



## Planning Proposal

# Canterbury Bankstown Consolidated Local Environmental Plan (Amendment 1)

December 2020





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## INTRODUCTION

### Background

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In 2019, Council endorsed its Local Strategic Planning Statement, *Connective City 2036*. It establishes a single strategic planning vision for the Canterbury Bankstown Local Government Area, and will guide changes to Council's planning framework and infrastructure priorities over the next 20 years.

This vision is about sustainably growing Canterbury Bankstown, protecting environmental values, delivering housing for our next generations and maximising employment opportunities. The Greater Sydney Commission has assured *Connective City 2036*.

In 2020, the Canterbury Bankstown Local Planning Panel adopted the Draft Canterbury Bankstown Consolidated Local Environmental Plan. The Draft LEP consolidated the local environmental plans of the former councils as part of the Department of Planning, Industry and Environment's Accelerated Local Environmental Plan Program. The Draft LEP is currently with the Department for finalisation.

Council initially proposed to include the following matters as part of the Draft LEP. However, the Gateway Determination removed these matters as the Department required the Draft LEP:

- To retain the existing residential controls while Council finalised its Housing Strategy.
- To retain the existing business zones in the enterprise corridors while Council finalised its Employment Lands Strategy.
- To retain the existing classification of Council land.

Council adopted the Housing Strategy and Employment Land Strategy at the Ordinary Meeting of 23 June 2020.

The next step is to amend the Draft LEP to address the above matters, based on the vision set by *Connective City 2036*. The Canterbury Bankstown Local Planning Panel has resolved to prepare and submit a planning proposal to amend the Draft LEP (known as Amendment 1) for the following matters:

- Provisions to protect and enhance the proposed local character areas.
- Rationalisation of the R2 Low Density Residential and R3 Medium Density Residential zones in the LGA.
- Rezoning and reclassification of certain Council land and drainage reserves.
- Inclusion of the matters that the Gateway Determination removed from the Draft LEP.



A copy of the Canterbury Bankstown Local Planning Panel and Minutes is shown in attachment 5.

While the Department finalises the Draft LEP, the Department has indicated that this planning proposal must outline the changes to both the Draft LEP and the local environmental plans of the former councils.

According to the Department's publication '*A guide to preparing planning proposals*', a planning proposal comprises the following parts:

Part 1	A statement of the intended outcomes of the planning proposal. It is a statement of what is planned to be achieved, not how it is to be achieved.
Part 2	An explanation of the provisions that are to be included in the Consolidated Local Environmental Plan to achieve the intended outcomes.
Part 3	The justification for making the planning proposal.
Part 4	Maps to identify the intended outcomes of the planning proposal.
Part 5	Details of the community consultation that is to be undertaken on the planning proposal.

#### **Abbreviations used in this planning proposal**

BLEP	Bankstown Local Environmental Plan 2015
CBLEP or Draft LEP	Canterbury Bankstown Consolidated Local Environmental Plan
CLEP	Canterbury Local Environmental Plan 2012
Connective City 2036	Local Strategic Planning Statement
Council	Canterbury Bankstown Council
Department	NSW Department of Planning, Industry and Environment
Employment Land Strategy	Canterbury Bankstown Employment Land Strategy
Housing Strategy	Canterbury Bankstown Housing Strategy
LEP	Local Environmental Plan
LGA	Local Government Area
SEPP	State Environmental Planning Policy



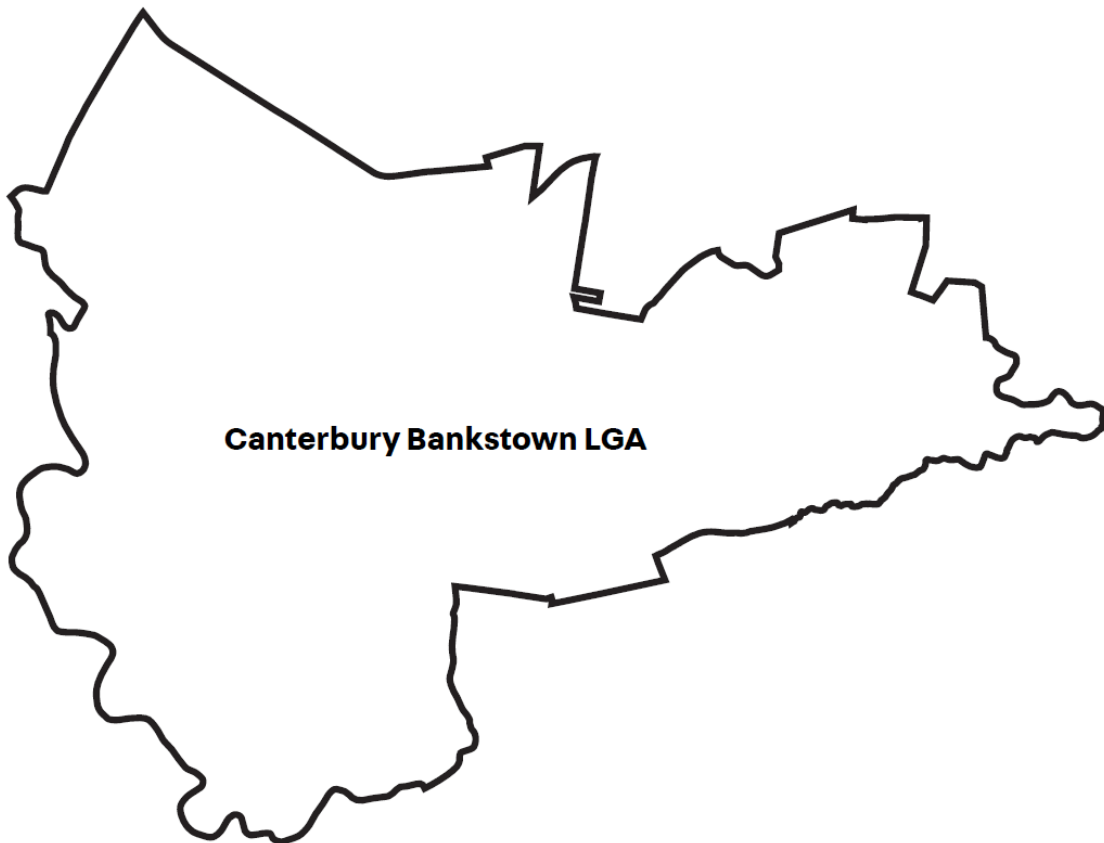
## **PART 1–INTENDED OUTCOMES**

### **Land Application**

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This planning proposal applies to the Canterbury Bankstown Local Government Area as shown in Figure 1.

**Figure 1:** Canterbury Bankstown Local Government Area





## Intended Outcomes

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The intended outcome of this planning proposal is to achieve a consistent land use planning framework for the Canterbury Bankstown Local Government Area by:

- (1) Combining and aligning the residential standards of Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012 into a single set of planning rules for Canterbury Bankstown.
- (2) Implementing key actions of *Connective City 2036* by:
  - (a) Reinforcing the low density character of the suburban neighbourhoods.
  - (b) Promoting the desired future character of local character areas.
  - (c) Retaining and managing employment lands to meet the employment needs of Canterbury Bankstown.
  - (d) Achieving better standards of design quality.
  - (e) Minimising risk to the community in areas subject to environmental hazards by restricting development in sensitive areas.
  - (f) Reclassifying certain land to meet future operational needs in Canterbury Bankstown.
- (3) Including matters that the Gateway Determination removed from the Draft Canterbury Bankstown Consolidated Local Environmental Plan.



## PART 2—EXPLANATION OF PROVISIONS

### PART 2A—DRAFT CANTERBURY BANKSTOWN CONSOLIDATED LOCAL ENVIRONMENTAL PLAN

Part 2A explains how the intended outcomes are to be achieved by means of amending the Draft Canterbury Bankstown Consolidated Local Environmental Plan, which is currently with the Department of Planning, Industry and Environment for finalisation.

#### Land Use Table

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Zone	Proposed Amendment
R2 Low Density Residential	[1] Insert <i>seniors housing</i> as permitted with consent.
R4 High Density Residential	[2] Insert <i>seniors housing</i> as permitted with consent.
Zone B1 Neighbourhood Centre	[3] Insert <i>residential flat buildings</i> as permitted with consent.
Zone B1 Neighbourhood Centre	[4] Insert <i>seniors housing</i> as permitted with consent.
Zone B2 Local Centre	[5] Insert <i>hostels</i> as permitted with consent.
Zone B2 Local Centre	[6] Insert <i>residential flat buildings</i> as permitted with consent.
Zone B2 Local Centre	[7] Insert <i>seniors housing</i> as permitted with consent.

#### Part 4—Principal Development Standards

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Clause	Proposed Amendment
4.1 Minimum subdivision lot size	[1] Omit subclause (8) as the development of the Ironbark Estate, Villawood is complete. Amend the Lot Size Map accordingly.



Clause	Proposed Amendment
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**4.1B**  
**Minimum lot sizes**  
**and special**  
**provisions for**  
**certain development**

[1] Insert the following development in subclause (2):

Column 1	Column 2	Column 3	Column 4
Secondary dwellings	Zone R2 Low Density Residential	450 square metres	n/a
Attached dwellings	Zone R3 Medium Density Residential	750 square metres	20 metres
Manor houses	Zone R3 Medium Density Residential	1,000 square metres	20 metres
Multi dwelling housing	Zone R3 Medium Density Residential	1,000 square metres	20 metres
Multi dwelling housing (terraces)	Zone R3 Medium Density Residential	1,000 square metres	20 metres
Secondary dwellings	Zone R3 Medium Density Residential	450 square metres	n/a
Multi dwelling housing	Zone R4 High Density Residential	1,000 square metres	20 metres
Multi dwelling housing (terraces)	Zone R4 High Density Residential	1,000 square metres	20 metres
Residential flat buildings	Zone R4 High Density Residential	1,500 square metres	30 metres
Secondary dwellings	Zone R4 High Density Residential	450 square metres	n/a
Shop top housing	Zone R4 High Density Residential	1,500 square metres	30 metres
Serviced apartments	Zone R4 High Density Residential	1,500 square metres	30 metres

[2] Omit subclause (3). Renumber the remaining subclauses accordingly.

[3] Insert a new subclause to read:  
*The consent authority must not grant consent to any development on land within Zone R4 if the proposed development will result in any adjoining land having an area of less than 1,000m<sup>2</sup> and a width of less than 20 metres at the front building line.*

**4.1C**  
**Minimum lot sizes**  
**for dwelling houses**  
**in certain residential**  
**zones**

[4] Omit clause 4.1C as the Lot Size Map prevails.





Clause	Proposed Amendment
<b>4.3</b> <b>Height of Buildings</b>	[5] Amend subclause (4)(a) to read: <i>for a secondary dwelling that is separate from the principal dwelling— the maximum building height is 4.5 metres.</i>

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## Part 6—Additional Local Provisions

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Clause	Proposed Amendment
<b>6.19</b> <b>Council infrastructure development</b>	[1] Insert a local provision to read: <p>(1) <i>Development may be carried out by or on behalf of the Council without development consent on any land, other than land in a heritage conservation area, land containing a heritage item or land that is an environmentally sensitive area for exempt and complying development.</i></p> <p>(2) <i>Subclause (1) does not apply to the following development—</i> <p>(a) <i>the erection of a class 1–9 building under the Building Code of Australia,</i></p><p>(b) <i>development that is not exempt development under State Environmental Planning Policy (Infrastructure) 2007 and has a capital value of more than \$1,000,000.</i></p></p>
<b>6.20</b> <b>Local Character Areas</b>	[2] Insert a local provision to read: <p>(1) <i>The objectives of this clause are as follows—</i> <p>(a) <i>to identify local character areas,</i></p><p>(b) <i>to promote the desired future character of local character areas.</i></p><p>(2) <i>The local character and desired future character for a local character area is specified in the Local Character Areas Statement published by [insert the name of the body responsible for the publication] at [insert the place of publication] on [insert the date of publication].</i></p><p>(3) <i>Development consent must not be granted to development on land in a local character area unless the consent authority has taken into account the Local Character Areas Statement for the land.</i></p><p>(4) <i>In this clause—local character area means land identified as “local character area” on the Local Character Areas Map.</i></p></p>



## Maps

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Maps	Proposed Amendments
<b>Land Zoning Map</b>	[1] Amend the Land Zoning Map in accordance with the proposed zoning map as shown at Attachment 1, which proposes to rezone the following properties from Zone B5 Business Development to Zone B6 Enterprise Corridor: <ul style="list-style-type: none"><li>• 99–111 Cann Street, Bass Hill</li><li>• 846–874 Hume Highway, Bass Hill</li><li>• 77–97A Hume Highway, Greenacre</li><li>• 119–135 Hume Highway, Greenacre</li><li>• 251–279 Hume Highway, Greenacre</li><li>• 301 Hume Highway, Greenacre</li><li>• 54 Shellcote Road, Greenacre</li></ul>
	[2] Amend the Land Zoning Map in accordance with the proposed zoning map as shown at Attachment 2, which proposes to rezone properties in the former Canterbury Local Government Area from Zone R3 Medium Density Residential to Zone R2 Low Density Residential.
<b>Lot Size Map</b>	[3] Amend the Lot Size Map in accordance with the proposed lot size map as shown at Attachment 3, which proposes to amend the minimum lot size from 460m <sup>2</sup> to 450m <sup>2</sup> within Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential in the former Canterbury Local Government Area.
	[4] Amend the Lot Size Map in accordance with the proposed lot size map as shown at Attachment 4, which proposes to amend the minimum lot size from 500–650m <sup>2</sup> to 1,000m <sup>2</sup> for certain land in Picnic Point.
<b>Height of Buildings Map</b>	[5] Amend the Height of Buildings Map in accordance with the proposed height map as shown at Attachment 5, which proposes to amend the maximum building height from 8.5 metres to 9 metres within Zone R2 Low Density Residential in the former Canterbury Local Government Area.



