

11 August 2016

Our ref: T-29-179

Canedo Management Pty Ltd
PO Box 8
CARINGBAH NSW 1495

Attn: Mr Matt Daniel

Dear Mr Daniel

Planning Proposal in respect of 124-142 Beamish Street, Campsie

I write in relation to the abovementioned planning proposal which has been submitted for Council's consideration.

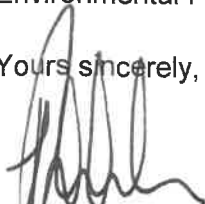
On 26 July 2016 the Council Administrator moved and resolved a minute regarding planning proposals within the Sydenham to Bankstown Urban Renewal Corridor. The minute, in part, reads:

...I have decided that Council will defer planning proposals that primarily rely on the draft Sydenham to Bankstown Urban Renewal Corridor Strategy for justification and have not received a Gateway Approval from the Department of Planning and Environment, until the strategy is finalised and reflective of local planning needs. Existing proposals with approval in the corridor will continue to be assessed on their individual merits and existing planning framework.

Consequently, Council will not be making a decision on the application until the detailed strategic investigations for the corridor have been finalised and there is a degree of certainty regarding the desired outcomes for each centre along the corridor, including the infrastructure necessary to underpin foreshadowed growth. I can advise that Council is partnering with the State government to deliver this work as quickly as possible.

I have attached a copy of the minute for your reference. Should you require any further information, please do not hesitate to contact Mitchell Noble, Manager Land Use and Environmental Planning, on 9789-9361.

Yours sincerely,



Scott Pedder
Director City Planning

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Administrator Minutes - 26 July 2016

ITEM 4.2

Sydenham to Bankstown Urban Renewal Corridor

The proposed extension of the Sydney Metro system from Sydenham to Bankstown is a once in a generation opportunity for our city. The extension will increase the number of train services and is anticipated to reduce travel times by up to ten minutes between Bankstown and the Sydney CBD.

This important piece of infrastructure investment will help drive growth and renewal along the Sydenham to Bankstown corridor. Of the 11 stations in the corridor, eight will directly service commuters within the Canterbury Bankstown area. To support the extension of the metro, the NSW Department of Planning and Environment has prepared the draft Sydenham to Bankstown Urban Renewal Corridor Strategy. This is an initial strategy that will guide housing and employment growth along the corridor over the next 20 years. Importantly, the Strategy also identifies the need for new community facilities, public spaces, transport and other infrastructure and funding arrangements needed to support growth.

While a substantial amount of work has been prepared, the strategy remains a work in progress. Canterbury-Bankstown Council supports the need for a corridor strategy that will sensibly integrate and balance transport needs, opportunities for housing, jobs and community infrastructure and will continue to work collaboratively with the Department to achieve this.

Following the exhibition of the draft strategy in February this year, a number of planning proposals have been submitted to Council seeking increases to planning controls using the draft strategy as justification. Some of the applications propose increases to height and density controls that could not reasonably be supported without a comprehensive planning and infrastructure strategy in place.

It is my view that Council needs a clear way forward on how to deal with all applications for planning proposals within the corridor – based on evidence, quality urban design outcomes, community and industry input and with a sensitive transition to areas outside the corridor. We are simply not there yet and more work needs to be done.

In light of this, I have decided that Council will defer planning proposals that primarily rely on the draft Sydenham to Bankstown Urban Renewal Corridor Strategy for justification and have not received a Gateway Approval from the Department of Planning and Environment, until the strategy is finalised and reflective of local planning needs. Existing proposals with approval in the corridor will continue to be assessed on their individual merits and existing planning framework.

I am however mindful not to stifle growth and investment in our area. I have already requested Council to partner with the State Government to complete the strategy as soon as possible and asked the General Manager to use his discretion to allocate funding and resources to help deliver the strategy. Given that Council is working very closely with the State Government on the final strategy for the corridor, I would also invite land owners and the community to engage with us as the strategy evolves.