL</p><p>Client: CMT ARCHITECTS</p></div><div><p>North:</p></div></div><table><tr><td>Job Number: CC210530</td><td>Sheet: FL2</td><td>Revision: A</td><td>Date: 09.11.2023</td><td>Designed: BK</td><td>Drawn: AN</td><td>Scale: 1:1,200</td></tr></table><p><small>© COPYRIGHT of this design and plan is the property of ACOR Consultants (CC) Pty Ltd. ACN 127 012 104 ATF The ACOR (CC) Unit Trust ABN 81 392 991 647, all rights reserved. It must not be used, modified, reproduced or copied wholly or in part without written permission from ACOR Consultants (CC) Pty Ltd. ACOR Consultants is a trademark licensed to ACOR Consultants (CC) Pty Ltd by ACOR Consultants Pty Ltd.</small></p></div></div>		Job Number: CC210530	Sheet: FL2	Revision: A	Date: 09.11.2023	Designed: BK	Drawn: AN	Scale: 1:1,200
Job Number: CC210530	Sheet: FL2	Revision: A	Date: 09.11.2023	Designed: BK	Drawn: AN	Scale: 1:1,200			
	<p>Figure B – PMF model map with H1, H2 & H3 flood classification areas</p>								

No.	Provision Summary	Assessment
Direction 4.1		
(1)	A planning proposal must include provisions that give effect to and are consistent with:	
(a)	the NSW Flood Prone Land Policy,	ACOR Consultants response: <i>"The planning proposal includes provisions, which do not have significant impacts on the flood affectation of other properties. The planning proposal maintains the current flood planning area. The planning proposal allows for safe and effective evacuation of the development during the 1% AEP flood event. The planning proposal seeks to manage risks to life and property posed by flooding of the site. In this regard, we are of the view that the planning proposal is consistent with Clause (1) of the Ministerial Direction."</i>
(b)	the principles of the Floodplain Development Manual 2005,	
(c)	the Considering flooding in land use planning guideline 2021, and	
(d)	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.	
(2)	A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Business, Industrial or Special Purpose Zones.	The proposal seeks to rezone part of the site from R2 Low Density Residential to R4 High Density Residential, while retaining the B1 Zone on the other part.
(3)	A planning proposal must not contain provisions that apply to the flood planning area which:	
(a)	permit development in floodway areas,	ACOR Consultants response: <i>"Floodways were not defined in the adopted Floodplain Risk Management Study and Plan covering the site, and were not formally derived as part of this report. Based on the impacts of the proposal, we are of the view that the planning proposal does not permit development within floodway areas. In this regard, the planning proposal is consistent with Clause (3)(a) of the Ministerial Direction.</i> <i>The planning proposal does not cause significant flood impacts to other properties. In this regard, the planning proposal is consistent with Clause (3)(b) of the Ministerial Direction.</i> <i>The planning proposal does not seek to locate residential accommodation within high hazard areas. In this regard, the planning proposal is consistent with Clause (3)(c) of the Ministerial Direction.</i> <i>While the planning proposal increases the development of the</i>
(b)	permit development that will result in significant flood impacts to other properties,	
(c)	permit development for the purposes of residential accommodation in high hazard areas,	
(d)	permit a significant increase in the development and/or dwelling density of that land,	
(e)	permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,	
(f)	permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent,	
(g)	are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and	