<b>Maps</b>	<b>Proposed Amendments</b>
<b>Floor Space Ratio Map</b>	[6] Amend the Floor Space Ratio Map in accordance with the proposed floor space ratio map as shown at Attachment 6, which proposes to apply a maximum 0.5:1 FSR within Zone R2 Low Density Residential in the former Canterbury Local Government Area.
<b>Local Character Areas</b>	[7] Apply a Local Character Areas Map as shown at Attachment 7.
<b>Additional Permitted Uses Map</b>	[8] Omit items 22–24

#### **Schedule 1–Additional Permitted Uses**

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<b>Schedule 4</b>	<b>Proposed Amendment</b>
<b>22–24</b>	[1] Omit items 22–24 as the Land Use Table prevails. Renumber the remaining items accordingly.

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#### **Schedule 4–Classification and Reclassification of Public Land**

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<b>Schedule 4</b>	<b>Proposed Amendment</b>
<b>Parts 1 and 2</b>	[1] Reclassify the land listed in Attachment 8 from community land to operational land.

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## PART 2B–BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2015

Part 2B explains how the intended outcomes are to be achieved by means of amending Bankstown Local Environmental Plan 2015. While the Department finalises the Draft LEP, the Department has indicated that this planning proposal must outline the changes to both the Draft LEP and the local environmental plans of the former councils.

### Land Use Table

Zone	Proposed Amendment
Zone B2 Local Centre	[1] Insert <i>hostels</i> as permitted with consent.

### Part 4–Principal Development Standards

Clause	Proposed Amendment																												
<b>4.1 Minimum subdivision lot size</b>	[1] Omit subclause (8) as the development of the Ironbark Estate, Villawood is complete. Amend the Lot Size Map accordingly.																												
<b>4.1B Minimum lot sizes and special provisions for certain development</b>	[2] Insert the following development in subclause (2): <table border="1" data-bbox="475 1279 1481 1715"> <thead> <tr> <th>Column 1</th> <th>Column 2</th> <th>Column 3</th> <th>Column 4</th> </tr> </thead> <tbody> <tr> <td>Secondary dwellings</td> <td>Zone R2 Low Density Residential</td> <td>450 square metres</td> <td>n/a</td> </tr> <tr> <td>Manor houses</td> <td>Zone R3 Medium Density Residential</td> <td>1,000 square metres</td> <td>20 metres</td> </tr> <tr> <td>Multi dwelling housing (terraces)</td> <td>Zone R3 Medium Density Residential</td> <td>1,000 square metres</td> <td>20 metres</td> </tr> <tr> <td>Secondary dwellings</td> <td>Zone R3 Medium Density Residential</td> <td>450 square metres</td> <td>n/a</td> </tr> <tr> <td>Multi dwelling housing (terraces)</td> <td>Zone R4 High Density Residential</td> <td>1,000 square metres</td> <td>20 metres</td> </tr> <tr> <td>Secondary dwellings</td> <td>Zone R4 High Density Residential</td> <td>450 square metres</td> <td>n/a</td> </tr> </tbody> </table>	Column 1	Column 2	Column 3	Column 4	Secondary dwellings	Zone R2 Low Density Residential	450 square metres	n/a	Manor houses	Zone R3 Medium Density Residential	1,000 square metres	20 metres	Multi dwelling housing (terraces)	Zone R3 Medium Density Residential	1,000 square metres	20 metres	Secondary dwellings	Zone R3 Medium Density Residential	450 square metres	n/a	Multi dwelling housing (terraces)	Zone R4 High Density Residential	1,000 square metres	20 metres	Secondary dwellings	Zone R4 High Density Residential	450 square metres	n/a
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	[3] Insert a new subclause to read: <i>The consent authority must not grant consent to any development on land within Zone R4 if the proposed development will result in any adjoining land having an area of less than 1,000m<sup>2</sup> and a width of less than 20 metres at the front building line.</i>																												



Clause	Proposed Amendment
<b>4.3</b> <b>Height of Buildings</b>	[4] Amend subclause (2B)(a) to read: <i>for a secondary dwelling that is separate from the principal dwelling—the maximum building height is 4.5 metres.</i>

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## Part 6—Additional Local Provisions

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Clause	Proposed Amendment
<b>6.19</b> <b>Council</b> <b>infrastructure</b> <b>development</b>	[1] Insert a local provision to read: <p>(1) <i>Development may be carried out by or on behalf of the Council without development consent on any land, other than land in a heritage conservation area, land containing a heritage item or land that is an environmentally sensitive area for exempt and complying development.</i></p> <p>(2) <i>Subclause (1) does not apply to the following development—</i> <p>(a) <i>the erection of a class 1–9 building under the Building Code of Australia,</i></p><p>(b) <i>development that is not exempt development under State Environmental Planning Policy (Infrastructure) 2007 and has a capital value of more than \$1,000,000.</i></p></p>
<b>6.20</b> <b>Local Character</b> <b>Areas</b>	[2] Insert a local provision to read: <p>(1) <i>The objectives of this clause are as follows—</i> <p>(a) <i>to identify local character areas,</i></p><p>(b) <i>to promote the desired future character of local character areas.</i></p><p>(2) <i>The local character and desired future character for a local character area is specified in the Local Character Areas Statement published by [insert the name of the body responsible for the publication] at [insert the place of publication] on [insert the date of publication].</i></p><p>(3) <i>Development consent must not be granted to development on land in a local character area unless the consent authority has taken into account the Local Character Areas Statement for the land.</i></p><p>(4) <i>In this clause—local character area means land identified as “local character area” on the Local Character Areas Map.</i></p></p>



## Maps

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Maps	Proposed Amendments
<b>Land Zoning Map</b>	[1] Amend the Land Zoning Map in accordance with the proposed zoning map as shown at Attachment 1, which proposes to rezone the following properties from Zone B5 Business Development to Zone B6 Enterprise Corridor: <ul style="list-style-type: none"><li>• 99–111 Cann Street, Bass Hill</li><li>• 846–874 Hume Highway, Bass Hill</li><li>• 77–97A Hume Highway, Greenacre</li><li>• 119–135 Hume Highway, Greenacre</li><li>• 251–279 Hume Highway, Greenacre</li><li>• 301 Hume Highway, Greenacre</li><li>• 54 Shellcote Road, Greenacre</li></ul>
<b>Lot Size Map</b>	[2] Amend the Lot Size Map in accordance with the proposed lot size map as shown at Attachment 2, which proposes to amend the minimum lot size from 500–650m <sup>2</sup> to 1,000m <sup>2</sup> for certain land in Picnic Point.
<b>Local Character Areas</b>	[3] Apply a Local Character Areas Map as shown at Attachment 3.

## Schedule 4–Classification and Reclassification of Public Land

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Schedule 4	Proposed Amendment
<b>Parts 1 and 2</b>	[1] Reclassify the land within the former Bankstown Local Government Area as listed in Attachment 4 from community land to operational land.



## PART 2C–CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012

Part 2C explains how the intended outcomes are to be achieved by means of amending Canterbury Local Environmental Plan 2012. While the Department finalises the Draft LEP, the Department has indicated that this planning proposal must outline the changes to both the Draft LEP and the local environmental plans of the former councils.

### Land Use Table

Zone	Proposed Amendment
R2 Low Density Residential	[1] Insert <i>seniors housing</i> as permitted with consent.
R4 High Density Residential	[2] Insert <i>seniors housing</i> as permitted with consent.
Zone B1 Neighbourhood Centre	[3] Insert <i>residential flat buildings</i> as permitted with consent.
Zone B1 Neighbourhood Centre	[4] Insert <i>seniors housing</i> as permitted with consent.
Zone B2 Local Centre	[5] Insert <i>residential flat buildings</i> as permitted with consent.
Zone B2 Local Centre	[6] Insert <i>seniors housing</i> as permitted with consent.

### Part 4–Principal Development Standards

Clause	Proposed Amendment																												
<b>4.1B Minimum lot sizes and special provisions for certain development</b>	[1] Insert the following development in subclause (2): <table border="1" data-bbox="475 1554 1481 1982"> <thead> <tr> <th>Column 1</th> <th>Column 2</th> <th>Column 3</th> <th>Column 4</th> </tr> </thead> <tbody> <tr> <td>Secondary dwellings</td> <td>Zone R2 Low Density Residential</td> <td>450 square metres</td> <td>n/a</td> </tr> <tr> <td>Attached dwellings</td> <td>Zone R3 Medium Density Residential</td> <td>750 square metres</td> <td>20 metres</td> </tr> <tr> <td>Manor houses</td> <td>Zone R3 Medium Density Residential</td> <td>1,000 square metres</td> <td>20 metres</td> </tr> <tr> <td>Multi dwelling housing</td> <td>Zone R3 Medium Density Residential</td> <td>1,000 square metres</td> <td>20 metres</td> </tr> <tr> <td>Multi dwelling housing (terraces)</td> <td>Zone R3 Medium Density Residential</td> <td>1,000 square metres</td> <td>20 metres</td> </tr> <tr> <td>Secondary dwellings</td> <td>Zone R3 Medium Density Residential</td> <td>450 square metres</td> <td>n/a</td> </tr> </tbody> </table>	Column 1	Column 2	Column 3	Column 4	Secondary dwellings	Zone R2 Low Density Residential	450 square metres	n/a	Attached dwellings	Zone R3 Medium Density Residential	750 square metres	20 metres	Manor houses	Zone R3 Medium Density Residential	1,000 square metres	20 metres	Multi dwelling housing	Zone R3 Medium Density Residential	1,000 square metres	20 metres	Multi dwelling housing (terraces)	Zone R3 Medium Density Residential	1,000 square metres	20 metres	Secondary dwellings	Zone R3 Medium Density Residential	450 square metres	n/a
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Shop top housing	Zone R4 High Density Residential	1,500 square metres	30 metres
Serviced apartments	Zone R4 High Density Residential	1,500 square metres	30 metres

[2] Omit subclause (3). Renumber the remaining subclauses accordingly.

[3] Insert a new subclause to read:  
*The consent authority must not grant consent to any development on land within Zone R4 if the proposed development will result in any adjoining land having an area of less than 1,000m<sup>2</sup> and a width of less than 20 metres at the front building line.*

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**4.1C**  
**Minimum lot sizes for dwelling houses in certain residential zones**

[4] Omit clause 4.1C as the Lot Size Map prevails.

---

**4.3**  
**Height of Buildings**

[5] Amend subclause (4)(a) to read:  
*for a secondary dwelling that is separate from the principal dwelling—the maximum building height is 4.5 metres.*





## Part 6—Additional Local Provisions

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Clause	Proposed Amendment
<b>6.19 Council infrastructure development</b>	<p>[1] Insert a local provision to read:</p> <p>(1) <i>Development may be carried out by or on behalf of the Council without development consent on any land, other than land in a heritage conservation area, land containing a heritage item or land that is an environmentally sensitive area for exempt and complying development.</i></p> <p>(2) <i>Subclause (1) does not apply to the following development—</i></p> <p>(a) <i>the erection of a class 1–9 building under the Building Code of Australia,</i></p> <p>(b) <i>development that is not exempt development under State Environmental Planning Policy (Infrastructure) 2007 and has a capital value of more than \$1,000,000.</i></p>
<b>6.20 Local Character Areas</b>	<p>[2] Insert a local provision to read:</p> <p>(1) <i>The objectives of this clause are as follows—</i></p> <p>(a) <i>to identify local character areas,</i></p> <p>(b) <i>to promote the desired future character of local character areas.</i></p> <p>(2) <i>The local character and desired future character for a local character area is specified in the Local Character Areas Statement published by [insert the name of the body responsible for the publication] at [insert the place of publication] on [insert the date of publication].</i></p> <p>(3) <i>Development consent must not be granted to development on land in a local character area unless the consent authority has taken into account the Local Character Areas Statement for the land.</i></p> <p>(4) <i>In this clause—local character area means land identified as “local character area” on the Local Character Areas Map.</i></p>

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## Maps

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Maps	Proposed Amendments
<b>Land Zoning Map</b>	[1] Amend the Land Zoning Map in accordance with the proposed zoning map as shown at Attachment 1, which proposes to rezone properties in the former Canterbury Local Government Area from Zone R3 Medium Density Residential to Zone R2 Low Density Residential.
<b>Lot Size Map</b>	[2] Amend the Lot Size Map in accordance with the proposed lot size map as shown at Attachment 2, which proposes to amend the minimum lot size from 460m <sup>2</sup> to 450m <sup>2</sup> within Zone R2 Low Density Residential, Zone R3 Medium Density Residential and Zone R4 High Density Residential in the former Canterbury Local Government Area.
<b>Height of Buildings Map</b>	[3] Amend the Height of Buildings Map in accordance with the proposed height map as shown at Attachment 3, which proposes to amend the maximum building height from 8.5 metres to 9 metres within Zone R2 Low Density Residential in the former Canterbury Local Government Area.
<b>Floor Space Ratio Map</b>	[4] Amend the Floor Space Ratio Map in accordance with the proposed floor space ratio map as shown at Attachment 4, which proposes to apply a maximum 0.5:1 FSR within Zone R2 Low Density Residential in the former Canterbury Local Government Area.
<b>Local Character Areas</b>	[5] Apply a Local Character Areas Map as shown at Attachment 5.

