



Bankstown City Centre Master Plan

Landowner Early Engagement Package

July 2020





Contents

1.0	Introduction	3
1.1	Purpose	3
1.2	Objectives	3
2.0	Requirements and task	4
3.0	Guiding principles /Planning priorities	5
4.0	Frequently asked questions?	11



1.0 Introduction

Council has commenced master planning of the Bankstown City Centre to realise the vision set for this centre under Council's Local Strategic Planning Statement, *Connective City 2036*. Bankstown is the primary Strategic Centre for Canterbury Bankstown.

As part of the development of the master plan, Council is seeking feedback from large landholders on their potential to contribute to the renewal and revitalisation of Bankstown. This feedback will take the form of a briefing package. Key landholders will have the opportunity to discuss how future development on their site will be able to respond to the 8 *Planning Priorities* for the Bankstown City Centre.

1.1 Purpose

The briefing package will provide an opportunity for open and structured engagement between landowners and Canterbury Bankstown Council on the Bankstown Master Plan. This engagement is an idea generating process, with the intention to discuss innovative concepts for the centre that produce good urban outcomes. This process will also allow Council to provide landholders with clear strategic directions on priorities for Campsie

The outcome of the Early Engagement Briefing will be a report documenting key outcomes. Council will consider submission reports, alongside other engagement activities as part of the Bankstown City Centre master planning process.

1.2 Objectives

The objectives of this Early Engagement with landowners are:

- Engage with interested parties early in the master planning process
- Provide large landholders with an understanding of Council's and the community's aspirations for the Bankstown City Centre
- Provide an opportunity to collaborate, explore and share ideas for Bankstown City Centre
- Discuss opportunities on potential development sites, namely their ability to provide good urban outcomes
- Document the outcomes in a transparent manner.



2.0 Requirements and task

Landowners with a parcel of land over 1,500 sqm wholly or partly within the Bankstown City Centre are invited to prepare a maximum 20-page package outlining their ability to respond to the 8 *Planning Priorities* for the Bankstown Master Plan. The package must meet the following requirements:

- Briefing packages must include a written document responding to each of the Planning Priorities, with approximately 1- 2 pages dedicated to each priority
- Landholders should address as many of the relevant considerations to the Planning Priorities as possible, however it is noted that not all considerations will be applicable to each site
- If it is not possible to respond to a Planning Priority on a site, an alternative solution can be offered
- Briefing packages can contain written text, graphics, and plans
- For sites with less than 1,500 in area, a multi-landowner and multi-site submission is acceptable.

Submissions must be made by email to haveyoursay@cbc.city.nsw.gov.au. In making a submission, you accept that the submission will be published on the Have Your Say portal for the Bankstown City Centre Master Plan.

Briefing packages are to be submitted to Council by **5.00pm, 4 September 2020**.

The responses should make reference to the aspirations and actions set out in the strategies, plans and policies listed under each priority. It is acknowledged that not every consideration will be relevant for each individual site.



3.0 Guiding principles /Planning priorities

Briefing packages will outline how your proposal and/or landholding respond to the Bankstown Planning Priorities and the relevant considerations.

Priority 1: Prioritise better public transport usage and increased space for pedestrians

How can your proposal and/or landholdings:

- Deliver on the recommendations and priorities in Bankstown Complete Streets CBD Transport and Place Plan
- Reduce parking rates (including maximum parking rates) to match Bankstown's relative accessibility as set out in Evolution 2 of *Connective City 2036*
- Promote or support alternatives to non-car-based transport options and transport modes that may be available in the future e.g. active transport, car share, driverless cars and on-demand transport
- Link parking requirements to public transport access and plan for disruptions in transport and mobility
- Address shared mobility principles for liveable cities as outlined in the in Bankstown Complete Streets CBD Transport and Place Plan

Relevant strategies, plans and policies:

- *Evolution 2 - Movement for Commerce and Place*
- *Bankstown Complete Streets CBD Transport and Place Plan*

Priority 2: Deliver local jobs, a strong local economy and a diverse skilled workforce

How can your proposal and/or landholdings:

- Contribute to providing 25,000 total jobs in Bankstown by 2036
- Provide to support the target of 25,000 students in Bankstown by 2036
- Deliver a significant increase in education, knowledge intensive and cultural jobs in Bankstown City Centre, focused along the Chapel Road Precinct
- Provide capacity for tourist and visitor accommodation; event, conferencing and meeting space; and arts and cultural facilities that support Bankstown's



health, education and commercial role and surrounding industrial, employment lands.