No.	Provision Summary	Assessment
	emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or	<i>land, we note that several of the lots are presently vacant.</i>
(h)	permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.	<p><i>The planning proposal does not seek to create childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres or seniors housing. Additionally, we note that occupants of the site can effectively evacuate. In this regard, the planning proposal is consistent with Clause</i></p> <p><i>(3)(e) of the Ministerial Direction.</i></p> <p><i>The planning proposal does not seek to permit development to be carried out without development consent except for the purposes of exempt development or agriculture. In this regard, the planning proposal is consistent with Clause (3)(f) of the Ministerial Direction.</i></p> <p><i>The proposed development is not likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation or emergency response measures. In this regard, the planning proposal is consistent with Clause (3)(g) of the Ministerial Direction.</i></p> <p><i>The planning proposal does not seek to permit hazardous industries or hazardous storage establishments. In this regard, the planning proposal is consistent with Clause (3)(h) of the Ministerial Direction.'</i></p>
(4)	A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:	
(a)	permit development in floodway areas,	<p>ACOR Consultants response:</p> <p><i>"Bankstown Local Environmental Plan 2015 has not adopted the Special Flood Considerations standard clause. In this regard, Clause (4) of the Ministerial Direction does not apply to the planning proposal."</i></p>
(b)	permit development that will result in significant flood impacts to other properties,	
(c)	permit a significant increase in the dwelling density of that land,	
(d)	permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,	

No.	Provision Summary	Assessment
(e)	are likely to affect the safe occupation of and efficient evacuation of the lot, or	
(f)	are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.	
(5)	For the purposes of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.	<p>ACOR Consultants response:</p> <p><i>“The planning proposal does not seek to vary the existing freeboard requirement of 0.5 m and does not propose to vary the defined flood event from the existing defined flood event of 1% AEP. Based on the foregoing, the proposal incorporates a flood planning area, which is consistent with the adopted Floodplain Risk Management Study and Plan and is consistent with the principles of the Floodplain Development Manual. In this regard, the planning proposal is consistent with the requirements of Clause (5) of the Ministerial Direction.”</i></p>
4.4 Remediation of Contaminated Land		
Objective		
	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.	Foundation Earth Sciences undertook a detailed site investigation and found that the site is suitable for the proposed land uses.
Direction 4.4		
(1)	A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless:	
(a)	the planning proposal authority has considered whether the land is contaminated, and	Foundation Earth Sciences undertook a detailed site investigation and found that the site is suitable for the proposed land uses. Refer to the detailed site investigation report enclosed with this report.
(b)	if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and	<p>The findings of the detailed site investigation were:</p> <p><i>“The soil laboratory results were below the adopted detection limits and/or relevant guideline criteria.”</i></p> <p>Therefore, the site is suitable for the proposed land uses.</p>

No.	Provision Summary	Assessment
(c)	<p>if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose.</p> <p>In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan.</p>	
(2)	Before including any land to which this direction applies in a particular zone, the planning proposal authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines.	Refer to the detailed site investigation report enclosed with this report.
4.5 Acid Sulfate Soils		
Objective		
	The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	Foundation Earth Sciences undertook an Acid Sulphate Soils Assessment (ASSA) and found that the site is not impacted by ASS, and is suitable for the proposed land uses.
Direction 4.5		
(1)	The relevant planning authority must consider the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary when preparing a planning proposal that applies to any land identified on the Acid Sulfate Soils Planning Maps as having a probability of acid sulfate soils being present.	Refer to the ASSA report enclosed with this report. The report found that the site is not impacted by ASS and is suitable for the proposed land uses.
(2)	When a relevant planning authority is preparing a planning proposal to introduce provisions to regulate works in acid sulfate soils, those provisions must be consistent with:	As above.
(a)	the Acid Sulfate Soils Model LEP in the Acid Sulfate Soils Planning Guidelines adopted by the Planning Secretary, or	The ASSA report found that the site is not impacted by ASS and is suitable for the proposed land uses.
(b)	other such provisions provided by the Planning Secretary that are consistent with the Acid Sulfate Soils Planning Guidelines.	
(3)	A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the	Refer to the ASSA report enclosed with this report. The report found that the site is not impacted by ASS and is suitable for the proposed land uses.