## Schedule 4—Classification and Reclassification of Public Land

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Schedule 4	Proposed Amendment
<b>Parts 1 and 2</b>	[1] Reclassify the land within the former Canterbury Local Government Area as listed in Attachment 8 from community land to operational land.

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## PART 3–JUSTIFICATION

### Section A–Need for the planning proposal

#### 1. Is the planning proposal a result of any strategic study or report?

This planning proposal is a result of Council’s Local Strategic Planning Statement (LSPS) – Connective City 2036 which is supported by community consultation and the following evidence-based strategic studies:

- Local Housing Strategy
- Employment Lands Strategy
- Local Character Area study

On 10 December 2019, the Local Strategic Planning Statement (LSPS) – Connective City 2036 was adopted by Canterbury Bankstown Council. The LSPS was further endorsed by the Greater Sydney Commission on 16 March 2020.

The planning proposal achieves the desired outcomes of the LSPS and relevant studies in the following ways:

- *Reinforcing the low density character of the suburban neighbourhoods* in accordance with LSPS E6.4– to protect the low density character of suburban neighbourhoods and housing. It is also consistent with the Housing Strategy (section 6.5.2), which recommends the alignment of the R3 Medium Density Residential zone in the Canterbury LEP with the R2 Low Density Residential zone in the Bankstown LEP as part of the development of the Consolidated LEP.
- *Promoting the desired future character of local character areas* in accordance with LSPS Action E6.4.120 which identifies the attributes that make local character areas unique and the recommended changes to protect these areas from inappropriate development. A Local Character Areas study has been undertaken to define specific areas and provide controls to maintain the character of these areas.
- *Retaining and managing employment lands to meet the employment needs of Canterbury Bankstown* in accordance with LSPS Action E3.6.69 as it retains and manages business lands. It is also consistent with the Employment Lands Strategy which recommends the rationalisation of the B5/B6 zones.
- *Achieving better standards of design quality* in accordance with LSPS Action E8.3.167 as it combines and aligns provisions to deliver a well–designed built environment.
- *Minimising risk to the community in areas subject to environmental hazards by restricting development in sensitive areas* in accordance with key action of the Mid



Georges River Floodplain Risk Management Plan by prohibiting sensitive land uses in certain areas.

- *Reclassifying certain land to meet future operational needs in Canterbury Bankstown* in accordance in accordance with LSPS Action E10.7 as it aligns infrastructure funding and delivery with growth.

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

This planning proposal is the best means to achieve the intended outcome, as amendments to the Canterbury Bankstown LEPs are required to effectively implement the proposed changes.

Alternative options, such as adding controls to the Canterbury Development Control Plan 2012 or Bankstown Development Control Plan 2015 are either outside the scope of these documents or will not provide the same level of certainty. Therefore, the planning proposal process is the best means for achieving the desired outcomes Council is seeking to achieve.



**Section B—Relationship to strategic planning framework**

**3. Is the planning proposal consistent with the objectives and actions of the applicable regional, subregional or district plan or strategy (including any exhibited draft plans or strategies)?**

This planning proposal is consistent with the Greater Sydney Region Plan (GSRP) and South District Plan (SDP) as outlined below.

Objectives and Planning Priorities	Comments
<p>GSRP (Objective 10) and SDP (Planning Priority S5)— Providing housing supply, choice and affordability, with access to jobs, services and public transport</p>	<p>The GSRP recognises that Council is in the best position to investigate and confirm which parts of the LGA are suited for additional medium and high density opportunities. Not all areas are appropriate for significant additional development.</p> <p>Based on the Housing Strategy, this planning proposal reinforces the growth strategy to locate up to 80% of new dwellings in and around certain centres with good access to jobs, shops, public transport, services and infrastructure. It is proposed to limit dwelling growth in the suburban neighbourhoods to reinforce the low density character.</p> <p>The preparation of the Housing Strategy is consistent with the principles outlined in the GSRP and SDP, which include recognition of the distinctive and valued combination of characteristics that contribute to local identity.</p>
<p>GSRP (Objective 12) and SDP (Planning Priority S6)— Creating and renewing great places and local centres</p>	<p>Based on the Housing Strategy, this planning proposal incorporates a place based planning approach:</p> <ul style="list-style-type: none"> <li>• To inform the proposed lot size changes for certain residential development.</li> <li>• To inform the desired character in the local character areas. According to the GSRP and SDP, it is important to recognise the distinctive and valued combination of characteristics that contribute to local identity.</li> <li>• A place based approach has occurred through the identification of Local Character Areas within Canterbury Bankstown and the implementation of</li> </ul>



associated planning controls through this planning proposal, based on a study undertaken by Council. It has also occurred through the harmonisation of the R3/R2 zone through which low density areas within the former Canterbury LGA are now proposed to be more appropriately zoned R2.

GSRP (Objective 22) and SDP (Planning Priority S9)– Growing investment, business opportunities and jobs in centres	The land affected by the planning proposal involves residential zoned land, and business zoned land within the Hume Highway corridor, that are outside of centres. The outcomes will not negatively impact on investment, business opportunities, and jobs in centres.
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Objectives and Planning Priorities	Comments
GSRP (Objective 23) and SDP (Planning Priority S10)– Retaining and managing industrial and urban services land	This planning proposal retains and manages urban services land to support the economic activities of the Greater Sydney Region.
GSRP (Objective 37) and SDP (Planning Priority S18)– Adapting to the impacts of urban and natural hazards and climate change	This planning proposal limits dwelling growth in areas subject to urban and natural hazards.
GSRP (Objective 39) and SDP (Planning Priority S18)– Preparing local strategic planning statements informed by local strategic planning	This planning proposal implements <i>Connective City 2036</i> , the Housing Strategy and Employment Land Strategy.

#### 4. Is the planning proposal consistent with a council’s local strategy or other local strategic plan?

##### 4.1 Community Strategic Plan, *CBCity2028*

The vision of the Community Strategic Plan is to build a City that is thriving, dynamic and real. The ‘Prosperous & Innovative’ and ‘Liveable & Distinctive’ Directions intend to achieve the vision by delivering opportunities for economic and employment growth, and delivering a



well-designed, attractive City which preserves the identity and character of local villages. This planning proposal is consistent with the Community Strategic Plan.

#### 4.2 Local Strategic Planning Statement, *Connective City 2036*

This planning proposal is consistent with *Connective City 2036* as outlined below.

Evolutions	Comments
<b>Evolution 3–Places for Commerce and Jobs</b>	
E3.6–Protect and enhance employment lands	This planning proposal is consistent with Action E3.6.69 as it retains and manages business lands.
<b>Evolution 6–Urban and Suburban Places, Housing the City</b>	
E6.4–Protect the low density character of suburban neighbourhoods	<p>Based on the Housing Strategy and Local Character Area study, this planning proposal is consistent with Action E6.4.119 through reinforcing and protecting the low density character of suburban areas by changing the zoning of appropriate land to R2 Low Density Residential, and by identification of land as Local Character Areas.</p> <hr/> <p>Based on the Housing Strategy, this planning proposal is consistent with Action E6.4.120 as it identifies the attributes that make local character areas unique and the recommended changes to protect these areas from inappropriate development.</p>
E6.5–Recalibrate low and medium density zones	<p>Based on the Housing Strategy, this planning proposal is consistent with Action E6.5.121 as it rationalises the use of the low density and medium density residential zones in the Local Government Area.</p> <hr/> <p>Based on the Housing Strategy, this planning proposal is consistent with Action E6.5.122 as it reviews and calibrates the permissible uses in the residential zones.</p>
E6.8–Implement current land use strategies	This planning proposal is consistent with Action E6.8.128 as it integrates the Housing Strategy and Employment Land Strategy into the land use planning framework.
<b>Evolution 8–Design Quality</b>	




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E8.3–Ensure high quality design underpins Council policies and controls	This planning proposal is consistent with Action E8.3.167 as it combines and aligns provisions to deliver a well-designed built environment.
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### 4.3 Employment Land Strategy

This planning proposal is consistent with the Employment Land Strategy as outlined below.

#### Hume Highway Enterprise Corridor

The proposed rationalisation of the B5/B6 zones proposes to rezone 37 properties on the Hume Highway from Zone B5 Business Development to Zone B6 Enterprise Corridor.

Properties	Current zone	Proposed zone	Building height	FSR
99–111 Cann Street, Bass Hill	B5	B6	No change	No change
846–874 Hume Highway, Bass Hill	B5	B6	No change	No change
77–97A Hume Highway, Greenacre	B5	B6	No change	No change
119–135 Hume Highway, Greenacre	B5	B6	No change	No change
251–279 Hume Highway, Greenacre	B5	B6	No change	No change
301 Hume Highway, Greenacre	B5	B6	No change	No change
54 Shellcote Road, Greenacre	B5	B6	No change	No change

Under the former Bankstown Council planning rules, some properties on the Hume Highway were zoned B5 Business Development to promote bulky goods, business and warehouses uses that require large floor areas. It also permitted some highway related uses such as hotels, motels, serviced apartments, vehicle repair stations.

In June 2020, Council adopted the Employment Lands Strategy. It recommends:

1. Limiting the permissible uses in the B5 zone to bulky goods, business and warehouses uses that require large floor areas. In relation to appropriate locations, it recommends retaining the existing B5 zone at 9 Chapel Road and 173 Canterbury Road, Bankstown where there is an existing bulky goods complex (Homemaker Centre).
2. Transferring the permissible highway related uses from the B5 zone to Zone B6 Enterprise Corridor. The B6 zone is designed to promote commercial and light industrial along main roads. In relation to appropriate locations, it recommends rezoning the Hume Highway and Canterbury Road from the B5 zone to the B6 zone.

The proposed rationalisation of the B5/B6 zones implements the recommendations of the Employment Lands Strategy.





The application of Zone B6 Enterprise Corridor is also consistent with the Department of Planning, Industry & Environment's Practice Note 11–002 (dated 10 March 2011). The practice note outlines the purpose of Zone B6, which is to provide for commercial or industrial development along main roads such as those identified by the metropolitan, regional and subregional strategies.

The uses may include business premises, hotel or motel accommodation, light industries, hardware and building supplies, garden centres and warehouse or distribution centres. Retail activity needs to be limited to ensure that enterprise corridors do not detract from the centres hierarchy.

The B6 Enterprise Corridor zone also does not permit residential development. This is consistent with the intentions of this zone as described in the Practice Note above, and reinforces the land uses in this zone by protecting them from redevelopment.

#### **4.4 Housing Strategy**

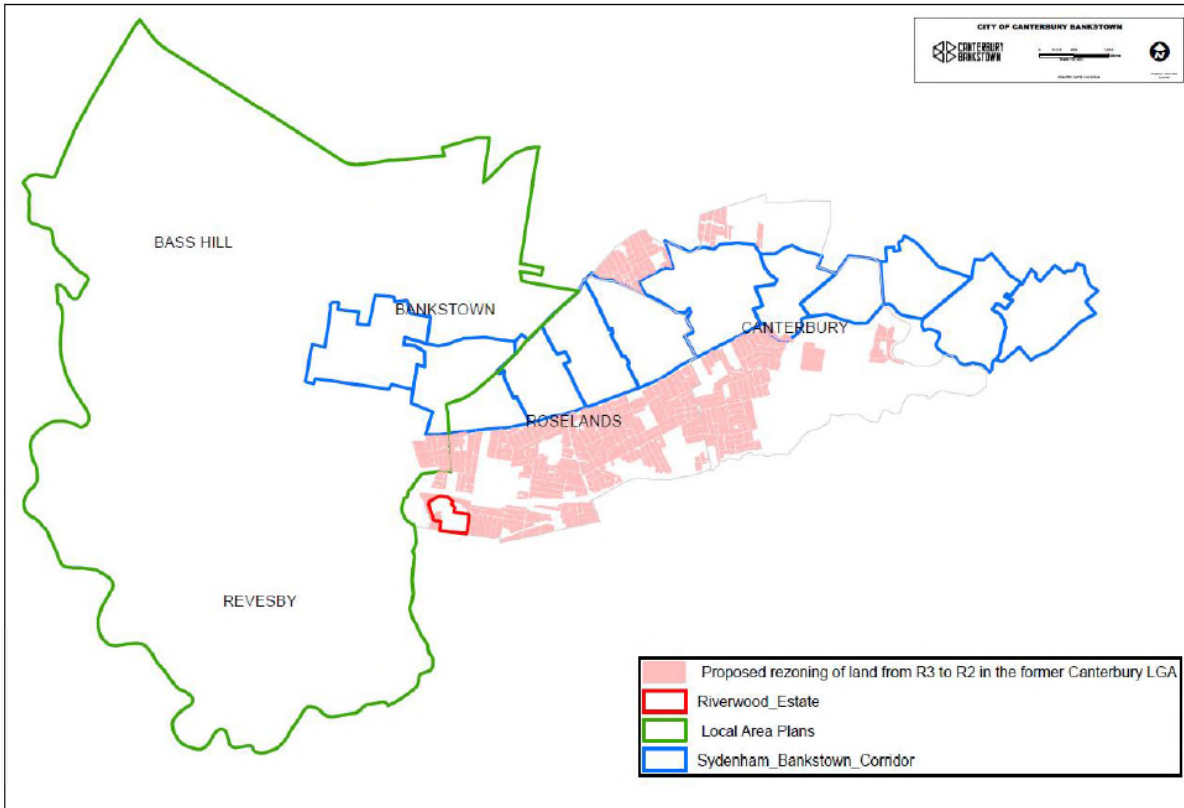
This planning proposal is consistent with the Housing Strategy as outlined below.