- Improve economic performance by facilitating a vibrant night-time economy
- Ensure no net reduction in commercial/retail floor space on sites.

Aligns with:

- *LSPS: Evolution 3 - Place for Commerce and Jobs*
- *Draft Employment Lands Strategy proposed actions*

Priority 3: Promote a healthy and living river system that flows through the Georges River catchment

How can your proposal and/or landholdings:

- Adopt a water-sensitive city approach to precinct planning and urban design with sustainable urban water management as a core element
- Integrate waterwise practices in the design of buildings, parks and streets
- Explore opportunities to harvest rainfall for use in landscapes and the surrounding built environment
- Capitalise on City Centres proximity to Salt Pan Creek Corridor
- Upgrade stormwater infrastructure servicing City Centre which provides quality urban interfaces with public areas (e.g. flood planning levels)
- Deliver -deep soil to achieve the Blue Web Actions outlined in Council's Local Strategic Planning Statement

Aligns with:

- *LSPS: Evolution 4 Blue web*

Priority 4: Create an integrated network of ecological and green spaces

How can your proposal and/or landholdings:

- Contribute to the network of parks, open spaces, vegetated spaces of appropriate scale, and the links between them
- Contribute to a range of informal passive and active recreational opportunities or renew existing spaces



- Connect pockets of habitat across urban areas through tree and vegetation corridors
- Contribute to the tree canopy target of 15% to 25% in centres to reduce the heat island effect
- Deliver deep soil to achieve the Green Web Actions outlined in Council's Local Strategic Planning Statement

Aligns with:

- *LSPS: Evolution 5 – Green web*
- *Bankstown CBD and Bankstown Airport Place Strategy Action 31*

Priority 5: Provide diverse, accessible, and affordable housing

How can your proposal and/or landholdings:

- Deliver up to 15% affordable housing on sites
- Contribute to providing 12,500 additional dwellings in Bankstown by 2036
- Provide housing choice to suit each life stage through a range of housing typologies, sizes and tenures
- Provide dwelling mix within developments to reflect household need including students and workers
- Provide high rise housing commensurate with Bankstown status as a City Centre
- Consider medium density housing close to centres with access to mass transit/train stations
- Encourage a lively and dynamic urban centre and bring more residents into the trade catchment of the City Centre
- Protect environmental and built heritage

Aligns with

- *LSPS: Evolution 6 - Urban and Suburban Place, Housing the City*
- *Housing Strategy Housing Growth Distribution*
- *Affordable Housing Strategy actions*



Priority 6: Create cultural places and spaces will service and celebrate many cultures, languages, activities, and age groups

How can your proposal and/or landholdings:

- Promote Bankstown as a cultural anchor
- Explore opportunities to deliver a regional scale arts and cultural facility in Bankstown
- Develop or retrofit multipurpose facilities to provide specialised resources that support creative activities
- Plan for high quality public domain and public spaces, including the provision of public art
- Contribute to the Bankstown Cultural Trail as identified in in Bankstown Complete Streets CBD Transport and Place Plan
- Deliver flexible and adaptable community supporting infrastructure to support growth
- Encourage a network approach to the provision of community infrastructure and services
- Recognise Aboriginal and Torres Strait Islander heritage through physical features of the city

Aligns with LSPS:

- *Evolution 7 - Cultural Place and Spaces*
- *Bankstown CBD and Bankstown Airport Place Strategy Action 21*

Priority 7: Deliver quality design in public and private areas

How can your proposal and/or landholdings:

- Champion and deliver high quality design within the public and private realm
- Engages competent, skilled and highly regarded design professionals to design and deliver great places for people
- Create buildings that are sustainable, use materials that are built-to-last and are resilient to extreme weather events.
- Design buildings that are aesthetically pleasing as well as practical, and well maintained and cared for



- Create safe, accessible, and inclusive places
- Deliver design solutions that draw on an understanding of place and respond to the unique historical, cultural, environmental, and social characteristics of Bankstown
- Positively contributes to the urban context and site conditions in terms of natural features, built form, streetscape, street wall height, building separation, setbacks, amenity, building bulk and modulation
- Positively contributes to the quality and amenity of the public domain in terms of landscaping, passive surveillance, visual interest and the interface of public and private domain

Aligns with:

- *LSPS: Evolution 8 – Design Quality*
- *Planning proposal – Draft Canterbury Bankstown Consolidated LEP Clause 6.14 Design quality*

Priority 8: Deliver sustainable buildings and spaces

How can your proposal and/or landholdings:

- Improve resilience to climate change through optimised building design by:
 - Using external materials that are good quality, durable and low-maintenance
 - Achieving the principles of ecologically sustainable development
 - Addressing environmental impacts such as solar access, visual and acoustic privacy, wind, reflectivity, urban heat and water sensitive urban design
 - Integrating waste management infrastructure in the site layout and building design.
- Deliver increased building sustainability standards through exceeding BASIX and NABERs benchmarks to achieve net-zero emissions by 2050
- Explore innovative and cost-effective mitigation and management strategies to reduce water and energy usage
- Deliver infrastructure for electric vehicle chargers.



Aligns with:

- *LSPS: Evolution 9 - Sustainable and Resilient Places*
- *Planning proposal – Canterbury Bankstown Consolidated LEP Clause 6.14*
Design quality

Other:

What other public benefits would your proposal deliver in the centre?



4.0 Frequently asked questions?

Why are only owners of larger landholdings invited to participate in this process?

Large parcels of land play an important role in delivering the vision and objectives of a master plan. A large parcel of land in single ownership, or an amalgamated site with cooperating owners, is more likely to be developed than multiple small sites with fragmented ownership. Due to economies of scale, large sites also typically have the greatest potential to deliver public benefit.

Good master planning involves considering a precinct holistically by understanding how future developments on key sites will work together to revitalise a centre. Given that larger development sites will have the most impact in a centre, it is important to understand the future intentions for large parcels of land within a centre. The Early Engagement process provides an opportunity for an open dialogue with key landholders about their future plans.

How can community members keep up to date with this process?

The following documentation will be made publicly available on Council's Have Your Say Page:

- Early Engagement Briefing Package Terms of Reference
- Submissions in response to the Early Landowner Engagement Package will be published on the Have Your Say website
- Outcomes from this process will be outlined in the Master Plan documentation.

This will ensure all community members are able understand the nature of these proposal's and Council's role in the process.

I am a community member/my site is not large enough, can I still write a submission?

While this process is only for interested parties with large parcels of land, or adjoining cooperating landowners, as part of the master planning process, interested members of the community will have multiple opportunities to engage with this project through a series of community and targeted engagement activities.



Is this a formal exhibition of the Master Plan?

No, Council is yet to develop its Master Plan. This process does not constitute exhibition of the draft Master Plan. This is part of a series of early engagement with the community and stakeholders.

The Master Plan will be exhibited with a corresponding Planning Proposal upon receipt of a Gateway Determination from the NSW Department of Planning, Infrastructure and Environment, which will provide the conditions for Council's exhibition of this project.

Will my brief be made publicly available?

Yes, all materials submitted to Council will be published on Council's HaveYourSay website during the master planning process. This will ensure all community members are able understand the nature of these proposal's and Council's role in the process.

Is this process compulsory?

No, the process is entirely optional.

My question was not answered:

Please contact Council's Community Engagement team via email, haveyoursay@cbc.city.nsw.gov.au or 97079000.