No.	Provision Summary	Assessment
	appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Planning Secretary prior to undertaking community consultation in satisfaction of clause 4 of Schedule 1 to the Act.	
(4)	Where provisions referred to under 2(a) and 2(b) above of this direction have not been introduced and the relevant planning authority is preparing a planning proposal that proposes an intensification of land uses on land identified as having a probability of acid sulfate soils on the Acid Sulfate Soils Planning Maps, the planning proposal must contain provisions consistent with 2(a) and 2(b).	Refer to the ASSA report enclosed with this report. The report found that the site is not impacted by ASS and is suitable for the proposed land uses.
5.1 Integrating Land Use and Transport		
Objectives The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:		
(a)	improving access to housing, jobs and services by walking, cycling and public transport, and	The proposal includes housing and land uses that provide jobs that support the community. The site also benefits from being located close to public transport bus services, one stop that is located immediately in front of the site on Canterbury Road and the other bus stop within 300 metres near the corner of Punchbowl Road and Warwick Road. The bus services provide regional connectivity and links to train stations, such as Punchbowl which is currently being converted to a Metro Station. Punchbowl is located within 1.2 kilometres of the site. Further, the site is located in close proximity to a large area of employment lands, where at its closest point is only 200 metres away from the site and farthest point being within 1.5 kilometres of the site.
(b)	increasing the choice of available transport and reducing dependence on cars, and	Refer to the above. Additionally, the site and future residents and visitors have access to nearby public transport. Note that many employers in professional services now have introduced flexible working hours whereby employees can work from home for part of not all the time. Therefore, it is considered that more people will be making decisions on their place of residence based on the available nearby amenity. The

No.	Provision Summary	Assessment
		proposal offers uses and services that would meet the day to day needs of the community, which results in the local community being less dependant on cars.
(c)	reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and	Refer to above. Additionally, the proposal matches and concentrates housing in close proximity to jobs.
(d)	supporting the efficient and viable operation of public transport services, and	The site benefits from being located close to public transport bus services, one that is located immediately in front of the site on Canterbury Road and the other within 300 metres near the corner of Punchbowl Road and Warwick Road. The bus services provide regional connectivity and links to train stations, such as Punchbowl which is currently being converted to a Metro Station. Punchbowl is located within 1.2 kilometres of the site. The proposal through the increase in the local population promotes and supports the use of public transport.
(e)	providing for the efficient movement of freight.	Not applicable and no impact on freight movements.
Direction 5.1		
(1)	A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:	The proposal meets the objectives of the Ministerial Direction. Refer to above. The proposal also meets the objectives of the documents below.
(a)	Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and	<p>This guideline provides principles that encourage the better integration of land use and transport planning, while encouraging increase use of public transport. A discussion on each principle is provided below:</p> <ol style="list-style-type: none"> 1. Concentrate in Centres: Part of the site is a B1 Zone and a well-known destination venue. The site has access to public transport. The proposal will provide services and amenities that meet the day to day needs of the community, thus reducing residents' dependency on cars; 2. Mixed Use Centres: The proposal is for a mixed used development. Locating housing close to jobs and services and amenities that meet the day to day needs of the community. 3. Align Centres with Corridors: The site is already zoned as a B1 Zone and Centre. The site benefits from public transport

No.	Provision Summary	Assessment
		<p>connections along the Canterbury Road and Punchbowl Road corridors that provide connectivity to other Centres and other forms of public transport.</p> <ol style="list-style-type: none"> 4. Link Public Transport with Land Use Strategies: Refer to the Strategic Merit assessment in this report that demonstrates that the site has merit for a rezoning; 5. Connect Streets: The proposal includes an internal road, which better connects the site Punchbowl Road, providing a much improved and enhanced condition compared to the current site conditions; 6. Improve Pedestrian Access: The proposal significantly improves pedestrian access across the site as well as the public domain compared to current site conditions, and creates a walkable environment around mixed uses that support the day to day needs of the community; 7. Improve Cycle Access: The proposal significantly improves opportunities for cycle access across the site as well as the public domain compared to current site conditions; 8. Manage Parking Supply: The proposal can readily comply with Council's car parking requirements; 9. Improve Road Management: The proposal significantly improves vehicle access across the site by upgrading the entry, providing a new internal road system and an alternative one-way exit on the far northern corner of the property; 10. Implement Good Urban Design: The proposal is a significant improvement and enhancement of the site. The site is currently dominated by a large car park. The proposal includes improved public domain, better access arrangements – internal and external, landscaped areas and plaza/open space. <p>The proposal clearly meets the above principles and is suitable for the site.</p>