##### Strategic Direction: Align the R2 Low Density and R3 Medium Density zones in the former Canterbury Local Government Area

This planning proposal is consistent with the Housing Strategy (section 6.5.2), which recommends the alignment of the R3 Medium Density Residential zone in the Canterbury LEP with the R2 Low Density Residential zone in the Bankstown LEP in the development of the Consolidated LEP, excluding the Sydenham to Bankstown Urban Renewal Corridor area. The area affected by the proposal is shown in Figure 2.



Figure 2: Area affect by proposed alignment of R3 and R2 zones



Source: Housing Strategy (page 124)

The Canterbury LEP R3 Medium Density Residential zone applies to most of the existing low density suburban neighbourhoods in the former Canterbury LGA. While the name of the zone suggests medium density housing is appropriate in the zone, the built form controls are consistent with a low density residential built form.

In the former Bankstown LGA, the low density suburban neighbourhoods are zoned R2 Low Density with similar built form controls (maximum 0.5:1 FSR / two storeys).

According to the Housing Strategy, it is proposed that the existing low density suburban neighbourhoods in the former Canterbury LGA be rezoned from Zone R3 to Zone R2. This change would apply to the outer edge neighbourhoods, including Kingsgrove, Roselands, Beverly Hills, Riverwood, Croydon Park and Belfield. This represents around 10% of properties in the Canterbury Bankstown LGA. The proposed zoning amendment would not apply to the areas which are subject to State-led initiatives such as the Sydenham to Bankstown Urban Renewal Corridor and the Riverwood Estate State Significant Precinct.



The proposed rezoning of the existing low density suburban neighbourhoods in the former Canterbury LGA from Zone R3 to Zone R2 would mean it would not be possible to develop multi dwelling housing in the area affected.

The Department of Planning, Industry and Environment approved the prohibition of multi dwelling housing in the suburban neighbourhoods in the former Bankstown LGA to reinforce the desired character (PP\_2018\_CBANK\_005).

The implications of this change are outlined below.

- In relation to Ministerial Direction 3.1, this change is consistent with clause 5(b) as it does not reduce the permissible residential density of land. The maximum FSR of the R3 zoned lots in the former Canterbury LGA is 0.5:1 FSR with a height limit of two storeys. It is currently unfeasible to develop multi-unit dwellings within these LEP standards. Therefore, the development potential of these lots will not be reduced as a result of the change.
- Council will meet housing demand by providing housing capacity predominantly in the centres. The rezoning of suburban neighbourhoods in the former Canterbury LGA from R3 to R2 will not reduce Council's capacity to meet housing demand.

Market trends indicate there is strong demand for low density dwelling types such as houses and dual occupancies in the suburban neighbourhoods. In the last five years, Council approved 191 development applications for dual occupancies compared to 20 development applications for multi dwelling housing in these areas. Dual occupancies will continue to be permitted to provide housing diversity. This change does not impact on market demand or feasibility in the existing suburban neighbourhoods within the former Canterbury LGA.

### **Hurlstone Park – Align R2/R3 zone**

It is also proposed to rezone land within Hurlstone Park from R3 Medium Density Residential to R2 Low Density Residential as part of the alignment of the R3 and R2 zones.

This is additional to land identified in the Canterbury Bankstown Housing Strategy for align of the R3 and R2 zones. When the Housing Strategy was being prepared, planning for the Sydenham to Bankstown Corridor was the responsibility of the Department of Planning, Industry and Environment. Areas for alignment of the R2 and R3 zones were accordingly excluded from the corridor. Now the approach has changed and Council is responsible for the planning of the corridor, to ensure appropriate and consistent in planning controls it is also intended to align the R3 and R2 zones in Hurlstone Park.

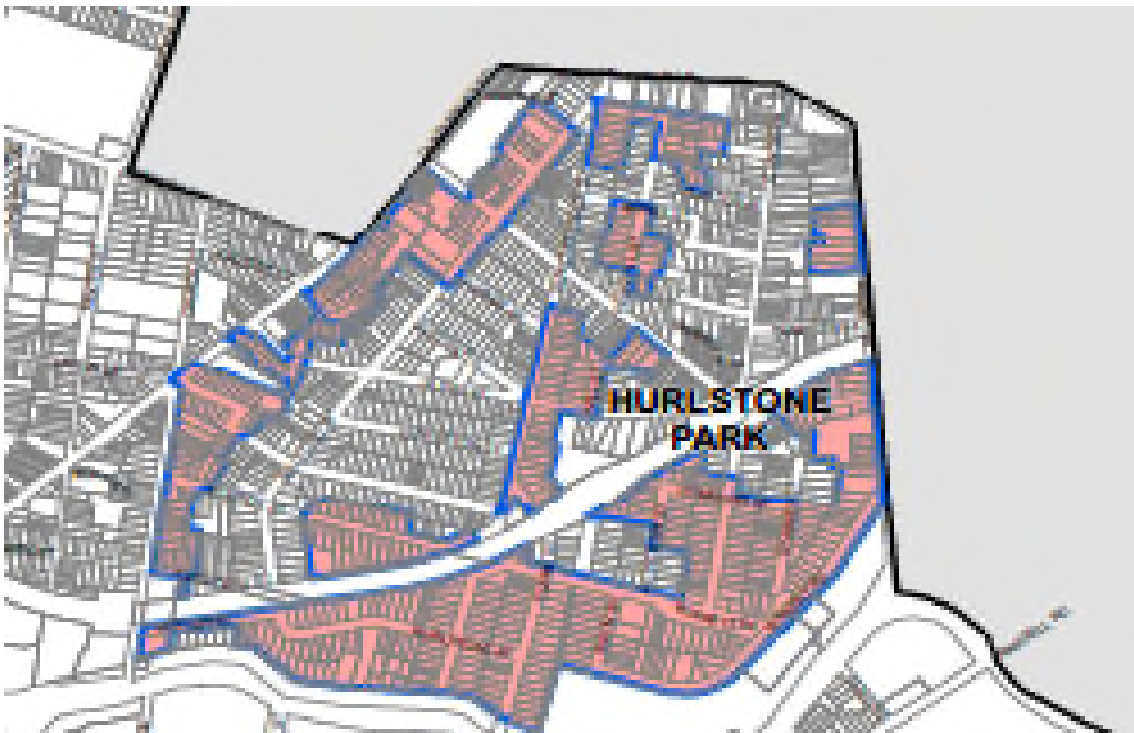
In 2020 a planning proposal (PP\_2016\_CBANK\_003\_05) was made that rezoned approximately half of the R3 zoned land in Hurlstone Park to R2 to support new Heritage Conservation Areas that will protect the heritage character of this suburb. Most of the



remaining R3 zoned land has been identified for designation as a Local Character Area (LCA) as part of this planning proposal. The R3 zone allows uses that are inconsistent with maintaining the single dwelling character of this LCA, particularly multi dwelling housing and manor houses. As such it is proposed to extend the R2 zone, which prohibits such uses, to cover the LCAs. Some small pockets and parcels of land zoned R3 but not included in the LCA are also proposed to be changed to R2 to ensure a consistent alignment of zonings in Hurlstone Park occurs.

A map showing the areas proposed to be rezoned from R3 to R2 is shown below:

**Figure 3: Area proposed from R3 to R2 in Hurlstone Park**





Strategic Direction: Design quality housing to maximise liveability and provide positive built form outcomes

According to the Housing Strategy (section 6.5.5), it is recommended that the following provisions be incorporated into the Local Environmental Plan:

<b>Bankstown LEP 2015</b>	<b>Canterbury LEP 2012</b>	<b>Recommended Local Environmental Plan consolidation actions</b>	<b>Justification</b>
<p><u>Clause 4.1B (Secondary Dwellings/Lot Sizes)</u> The LEP does not apply a minimum lot size for secondary dwellings. The DCP requires 450m<sup>2</sup>.</p>	<p><u>Clause 4.1B (Secondary Dwellings/Lot Sizes)</u> The LEP does not apply a minimum lot size for secondary dwellings.</p>	<p><u>Clause 4.1B (Secondary Dwellings/Lot Sizes)</u> Transfer the minimum lot size for secondary dwellings (450m<sup>2</sup>) from the Bankstown DCP to the LEP, to give legislative strength to this planning control.</p>	<p>This will give legislative effect to a long-standing DCP provision of the former Bankstown DCP, and provides consistency with the site area requirements under <i>SEPP (Affordable Rental Housing) 2009</i> across the local government area.</p>
<p><u>Clause 4.1B (Isolation of Land in Zone R4)</u> The LEP does not contain a provision to prevent development from isolating or sterilising the development potential of adjoining land in Zone R4. The DCP contains a requirement to avoid the isolation of land less than 1,000m<sup>2</sup> in area and</p>	<p><u>Clause 4.1B (Isolation of Land in Zone R4)</u> The LEP does not contain a provision to prevent development from isolating or sterilising the development potential of adjoining properties in Zone R4. The DCP contains a requirement to avoid the isolation of land through negotiations with</p>	<p><u>Clause 4.1B (Isolation of Land in Zone R4)</u> Transfer the requirement from the Bankstown DCP to avoid the isolation of land in Zone R4 that is less than 1,000m<sup>2</sup> in area and less than 20 metres in width.</p>	<p>The isolation of sites has a significant impact on the urban form of residential neighbourhoods, and can lead to sites with compromised residential amenity, particularly in transitional areas. This will elevate a long standing policy position of Council.</p>



less than 20 metres in width.	adjoining property owners.		
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<b>Bankstown LEP 2015</b>	<b>Canterbury LEP 2012</b>	<b>Recommended Local Environmental Plan consolidation actions</b>	<b>Justification</b>
<u>Clause 4.3 (Secondary Dwellings/Height in R2)</u> The maximum height for secondary dwellings (detached) in Zone R2 is 6 metre building height/3 metre wall height.	<u>Clause 4.3 (Secondary Dwellings/Height in R2)</u> The LEP does not apply a maximum height for secondary dwellings (detached) in Zone R2.	<u>Clause 4.3 (Secondary Dwellings/Height in R2)</u> Based on a review, apply a maximum 4.5 metre building height for secondary dwellings (detached) in Zone R2 to reinforce the single storey requirement.	This will ensure that secondary dwellings are of an appropriate size and scale that does not impact on the amenity of adjacent properties and are consistent with the one storey maximum height for this type of dwelling.

In addition, a number of changes are recommended to the Lot Size Map and Floor Space Ratio Map, as set out below.

<b>Bankstown LEP 2015</b>	<b>Canterbury LEP 2012</b>	<b>Recommended Local Environmental Plan consolidation actions</b>	<b>Justification</b>
<u>Lot Size Map</u> The subdivision lot size in the residential zones is 450m <sup>2</sup> .	<u>Lot Size Map</u> The subdivision lot size in the residential zones is 460m <sup>2</sup> .	<u>Lot Size Map</u> Harmonise the subdivision lot size in the residential zones to 450m <sup>2</sup> , consistent with the clause objectives.	This will ensure a consistent minimum lot size approach across the City, with the lesser of the LEPs applied in order to ensure no reduction in the ability for any property to subdivide. This also ensures consistency



			with State policies for minimum lot sizes for dwelling houses and secondary dwellings in low density areas.
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<b>Bankstown LEP 2015</b>	<b>Canterbury LEP 2012</b>	<b>Recommended Local Environmental Plan consolidation actions</b>	<b>Justification</b>
<u>Lot Size Map</u> The subdivision lot size in Carinya Road, Picnic Point is 500–650m <sup>2</sup> .	n/a	<u>Lot Size Map</u> Amend the subdivision lot size in Carinya Road, Picnic Point to 1,000m <sup>2</sup> .	This is consistent with the recommendations of the Mid Georges River Floodplain Risk Management Plan– restricting further intensity of residential development in this flood affected area.
<u>Floor Space Ratio Map</u> A maximum 0.5:1 FSR applies to Zone R2.	<u>Floor Space Ratio Map</u> The Floor Space Ratio Map does not apply to Zone R2. In its place, CLEP applies clauses 4.4(2A)–(2B) to set maximum FSRs for dwelling houses and dual occupancies in Zone R2.	<u>Floor Space Ratio Map</u> Apply a maximum 0.5:1 FSR to Zone R2.	This will provide a consistent approach to the application of floor space ratios in the R2 low density residential zone across the city. Using the lesser of the available floor space ratios will allow for maximising landscape area and private open space, and support the enhancement of the low density, suburban character of the R2 areas.

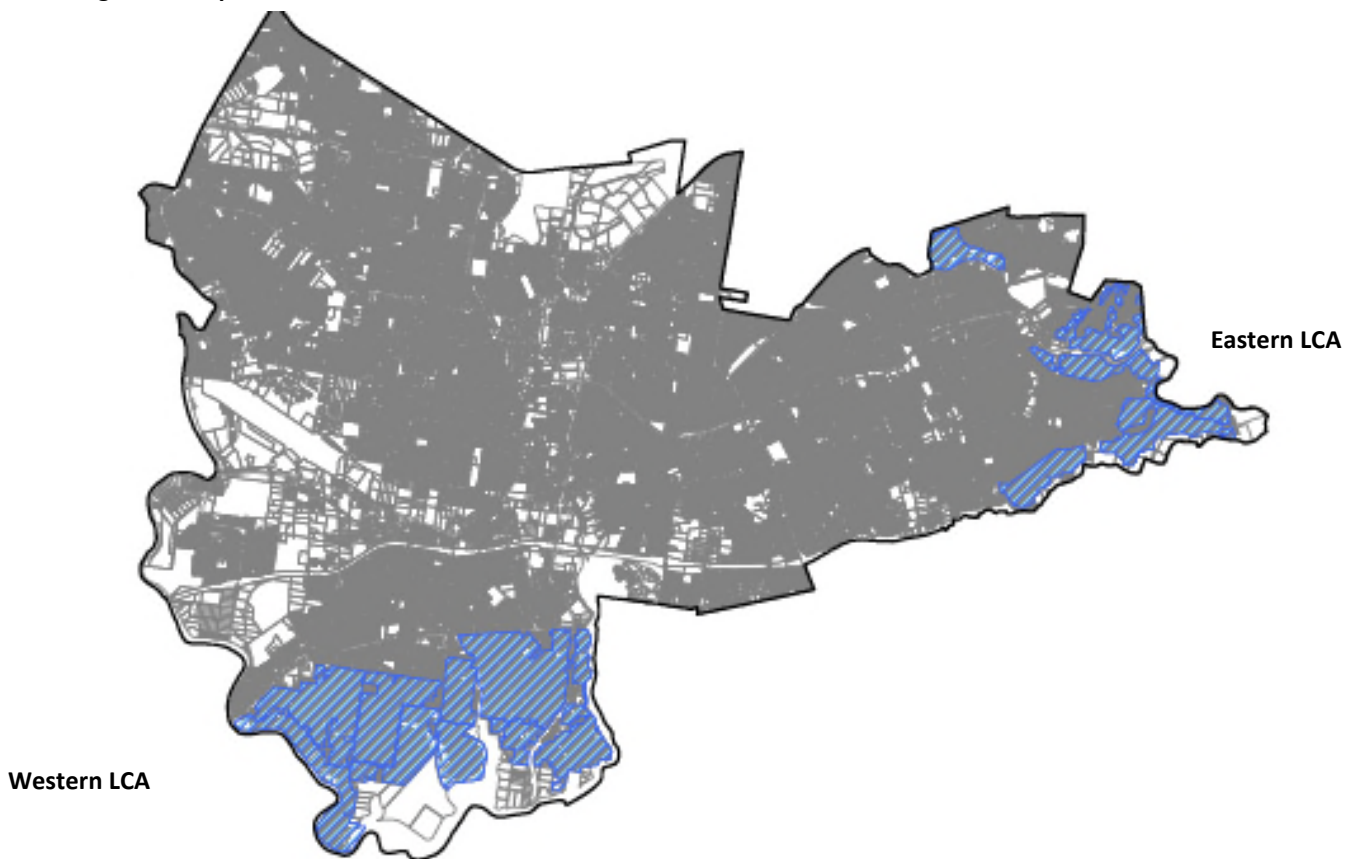


Strategic Direction: Ensure new housing in centres and suburban areas are compatible with the local character

**Local Character Area Study (LCA)**

Council engaged an urban design specialist to carry out a comprehensive assessment of the proposed Local Character Areas identified in the LSPS. The LSPS identified areas in the East and West of the LGA for their special natural, scenic or architectural value.

**Figure 4: Proposed Local Character Areas in LGA**





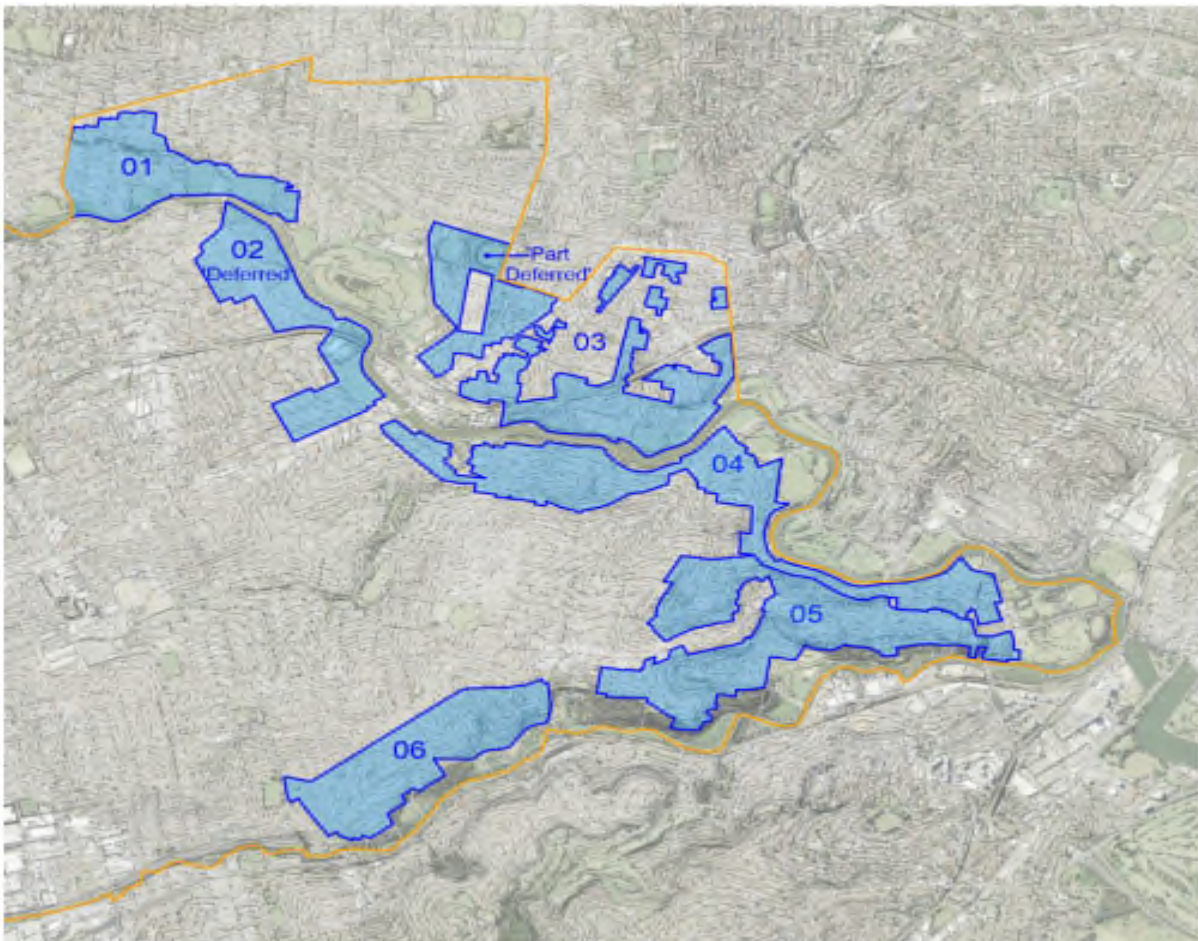


The eastern LCA areas include:

- Croydon Park
- Campsie and Canterbury East (Deferred)
- Canterbury North and Hurlstone Park (Canterbury North Deferred)
- North Earlwood and Canterbury
- East Earlwood
- South Earlwood

A total of 5,353 lots are located within the eastern LCA areas.

**Figure 5: Proposed eastern LCA areas**



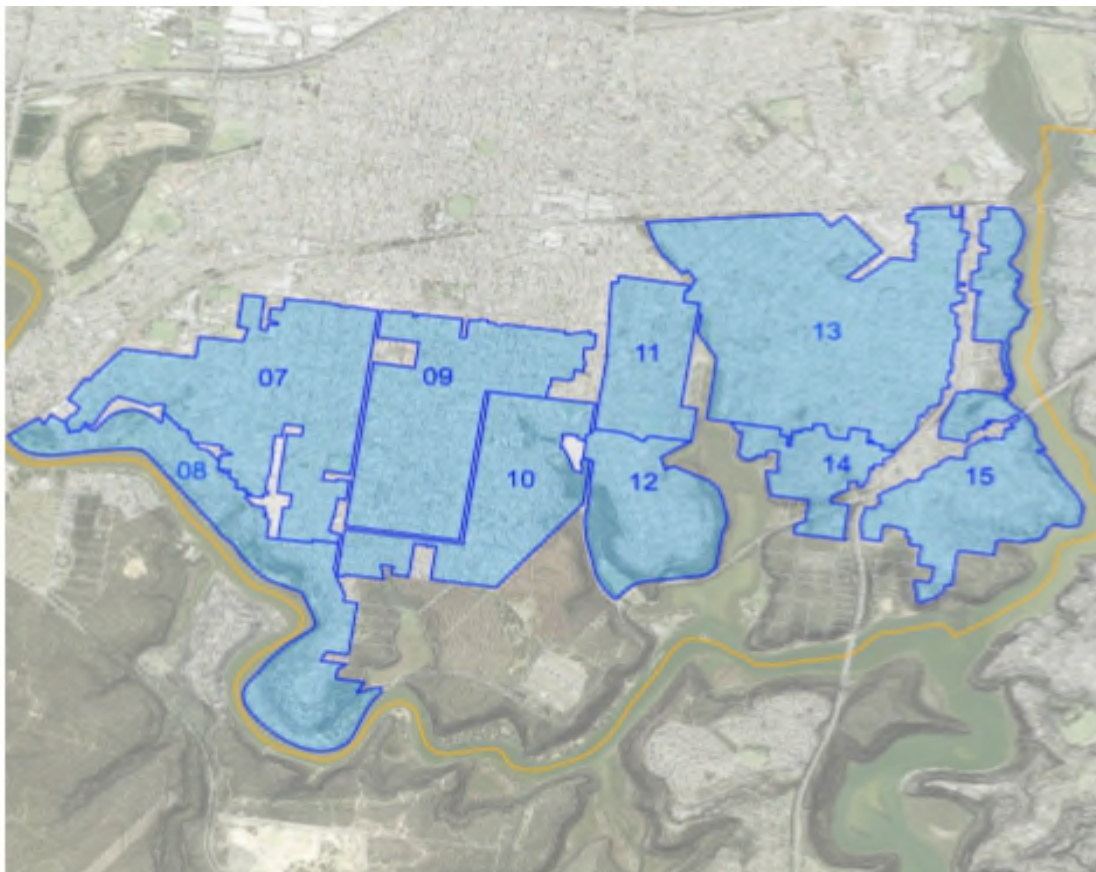


The western LCA areas include:

- East Hills and South-west Panania
- East Hills South and South Picnic Point
- South-East Panania and West Picnic Point
- East Picnic Point
- Revesby South
- Revesby Heights
- Padstow
- West Padstow Heights
- Padstow Heights and East Padstow

A total of 7,676 are located within the western LCA areas.

**Figure 6: Proposed western LCA areas**



A comprehensive assessment of the proposed LCAs consistent with the DPIE *Local Character and Place Guideline*, Part 2 – character assessment toolkit has been carried out to identify the unique character of the areas. Refer to the draft local character areas report at Attachment 11.



To inform the study community consultation with local residents was carried out to help identify what elements are important to residents to ensure that the future vision for each area have regard to the communities wants, needs and ambitious. Council engaged JOC consulting to undertake the consultation.