No.	Provision Summary	Assessment
(b)	The Right Place for Business and Services – Planning Policy (DUAP 2001).	<p><u>Aims:</u></p> <p>This policy aims to encourage a network of vibrant, accessible mixed use centres which are closely aligned with and accessible by public transport, walking and cycling.</p> <p>Responsive planning, consistent decision making and good design and management are needed to ensure that:</p> <ul style="list-style-type: none"> • there are development opportunities in centres for businesses and services • community investment in infrastructure is protected • investor confidence in centres is maintained. <p><u>Response:</u></p> <p>The proposal is a significant improvement and enhancement of the site. The site is currently dominated by a large car park. The proposal includes improved public domain, better access arrangements – internal and external, landscaped areas and plaza/open space.</p> <p>The proposal also significantly improves pedestrian access across the site as well as the public domain compared to current site conditions, and creates a walkable environment around mixed uses that support the day to day needs of the community</p> <p><u>Objectives:</u></p> <p>A response to the objectives listed in the policy is provided below.</p> <ul style="list-style-type: none"> • locate trip-generating development which provides important services in places that: <ul style="list-style-type: none"> – help reduce reliance on cars and moderate the demand for car travel – encourage multi-purpose trips – encourage people to travel on public transport, walk or cycle – provide people with equitable and efficient access <p><u>Response:</u></p> <p>The proposal is for a mixed used development. Locating housing close to jobs and services and amenities that meet the day to day needs of the community. The site also benefits from</p>

No.	Provision Summary	Assessment
		<p>being located in close proximity to public transport.</p> <ul style="list-style-type: none"> • minimise dispersed trip-generating development that can only be accessed by cars <p><u>Response:</u> The proposal is supported by a detailed traffic and transport assessment, which found that based on the proposed vehicle generation and trip-generation dispersal, the proposal would not have an adverse impact on nearby intersections. The assessment concluded the assessed intersections would continue to perform adequately regardless of the additional traffic volumes.</p> <ul style="list-style-type: none"> • ensure that a network of viable, mixed use centres closely aligned with the public transport system accommodates and creates opportunities for business growth and service delivery <p><u>Response:</u> The site is already zoned as a B1 Zone and Centre. The site benefits from public transport connections along the Canterbury Road and Punchbowl Road corridors that provide connectivity to other Centres and other forms of public transport. The proposal will also ensure the viability of the Club and Centre.</p> <ul style="list-style-type: none"> • protect and maximise community investment in centres, and in transport infrastructure and facilities <p><u>Response:</u> This needs to be addressed at the Council and State Government levels.</p> <ul style="list-style-type: none"> • encourage continuing private and public investment in centres, and ensure that they are well designed, managed and maintained <p><u>Response:</u> The proposal will result in a high quality design outcome.</p> <ul style="list-style-type: none"> • foster growth, competition, innovation and investment confidence in centres, especially in