A summary of the consultants findings of the proposed LCAs are as follows:

*The Local Character Areas are a multi layered and diverse environments that feature a range of elements from both the built and natural environment which have combined to create unified and distinctive areas of high residential amenity within the Canterbury Bankstown LGA.*

*It is important that the individual components that make up the LCAs are not eroded by future development as each forms part of a set of interrelated layers that form the distinctive character of the LCAs. The natural setting of LCAs and the distinct topography are unique elements that identify and define the setting of each area and need to be protected.*

*The scale and character and design quality of the built form should remain consistent or enhanced as needed, to ensure that streetscape remain at a high quality. The residential density should remain low to ensure the residential amenity is not adversely affected by an increase of incompatible development types. The balance between the built form and the landscape setting is kept to the strong sense of place within these high quality environments and should be maintained and strengthened. The quality of the landscape streets, the public open spaces and the extensive tree canopies that surround them are fundamental to the sustainability of the LCAs.*

The table below provides a summary of the unique characters of the LCAs and recommendations for them are shown below:

<b>Local Character Area</b>	<b>Desired character</b>	<b>Recommendation /character principles</b>
Croydon Park	A high quality suburban environment which should maintain its existing character.	<ul style="list-style-type: none"> <li>• Maintain the low density residential character of the area within a landscaped setting.</li> </ul>
Hurlstone Park	An area rich in character and high quality architecture which combine to create an outstanding Local Character Area which should be protected and maintained.	<ul style="list-style-type: none"> <li>• Maintain the low scale of the LCA.</li> <li>• Maintain the articulated built form which characterises the area.</li> </ul>



North Earlwood and Canterbury	This area should maintain its character as a low density residential area.	<ul style="list-style-type: none"> <li>Minimise the visual impact of off street parking on the streetscape</li> </ul>
East Earlwood	<p>The East Earlwood Local Character Area should look to maintain its character as a low density residential area within a landscaped setting.</p> <p>Future development needs to be compatible with and respectful of steeply sloping topography and extensive areas of tree coverage which characterise and define the area.</p>	
South Earlwood	<p>The South Earlwood Local character Area should maintain its existing character as a low density residential area.</p> <p>The primary development type should be low Scale detached housing within a landscaped setting.</p>	
East Hills and South-West Panania	<p>These areas have undergone a period of change in recent years due to the substantial amount of increasingly diverse residential redevelopment which has occurred throughout the LCA.</p> <p>Future development within these areas should enhance the existing low density residential character of area. The primary development type within the LCA should be low scale detached residential housing within a landscaped setting.</p>	<ul style="list-style-type: none"> <li>Enhance the low density residential character of the area within a landscaped setting.</li> <li>Enhance the public and private domain interface.</li> <li>Maintain the low scale of the LCA.</li> <li>Maintain the articulated built form which characterises the area.</li> <li>Enhance the range of materials and colours.</li> <li>Minimise the visual impact of off street parking on the streetscape.</li> </ul>
East Hills South and South Picnic Point		
South-East Panania and West Picnic Point		
East Picnic Point		
Revesby South		
Revesby Heights		
Padstow		





West Padstow Heights	<p>The West Padstow Heights Local character area should maintain its existing character as a high quality low density residential area.</p> <p>The primary development type should be low scale detached housing within a landscaped setting. Future development needs to be compatible with and respectful of steeply sloping topography and extensive areas of tree coverage which characterise and define the area</p>	<ul style="list-style-type: none"> <li>• Maintain the low density residential character of the area within a landscaped setting.</li> <li>• Maintain the low scale of the LCA.</li> <li>• Maintain the articulated built form which characterises the area.</li> <li>• Maintain a cohesive palette of materials and colours.</li> <li>• Minimise the visual impact of off street parking on the streetscape.</li> </ul>
Padstow Heights and East Padstow	<p>The Padstow Heights and East Padstow Local character area should maintain its existing character as a high quality low density residential area. The primary development type should be low scale detached housing within a landscaped setting</p>	

All LCAs will have an accompanying stand-alone Local Character Statement, which will be given weight through the draft LEP clause.

The LCAs proposed in the planning proposal will be exhibited with the planning proposal. The Statements include an analysis of the local character in accordance with the DPIE Local Planning and Place Guideline (February 2019) and a desired future character statement.

#### 4.5 Mid Georges River Floodplain Risk Management Plan

*Connective City 2036* provides a pathway to manage growth and change across the Canterbury Bankstown Local Government Area to 2036. According to *Connective City 2036*, the first stage is to integrate current land use strategies into the planning framework.

This planning proposal implements a key action of the Mid Georges River Floodplain Risk Management Plan by prohibiting sensitive land uses in Carinya Road, Picnic Point, including child care centres, community facilities, educational establishments, health consulting rooms, hospitals, places of public worship and respite day care centres. The intended outcome is to minimise risk to the community in areas subject to environmental hazards by restricting development in sensitive areas.



## 5. Is the planning proposal consistent with applicable state environmental planning policies (SEPPs)?

### 5.1 Consistency with applicable state environmental planning policies

This planning proposal is consistent with applicable state environmental planning policies as provided in Attachment A, namely:

SEPPs	Comments
SEPP 65 (Design Quality of Residential Apartment Development)	This planning proposal considers the design principles and the Apartment Design Guide in developing the lot size provisions, which enables an environmental planning instrument.
SEPP (Exempt and Complying Development Codes) 2008	This planning proposal considers the Low Rise Housing Diversity Code and Design Guide. The Code permits an environmental planning instrument (i.e. the LEP) to specify the minimum lot size for manor houses and multi dwelling housing (terraces).

## 6. Is the planning proposal consistent with applicable Ministerial Directions?

### 6.1 Consistency with applicable Ministerial Directions

This planning proposal is consistent with applicable Ministerial Directions as provided in Attachment B, namely:

Ministerial Directions	Comments
1.1–Business and Industrial Zones	<p>The objectives of the Ministerial Direction are to encourage employment growth in suitable locations, and to protect employment land in business and industrial zones.</p> <p>This planning proposal is consistent with the Ministerial Direction as it retains and manages business zoned land.</p>

Ministerial Directions	Comments
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2.3–Heritage Conservation	<p>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>This planning proposal is consistent with the Ministerial Direction as it introduces local character areas, which facilitate the conservation of items and heritage conservation areas.</p>
3.1–Residential Zones	<p>The objectives of the Ministerial Direction are to encourage a variety and choice of housing types, and to ensure new housing has appropriate access to infrastructure and services.</p> <p>This planning proposal is consistent with the Ministerial Direction, including the proposed rationalisation of the R2 Low Density Residential and R3 Medium Density Residential zones. This change is consistent with clause 5(b) as it does not reduce the permissible residential density of land. The maximum FSR of the R3 zoned lots in the former Canterbury LGA is 0.5:1 FSR with a height limit of two storeys. It is currently unfeasible to develop multi-unit dwellings within these LEP standards. Therefore, the development potential of these lots will not be reduced as a result of the change.</p> <p>Council will meet housing demand by providing housing capacity predominantly in the centres. The rezoning of suburban neighbourhoods in the former Canterbury LGA from R3 to R2 will not reduce Council’s capacity to meet housing demand.</p>
3.4–Integrating Land Use and Transport	<p>The objective of the Ministerial Direction is to improve access to housing, jobs and services by walking, cycling and public transport.</p> <p>This planning proposal is consistent with the Ministerial Direction as it ensures the urban structures and building forms directly relate to the walkable catchments to public transport.</p>

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Ministerial Directions	Comments
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#### 4.1–Acid Sulfate Soils

The objective of the Ministerial Direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.

This planning proposal is consistent with the Ministerial Direction as it does not propose an intensification of land uses on land identified as having a probability of containing acid sulfate soils.

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#### 4.3 Flood Prone Land

The objective of the Ministerial Direction is to 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.

This planning proposal is consistent with the Ministerial Direction as it is accordance with a floodplain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005. This planning proposal is consistent with the recommendations of the Mid Georges River Floodplain Risk Management Plan, which restricts further intensity of residential development in this flood affected area.

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## Section C–Environmental, social and economic impact

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- 7. 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 critical habitat or threatened species, populations or ecological communities, or their habitats.

- 8. 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 natural hazards, namely stormwater flooding. The measures include minimising the intensification of development within the high flood risk areas.

- 9. Has the planning proposal adequately addressed any social and economic effects?**

This planning proposal adequately addresses the social and economic effects, consistent with the Housing Strategy and Employment Land Strategy.



## **Section D–State and Commonwealth interests**

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### **10. Is there adequate public infrastructure for the planning proposal?**

There is adequate public infrastructure for the planning proposal. The proposed reclassification also supports the operational function of existing public infrastructure, namely drainage reserves.

### **11. What are the views of State and Commonwealth public authorities consulted in accordance with this Gateway Determination?**

An update to this section of the planning proposal will occur following consultation with State and Commonwealth public authorities in accordance with the Gateway Determination.



## **Part 4–Maps**

The maps accompanying this planning proposal are:

- Land Zoning Map
- Lot Size Map
- Height of Buildings Map
- Floor Space Ratio Map
- Local Character Areas Map



## **Part 5–Community Consultation**

The exhibition period for this planning proposal is likely to take a minimum 28 days and would comprise:

- Notification in the local newspapers that circulate in the areas affected by this planning proposal.
- Displays at the Council administration building (Bankstown and Campsie Branches) and corporate website.
- Written notification to affected property owners, where practical.
- Written notification to public authorities including:
  - NSW Department of Transport (T4NSW)
  - Sydney Water
  - Neighbouring Councils.

The exhibition of the planning proposal will be consistent with Council’s Community Participation Plan, subject to NSW’s planning policies and legislation in response to COVID-19.

During the COVID-19 pandemic, Council has the option to exhibit the planning proposal and supporting documents on its website or the NSW Planning Portal, in lieu of making them available at a physical location pursuant to section 10.18 of the Environmental Planning and Assessment Act. It is noted that during exhibition, relevant information will be provided on Council’s website as well as the customer service area of Council’s office.



## Part 6–Project Timeline

Dates	Project timeline
December 2020	Submit planning proposal
March 2021	Issue of Gateway Determination
April 2021	Exhibition of the planning proposal
June 2021	Report to Council following the exhibition
July 2021	Submit Draft Local Environment Plan to the Department of Planning, Industry & Environment



**ATTACHMENT 8–Reclassification of Public Land**

Amend Schedule 4 (Part 2) by reclassifying the following properties from community land to operational land:

**Former Bankstown – Proposed reclassification from Community to Operational**

<b>Address</b>	<b>Property Description</b>	<b>Existing classification</b>	<b>Proposed classification</b>
11B Allum Street, Bankstown	Lot 44, DP 7945	Community	Operational
30A Brancourt Avenue, Bankstown	Lot 5, DP 236763	Community	Operational
31A Brancourt Avenue, Bankstown	Lot 4, DP 236763	Community	Operational
58A Brancourt Avenue, Bankstown	Lot 12, DP 1232231	Community	Operational
1A Calidore Street, Bankstown	Lot 192, DP 14395	Community	Operational
2A Calidore Street, Bankstown	Lot 193, DP 14395	Community	Operational
201A Canterbury Road, Bankstown	Lot 194, DP 14395	Community	Operational
69A Canterbury Road, Bankstown	Lot 1, DP 234951	Community	Operational
33A Chertsey Avenue, Bankstown	Lot 7, DP 16935	Community	Operational
33A Chertsey Avenue, Bankstown	Lot 2 & 3, DP 183488	Community	Operational
15A East Terrace, Bankstown	Lot 1, DP 795552	Community	Operational
9B East Terrace, Bankstown	Lot 1, DP 1133374	Community	Operational
93B Griffiths Avenue, Bankstown	Lot 38, Sec 4, DP 11234	Community	Operational
5A Herbert Street, Bankstown	Lot 93, DP 16351	Community	Operational
18A Irvine Street, Bankstown	Lot 53, DP 13107	Community	Operational
24A Marshall Street, Bankstown	Lot 25, DP 12384	Community	Operational



35A Marshall Street, Bankstown	Lot F, DP 11663	Community	Operational
14D Ogmores Court, Bankstown	Lot 9, DP 17307	Community	Operational
24A Salvia Avenue, Bankstown	Lot 38, Sec C, DP 9293	Community	Operational
27A Salvia Avenue, Bankstown	Lot 35, Sec B, DP 9293	Community	Operational
142A South Terrace, Bankstown	Lots 5-13, DP 113519	Community	Operational
78A South Terrace, Bankstown	Lot 37, Sec 4, DP 11234	Community	Operational
2A Waruda Street, Bankstown	Lot 22, DP 15694	Community	Operational
33A Orchard Road, Bass Hill	Lot 24, DP 30974	Community	Operational
1A Bennett Street, Chester Hill	Lot 22, DP 702060	Community	Operational
1B Bennett Street, Chester Hill	Lot 23, DP 702060	Community	Operational
10A Kembla Avenue, Chester Hill	Lot 36, DP 13883	Community	Operational
9A Kembla Avenue, Chester Hill	Lot 35, DP 13883	Community	Operational
110A Orchard Road, Chester Hill	Lot 13, DP 13433	Community	Operational
110B Orchard Road, Chester Hill	Lot 12, DP 13433	Community	Operational
118A Orchard Road, Chester Hill	Lot 11, DP 13433	Community	Operational
9 Sir Thomas Mitchell Road, Chester Hill	Lot C, DP 33108	Community	Operational
126A Virgil Avenue, Chester Hill	Lot 44, DP 12843	Community	Operational
15A Wingara Street, Chester Hill	Lot 54, DP 14512	Community	Operational
95A Woodville Road, Chester Hill	Lot 35, DP 15033	Community	Operational
68 Allingham Street, Condell Park	Lot 54, DP 241684	Community	Operational



9B Abel Street, Greenacre	Lot 2, DP 724931	Community	Operational
99A Banksia Road, Greenacre	Lot 8, DP 16357	Community	Operational
128A Boronia Road, Greenacre	Lot 14, DP 234845	Community	Operational
2A Chaseling Street, Greenacre	Lot 53, DP 11082	Community	Operational
16A Koala Road, Greenacre	Lot 1, DP 321801	Community	Operational
40B Koala Road, Greenacre	Lot 32, DP 8559	Community	Operational
87A Macquarie Street, Greenacre	Lot 393, DP 11603	Community	Operational
53A Old Kent Road, Greenacre	Lot 122, DP 7718	Community	Operational
23A Rea Street, Greenacre	Lot 36, DP 24154	Community	Operational
303A Roberts Road, Greenacre	Lot 1, DP 724931	Community	Operational
344A Roberts Road, Greenacre	Lot 3, DP 808149	Community	Operational
223B Wangee Road, Greenacre	Lot 394, DP 11603	Community	Operational
3A Waterloo Road, Greenacre	Lot 123, DP 7718	Community	Operational
11A Ashford Avenue, Milperra	Lot 1, DP 844974	Community	Operational
385A Horsley Road, Milperra	Lot 1, DP 214471	Community	Operational
13 Ladbroke Street, Milperra	Lot 2, DP 1011722	Community	Operational
15 Ladbroke Street, Milperra	Lot 3, DP 1011722	Community	Operational
41B Arab Road, Padstow	Lot 2, DP 513149	Community	Operational
94D Faraday Road, Padstow	Lot 2, DP 1148394	Community	Operational
3A Hercules Avenue, Padstow	Lot 86, DP 15882	Community	Operational





20A Dowding Street, Panania	Lot 1, DP 787809	Community	Operational
31A Eddie Avenue, Panania	Lot 38, DP 14505	Community	Operational
23A Freda Street, Panania	Lot 71, DP 13772	Community	Operational
65A Hinemoa Street, Panania	Lots 1-2, DP 183468	Community	Operational
32A Irene Street, Panania	Lot 70, DP 13772	Community	Operational
17A Doris Street, Picnic Point	Lot 1, DP 127256	Community	Operational
812A Henry Lawson Drive, Picnic Point	Lot 157, DP 10177	Community	Operational
32A Acacia Avenue, Punchbowl	Lot 41, Sec G, DP 5720	Community	Operational
18A Carrisbrook Avenue, Punchbowl	Lot 50, Sec 1, DP 18209	Community	Operational
21A Carrisbrook Avenue, Punchbowl	Lot 50, Sec 4, DP 18209	Community	Operational
41A Carrisbrook Avenue, Punchbowl	Lot 49, Sec 4, DP 18209	Community	Operational
44A Carrisbrook Avenue, Punchbowl	Lot 51, Sec 1, DP 18209	Community	Operational
56A Carrisbrook Avenue, Punchbowl	Lot 52, Sec 1, DP 18209	Community	Operational
5A Carrisbrook Avenue, Punchbowl	Lot 58, Sec 3, DP 18209	Community	Operational
81 Catherine Street, Punchbowl	Lot 61, DP 12101	Community	Operational
8A Griffiths Avenue, Punchbowl	Lot 53, Sec 9, DP 11234	Community	Operational
84 Henry Street, Punchbowl	Lot 64, DP 13491	Community	Operational
97 Henry Street, Punchbowl	Lot 65, DP 13491	Community	Operational
28A Lancaster Avenue, Punchbowl	Lot 149, DP 7678	Community	Operational
41A Mount Lewis Avenue, Punchbowl	Lot 59, Sec 2, DP 18209	Community	Operational



1A Mulga Street, Punchbowl	Lot 23, Sec 13, DP 11234	Community	Operational
26A South Terrace, Punchbowl	Lot 54, Sec 3, DP 11234	Community	Operational
24A Waratah Street, Punchbowl	Lot 42, Sec G, DP 5720	Community	Operational
4A Warwick Street, Punchbowl	Lot 154, DP 7678	Community	Operational
67 Wilga Street, Punchbowl	Lot 35, Sec 16, DP 11234	Community	Operational
1B Yarran Street, Punchbowl	Lot 40, Sec 12, DP 11234	Community	Operational
18A Clapham Road, Regents Park	Lot 1, DP 808009	Community	Operational
20A Daisy Street, Revesby	Lot 255, DP 7866	Community	Operational
21A Daisy Street, Revesby	Lot 254, DP 7866	Community	Operational
29A Fitzpatrick Street, Revesby	Lot 253, DP 7866	Community	Operational
75A Marco Avenue, Revesby	Lot 3, DP 214260	Community	Operational
75B Marco Avenue, Revesby	Lot 2, DP 214260	Community	Operational
75C Marco Avenue, Revesby	Lot 1, DP 214260	Community	Operational
26 Marigold Street, Revesby	Lot 21, DP 561456	Community	Operational
21A Marigold Street, Revesby	Lot 1, DP 235100	Community	Operational
28A Marigold Street, Revesby	Lot 251, DP 7866	Community	Operational
3A Polo Street, Revesby	Lot 3, DP 566839	Community	Operational
7A Polo Street, Revesby	Lot 17, DP 20474	Community	Operational
23B Rowland Street, Revesby	Lot 124, DP 14723	Community	Operational
38A Simmons Street, Revesby	Lot 122, DP 16827	Community	Operational



2A Swan Street, Revesby	Lot 121, DP 16827	Community	Operational
224A The River Road, Revesby	Lot 31, DP 16850	Community	Operational
2C Tower Street, Revesby	Lot 30, DP 16850	Community	Operational
5A Tower Street, Revesby	Lot 2, DP 835218	Community	Operational
49A Uranus Road, Revesby	Lot 4, DP 614890	Community	Operational
35A Violet Street, Revesby	Lot 1, DP 517099	Community	Operational
30 Chisholm Road, Sefton	Lot 1, DP 520716	Community	Operational
34 Clapham Road, Sefton	Lot 1, DP 1126724	Community	Operational
2A Munro Street, Sefton	Lot 1, DP 526485	Community	Operational
158A Rodd Street, Sefton	Lot 13, DP 14465	Community	Operational
34A Rose Street, Sefton	Lot 9, DP 18957	Community	Operational
5A Wallace Street, Sefton	Lot 8, DP 20136	Community	Operational
3A Yamma Street, Sefton	Lot 57, DP 12936	Community	Operational
56 Albury Street, Yagoona	Lot 349, DP 12782	Community	Operational
29A Angus Crescent, Yagoona	Lot 681, DP 13125	Community	Operational
42A Caldwell Parade, Yagoona	Lot 385, DP 12704	Community	Operational
5A Cantrell Street, Yagoona	Lot 158, DP 35516	Community	Operational
160A Cooper Road, Yagoona	Lot 12, DP 14110	Community	Operational
283A Cooper Road, Yagoona	Lot 1, DP 183927	Community	Operational
5A Ferrier Road, Yagoona	Lot 4, DP 843171	Community	Operational



5B Ferrier Road, Yagoona	Lot 22, DP 27875	Community	Operational
24A George Street, Yagoona	Lot 1, DP 599124	Community	Operational
24B George Street, Yagoona	Lot 2, DP 599124	Community	Operational
640A Hume Highway, Yagoona	Lot 352, DP 12782	Community	Operational
21A Lloyd Avenue, Yagoona	Lot 38, DP 15568	Community	Operational
22A Lloyd Avenue, Yagoona	Lot 39, DP 15568	Community	Operational
7B Mc Millan Street, Yagoona	Lot 12, DP 15430	Community	Operational
2A Ritchie Road, Yagoona	Lot 14, DP 15751	Community	Operational
1A Talbot Road, Yagoona	Lot 153, DP 15768	Community	Operational
84B Wenke Crescent, Yagoona	Lot 351, DP 12782	Community	Operational
17A Yeo Street, Yagoona	Lot 482, DP 12303	Community	Operational
22A Yeo Street, Yagoona	Lot 483, DP 12303	Community	Operational



**Former Canterbury – Proposed reclassification from Community to Operational**

<b>Address</b>	<b>Property Description</b>	<b>Existing classification</b>	<b>Proposed classification</b>
2D Andrews Avenue, Ashbury	Lot 1, DP 1211967	Community	Operational
36A Cheviot Street, Ashbury	Lot 1, DP 1206799	Community	Operational
36B Cheviot Street, Ashbury	Lot 2, DP 1206799	Community	Operational
36C Cheviot Street, Ashbury	Lot 3, DP 1206799	Community	Operational
36D Cheviot Street, Ashbury	Lot 4, DP 1206799	Community	Operational
36E Cheviot Street, Ashbury	Lot 5, DP 1206799	Community	Operational
36G Cheviot Street, Ashbury	Lot 7, DP 1206799	Community	Operational
36I Cheviot Street, Ashbury	Lot 9, DP 1206799	Community	Operational
52B Cheviot Street Ashbury	Lot 62, DP 1157843	Community	Operational
7B Harmony Street, Ashbury	Lot 2, DP 1206798	Community	Operational
7C Harmony Street, Ashbury	Lot 3, DP 1206798	Community	Operational
7D Harmony Street, Ashbury	Lot 4, DP 1206798	Community	Operational
72A Hay Street, Ashbury	Lot 23, DP 1169908	Community	Operational
57A First Street, Ashbury	Lot 2, DP 1053744	Community	Operational
3 Fourth Street, Ashbury	Lot 38, Sec E, DP 8054	Community	Operational
47A Fourth Street, Ashbury	Cnr Lot 39, Sec E, DP 8054	Community	Operational
58A Fourth Street, Ashbury	Lot 3, DP 1206800	Community	Operational
215A Holden Street, Ashbury	Lot 2, DP 1206804	Community	Operational



10A Kelvin Street, Ashbury	Lot 1, DP 1011172	Community	Operational
32 Lasswade Street, Ashbury	Lot 22, DP 1160659	Community	Operational
32A Lasswade Street, Ashbury	Lot 20, DP 1160659	Community	Operational
40A Melville Street, Ashbury	Lot 55, DP 11641	Community	Operational
11A Roslyn Street, Ashbury	Lot 3, DP 1011172	Community	Operational
48A Roslyn Street, Ashbury	Lot 23, DP 1160659	Community	Operational
105A Baltimore Street, Belfield	Lot 2, DP 574033	Community	Operational
37 Bruce Avenue, Belfield	Lot 3 DP 176554, Lot 5 DP 176554, Lot 6 DP 176554, Lot 2 DP 176554	Community	Operational
498A Punchbowl Road, Belfield	Lot 2, DP 124363	Community	Operational
8A Seymour Parade, Belfield	Lot 43, Sec F DP 12859	Community	Operational
17A Acacia Street, Belmore	Lot 76, DP 11289	Community	Operational
4A Archibald Street, Belmore	Lot 106, DP 13441	Community	Operational
218A Burwood Road, Belmore	Lot 101, DP 1148006	Community	Operational
1A Moncur Avenue, Belmore	Lot 69, DP 13831	Community	Operational
2A Moncur Avenue, Belmore	Lot 70, DP 13831	Community	Operational
10 Palmer Street, Belmore	Lot 64, DP 7211	Community	Operational
30A Passey Avenue, Belmore	Lot 148, DP 18983, Lot 151, DP 18983, Lot 150, DP 18983	Community	Operational
37 Passey Avenue, Belmore	Lot 152, DP 456868	Community	Operational
1A Reginald Avenue, Belmore	Lot 582, DP 826818	Community	Operational



36 Trafalgar Street, Belmore	Lot 54, DP 9937	Community	Operational
41A Trafalgar Street, Belmore	Lot 53, DP 9937	Community	Operational
25A Alkoomie Street, Beverly Hills	Lot 1467, DP 13705	Community	Operational
30A Amy Street, Campsie	Lot 93, DP 5930	Community	Operational
9A Beaumont Street, Campsie	Lot 150, DP 4357	Community	Operational
12A Beaumont Street, Campsie	Lot 149, DP 4357	Community	Operational
63A Charlotte Street, Campsie	Lot 1, DP 173626	Community	Operational
1A Lincoln Street, Campsie	Lot 7, DP 501691	Community	Operational
7 Lincoln Street, Campsie	Lot 103, DP 1160208	Community	Operational
7A Lincoln Street, Campsie	Lot 102, DP 1160208	Community	Operational
7B Lincoln Street, Campsie	Lot 101, DP 1160208	Community	Operational
41A Loch Street, Campsie	Lot 3, DP 231052	Community	Operational
22A Loftus Street, Campsie	Lot 2, DP 1013067	Community	Operational
80B Viking Street, Campsie	Lot 1, DP 173193	Community	Operational
80C Viking Street, Campsie	Lot 1, DP 173192	Community	Operational
21A Cooks Avenue, Canterbury	Lot 2, DP 456397	Community	Operational
20A Howard Street, Canterbury	Lot 62, DP 9484	Community	Operational
21C Onslow Street, Canterbury	Lot 101, DP 1163740	Community	Operational
24A Onslow Street, Canterbury	Lot 1, DP 669287	Community	Operational
12A Banks Road, Earlwood	Lot 5, DP 216231	Community	Operational