No.	Provision Summary	Assessment
		<p>the retail and entertainment sectors, through consistent and responsive decision making.</p> <p><u>Response:</u></p> <p>The proposal will also ensure the viability of the Club and Centre by providing opportunities for more employment and housing in a suitable location.</p>
7.1 Business and Industrial Zones		
Objectives The objectives of this direction are to:		
(a)	encourage employment growth in suitable locations,	The site is already zoned as a B1 Zone and Centre, and a well-known destination venue. The proposal will provide services and amenities that meet the day to day needs of the community. The proposed employment growth is commensurate with that of a B1 Zone as the proposal seeks to provide approximately 2,000sqm of retail and commercial uses.
(b)	protect employment land in business and industrial zones, and	The proposal supports nearby employment land and provides services that would cater for the day to day needs of employees in the employment lands.
(c)	support the viability of identified centres.	The proposal would ensure that viability of the Club and the Centre.
Direction 7.1		
(1)	A planning proposal must:	
(a)	give effect to the objectives of this direction,	The proposal meets the objectives of the Ministerial Direction. Refer to the above.
(b)	retain the areas and locations of existing business and industrial zones,	The site is already zoned as a B1 Zone and Centre, and a well-known destination venue.
(c)	not reduce the total potential floor space area for employment uses and related public services in business zones,	The proposal does not reduce potential floor spaces for employment and encourages more employment that would serve the community.
(d)	not reduce the total potential floor space area for industrial uses in industrial zones, and	Not applicable. The site is not an industrial zone and the proposal has no impact on the floor space of nearby industrial land.
(e)	ensure that proposed new employment areas are in accordance with a strategy that is approved by the Planning Secretary.	The proposal has strategic merit as assessed in the Strategic Merit section of this report.

4 Preliminary Environmental Considerations

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

This planning proposal is consistent with Ministerial Direction 2.1 as it does not adversely affect any critical habitat or threatened species, populations or ecological communities, or their habitats.

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

This planning proposal addresses the natural hazards that impact on the local areas, namely stormwater flooding. The measures include minimising the intensification of development within the high flood risk areas.

Has the planning proposal adequately addressed any social and economic effects?

The proposal is supported by an economic assessment report (retail study) that found that the intended outcome and the site are suitable for retail and/or commercial uses, contributing to the needs of the community and the growing city. With respect to the social impacts the proposal seeks to retain the Club on the site, which is a major community asset. Further, the continue employment, creation of an active community and provision of supporting complimentary retail/commercials uses further enhances the social benefits to the community.

Is there adequate public infrastructure for the planning proposal?

The proposal allows for road widening on the site along Canterbury Road and to the corner of Punchbowl Road, while ensuring safe vehicle access to and from Punchbowl Road. In addition the proposal enhances the interface design with Canterbury Road and Punchbowl providing an improved pedestrian experience.

What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

This planning proposal has not been the subject of consultation with State and Commonwealth public authorities.

5 Conclusion

This proposal has been brought forward in accordance with the Department of Planning's Guidelines for the preparation of a future Planning Proposal on the site. As is stated in that guide, it is expected that the applicant will enter into further discussions which Council and bring forward additional information as necessary. This proposal sets out the issue on the site and brings forward arguments going to the suitability of the site for the proposed changes to land use zone, building height and FSR on the site.

Current controls do not adequately address the opportunities and constraints of the subject site and as a result the site's potential is not being realised. The subject site and its immediate surrounds have a distinctly mixed use and residential character. Part of the existing controls of the site ignores the role of the centre and importance of the site due its location on the corner of two major roads. The existing controls do not reinforce the role of the centre and do not take full advantage of site's proximity to other business enterprise zones and employment areas.

In accordance with the South District Plan an additional 83,500 dwellings are required by 2036 to accommodate the future growth of the District. Further, Council's LSPS establishes a housing target of an additional 50,000 dwellings between 2019 and 2036, which equates to a total of 160,669 dwellings. This proposal contributes to the delivery of new housing that is close to employment, has access to public transport via buses and within a mixed use development that will support the proposed relocation of the Club on the site into a new contemporary development.

While the current zoning, height and FSR controls do not acknowledge the strategic location of the site and its great potential, the proposed rezoning, height and FSR will contribute to achieving the DPIE's and Council's strategic goals and address the recent increase in population projections for Sydney through to 2036. Local planning issues such as flooding and soil quality are not of state significance and can be handled in a future Development Application.

The subject site represents a unique infill opportunity. The development density proposed is consistent with its strategic context and potential built form capacity given its generous site area and continuous street frontage. The rezoning and associated height and FSR proposed allows for a range of outcomes on the site while producing a building envelope, which does not have unreasonable impacts on other sites in the area. Overall, the proposal ensures the economic and orderly development of the site.

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