20B Banks Road, Earlwood	Lot 152, DP 13914	Community	Operational
160A Bexley Road, Earlwood	Lot 1, DP 449778	Community	Operational
5A Collingwood Avenue, Earlwood	Lot 320, DP 14722	Community	Operational
1B Eulabah Avenue, Earlwood	Lot 2, DP 449778	Community	Operational
18A Ryrie Road, Earlwood	Lot 112, DP 456883	Community	Operational
18B Ryrie Road, Earlwood	Lot 112, DP 669211	Community	Operational
61A Wardell Road, Earlwood	Lot 142, DP 456885	Community	Operational
40 Crinan Street, Hurlstone Park	Lot 1, DP 32715	Community	Operational
5A Lees Road, Kingsgrove	Lot 84, DP 15737	Community	Operational
5A Moorefields Road, Kingsgrove	Lot 107, DP 13441	Community	Operational
3A Warejee Street, Kingsgrove	Lot C, DP 449865	Community	Operational
4A Warejee Street, Kingsgrove	Lot A, DP 449865	Community	Operational
6A Boorea Avenue, Lakemba	Lot 2, DP 835248	Community	Operational
20A Dennis Street, Lakemba	Lot 27, Sec 12, DP 5340	Community	Operational
80A Dennis Street, Lakemba	Lot 4, DP 182889	Community	Operational
17A Ernest Street, Lakemba	Lot 1, DP 456854	Community	Operational
26B Ernest Street, Lakemba	Lot 12, DP 1045926	Community	Operational
1B Gillies Street, Lakemba	Lot 2, DP 182889	Community	Operational
1C Gillies Street, Lakemba	Lot 1, DP 182889	Community	Operational
28A Hampden Road, Lakemba	Lot 102, DP 870066, Lot 1, DP 818418	Community	Operational





1A Moreton Street, Lakemba	Lot 27, Sec 13, DP 5340	Community	Operational
77A Moreton Street, Lakemba	Lot 16, Sec 6, DP 4784	Community	Operational
84A Moreton Street, Lakemba	Lot 24, Sec 5, DP 4784	Community	Operational
498B Punchbowl Road, Lakemba	Lot 1, DP 124363	Community	Operational
498C Punchbowl Road, Lakemba	Lot 3, DP 191857	Community	Operational
502A Punchbowl Road, Lakemba	Lot 4, DP 191857	Community	Operational
504A Punchbowl Road, Lakemba	Lot 5, DP 191857	Community	Operational
506A Punchbowl Road, Lakemba	Lot 6, DP 191857	Community	Operational
510A Punchbowl Road, Lakemba	Lot 8, DP 191857	Community	Operational
510B Punchbowl Road, Lakemba	Lot 7, DP 191857	Community	Operational
90A Taylor Street, Lakemba	Lot 3, DP 182889	Community	Operational
69B Wangee Road, Lakemba	Lot 9, DP 191857	Community	Operational
84A Wangee Road, Lakemba	Lot 1, DP 124435	Community	Operational
6 Cayley Avenue, Punchbowl	Lot 27, DP 35127	Community	Operational
57A Christian Road, Punchbowl	Lot 3, DP 176132	Community	Operational
6A Dudley Street, Punchbowl	Lot 1, DP 722556	Community	Operational
9A Dudley Street, Punchbowl	Lot D, DP 450160	Community	Operational
10A Dudley Street, Punchbowl	Lot E, DP 450160	Community	Operational
734A Punchbowl Road, Punchbowl	Lot D, DP 304952	Community	Operational
2 Rickard Street, Punchbowl	Lot C, DP 450160	Community	Operational



4A Rosemont Street North, Punchbowl	Lot 3, DP 516809	Community	Operational
113 Rosemont Street South, Punchbowl	Lot 93, Sec 2, DP 5701	Community	Operational
128B Rosemont Street South, Punchbowl	Lot 11, DP 1160210	Community	Operational
1B Bell Street, Riverwood	Lot 2, DP 611194	Community	Operational
2A Bell Street, Riverwood	Lot 1, DP 124892	Community	Operational
80 Belmore Road North, Riverwood	Lot 1, DP 176132	Community	Operational
80A Hannans Road, Riverwood	Lot 163, DP 13717	Community	Operational
31A Methuen Parade, Riverwood	Lot 164, DP 13717	Community	Operational
2A Wiggs Road, Riverwood	Lot 92, DP 13592	Community	Operational
10 Ridgewell Street, Roselands	Lot 101, DP 1045347	Community	Operational
80 Belmore Road North, Riverwood	Lot 1 DP 176132	Community	Operational
15 Beauchamp Street, Wiley Park	Pt Lot 47, Sec 1, DP 5701	Community	Operational
16 Beauchamp Street, Wiley Park	Lot 46, Sec 1 DP 5701	Community	Operational
12A Cornelia Street, Wiley Park	Lot 171, DP 7298	Community	Operational
69A Defoe Street, Wiley Park	Lot 69, DP 17062	Community	Operational
9A Edge Street, Wiley Park	Lot 1461, DP 1027041	Community	Operational
9A Ferguson Avenue, Wiley Park	Lot 77, DP 8034	Community	Operational
69A Ferguson Avenue, Wiley Park	Lot 79, DP 8034	Community	Operational
72A Ferguson Avenue, Wiley Park	Lot 80, DP 8034	Community	Operational



654A Punchbowl Road, Wiley Park	Lot 1, DP 724829	Community	Operational
15 Rawson Street, Wiley Park	Lot 2, DP 1034904	Community	Operational
68A Rawson Street, Wiley Park	Lot 45, Sec 1, DP 5701	Community	Operational
23A Renown Avenue, Wiley Park	Lot A, DP 10742	Community	Operational
46A Renown Avenue, Wiley Park	Lot C, DP 323954	Community	Operational
48A Renown Avenue, Wiley Park	Lot B, DP 10742	Community	Operational
65A Renown Avenue, Wiley Park	Lot C, DP 10742	Community	Operational
72A Renown Avenue, Wiley Park	Lot D, DP 10742	Community	Operational
4A Urunga Parade, Wiley Park	Lot 1, DP 124464	Community	Operational
4D Urunga Parade, Wiley Park	Lot 13, DP 167333	Community	Operational



## ATTACHMENT 9–State Environmental Planning Policies

SEPPs (as at June 2020)		Applicable	Consistent
19	Bushland in Urban Areas	Yes	Yes
21	Caravan Parks	Yes	Yes
33	Hazardous & Offensive Development	Yes	Yes
36	Manufactured Home Estates	No	N/A
47	Moore Park Showground	No	N/A
50	Canal Estate Development	Yes	Yes
55	Remediation of Land	Yes	Yes
64	Advertising & Signage	Yes	Yes
65	Design Quality of Residential Apartment Development	Yes	Yes
70	Affordable Housing (Revised Schemes)	Yes	Yes
	(Aboriginal Land) 2019	No	N/A
	(Activation Precincts) 2020	No	N/A
	(Affordable Rental Housing) 2009	Yes	Yes
	(Building Sustainability Index: BASIX) 2004	Yes	Yes
	(Coastal Management) 2018	Yes	Yes
	(Concurrences and Consents) 2018	Yes	Yes
	(Educational Establishments & Child Care Facilities) 2017	Yes	Yes
	(Exempt & Complying Development Codes) 2008	Yes	Yes



(Gosford City Centre) 2018	No	N/A
(Housing for Seniors or People with a Disability) 2004	Yes	Yes
(Infrastructure) 2007	Yes	Yes
(Koala Habitat Protection) 2019	No	N/A
(Kosciuszko National Park–Alpine Resorts) 2007	No	N/A
(Kurnell Peninsula) 1989	No	N/A
(Major Infrastructure Corridors) 2020	No	N/A
(Mining, Petroleum Production & Extractive Industries) 2007	Yes	Yes
(Penrith Lakes Scheme) 1989	No	N/A
(Primary Production & Rural Development) 2019	Yes	Yes
(State & Regional Development) 2011	Yes	Yes
(State Significant Precincts) 2005	Yes	Yes
(Sydney Drinking Water Catchment) 2011	No	N/A
(Sydney Region Growth Centres) 2006	No	N/A
(Three Ports) 2013	No	N/A
(Urban Renewal) 2010	No	N/A
(Vegetation in Non–Rural Areas) 2017	Yes	Yes
(Western Sydney Employment Area) 2009	No	N/A
(Western Sydney Parklands) 2009	No	N/A
Greater Metropolitan Regional Environmental Plan 2– Georges River Catchment	Yes	Yes



	Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	Yes	Yes
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#### ATTACHMENT 10–Ministerial Directions

Direction & Issue Date		Applicable	Consistent
<b>Employment and Resources</b>			
1.1	Business and Industrial Zones [01/05/17]	Yes	Yes
1.2	Rural Zones [14/04/16]	Yes	Yes
1.3	Mining, Petroleum Production & Extractive Industries [01/07/09]	Yes	Yes
1.4	Oyster Aquaculture [01/07/09]	No	N/A
1.5	Rural Lands [28/02/19]	No	N/A
<b>Environment and Heritage</b>			
2.1	Environment Protection Zones [14/04/16]	Yes	Yes
2.2	Coastal Management [03/04/18]	Yes	Yes
2.3	Heritage Conservation [01/07/09]	Yes	Yes
2.4	Recreation Vehicle Areas [14/04/16]	Yes	Yes
2.5	Application of E2 and E3 Zones & Environmental Overlays in Far North Coast LEPs [02/03/16]	No	N/A
2.6	Remediation of Contaminated Land [17/04/20]	Yes	Yes
<b>Housing, Infrastructure and Urban Development</b>			
3.1	Residential Zones [14/04/16]	Yes	Yes
3.2	Caravan Parks & Manufactured Home Estates [14/04/16]	Yes	Yes
3.3	Home Occupations [01/07/09]	Yes	Yes



3.4	Integrating Land Use & Transport [14/04/16]	Yes	Yes
3.5	Development Near Licensed Aerodromes [20/08/18]	Yes	Yes
3.6	Shooting Ranges [16/02/11]	Yes	Yes
3.7	Reduction in Non-Hosted Short Term Rental Accommodation Period [15/02/19]	No	N/A
<b>Hazard and Risk</b>			
4.1	Acid Sulfate Soils [01/07/09]	Yes	Yes
4.2	Mine Subsidence & Unstable Land [14/04/16]	No	N/A
4.3	Flood Prone Land [01/07/09]	Yes	Yes
4.4	Planning for Bushfire Protection [01/07/09]	Yes	Yes
<b>Regional Planning</b>			
5.1	Implementation of Regional Strategies [01/05/17]	No	N/A
5.2	Sydney Drinking Water Catchments [03/03/11]	No	N/A
5.3	Farmland of State & Regional Significance on the NSW Far North Coast [01/05/17]	No	N/A
5.4	Commercial & Retail Development along the Pacific Highway, North Coast [21/08/15]	No	N/A
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) [Revoked]	No	N/A
5.6	Sydney to Canberra Corridor [Revoked]	No	N/A
5.7	Central Coast [Revoked]	No	N/A
5.8	Second Sydney Airport: Badgerys Creek [Revoked]	No	N/A
5.9	North West Rail Link Corridor Strategy [30/09/13]	No	N/A
5.10	Implementation of Regional Plans [14/04/16]	Yes	Yes



5.11	Development of Aboriginal Land Council Land [06/02/19]	Yes	Yes
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<b>Local Plan Making</b>			
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6.1	Approval & Referral Requirements [01/07/09]	Yes	Yes
6.2	Reserving Land for Public Purposes [01/07/09]	Yes	Yes
6.3	Site Specific Provisions [01/07/09]	Yes	Yes

<b>Metropolitan Planning</b>			
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7.1	Implementation of A Plan for Growing Sydney [14/01/15]	Yes	Yes
7.2	Implementation of Greater Macarthur Land Release Investigation [22/09/15]	No	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy [09/12/16]	No	N/A
7.4	Implementation of North West Priority Growth Area Land Use & Infrastructure Implementation Plan [15/05/17]	No	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use & Infrastructure Plan [25/07/17]	No	N/A
7.6	Implementation of Wilton Priority Growth Area Interim Land Use & Infrastructure Plan [05/08/17]	No	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor [22/12/17]	No	N/A
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use & Infrastructure Plan [20/08/18]	No	N/A
7.9	Implementation of Bayside West Precincts 2036 Plan [25/09/18]	No	N/A
7.10	Implementation of Planning Principles for the Cooks Cove Precinct [25/09/18]	No	N/A
7.11	Implementation of St Leonards and Crows Nest 2036 Plan [27/08/20]	No	N/A
7.12	Implementation of Greater Macarthur 2040 [28/11/19]	No	N/A





**ATTACHMENT 11 – Local Character Study and Local Character Statements**



**ATTACHMENT 12: Canterbury Bankstown Local Planning Panel report and Minutes**