

Bankstown and Campsie Master Plans – Engaging with Planning Proposal Proponents

Community Information Sheet

Background:

Council is in receipt of several planning proposals in Bankstown and Campsie. Some of these were submitted based on the State Government's draft Sydenham to Bankstown Urban Renewal Corridor Strategy or have not substantially commenced. These planning proposals have been deferred for quite some time in anticipation of the finalisation of the draft Sydenham to Bankstown Urban Renewal Corridor Strategy.

In the years since the State Government's draft Strategy, Council has recently set out a new vision for the Local Government Area, including for the Bankstown and Campsie Strategic Centres, in its Local Strategic Planning Statement (LSPS), *Connective City 2036*.

As the NSW Government is no longer proceeding with the draft Sydenham to Bankstown Urban Renewal Corridor Strategy, Council has now commenced master planning of the Bankstown City Centre and Campsie Town Centre to realise the LSPS vision.

It is recognised that several landowners have lodged planning proposals for sites within these centres. Development of these sites over time could influence the character of the Strategic Centres and realisation of the vision for each centre.

The Master Planning of these sites in a holistic way will ensure a proper understanding and better decision making function for the good of the community. While Council is unable to progress the assessment of these planning proposals until master planning is completed, Council will consider the merits of current proposals and submissions during the master planning process, allowing for a wholistic approach to considering each proposal. Accordingly, Council will engage with proponents of these planning proposals in a coordinated manner, as set out in this engagement package.

How will Planning Proposal proponents be engaged?

As part of the engagement process Council will carry out the following engagement activities with Planning Proposal proponents:

- Like all land-owners within the centres, Planning Proposal proponent's will have the opportunity to respond to an Early Engagement Package, outlining the vision and key objectives for each centre established by Council's existing planning framework.
- Meet with Planning Proposal proponents if required to discuss their proposal and its alignment with Council's strategic directions.
- Provide written site-specific feedback to Planning Proposal proponents for response.



How will the community be able to see what proponent's are submitting through the engagement process?

All responses to the engagement process received from proponents through this engagement process will be publicly available on Council's Have Your Say website.

How does this interact with statutory requirements of Planning Proposals?

Engagement with Planning Proposal applicants is a consultation exercise only, and will not form part of the formal assessment of these Planning Proposals.

Further information about progression of your planning proposal should be directed to the assessment officer, noting that proposal's will not be progressed ahead of the master plans.

How will Council ensure transparency in this process?

An independent probity referee has been appointed to oversee engagement between Council and Planning Proposal applicants. Engagement material issued by Council and the responses of Planning Proposals applicants will be made publicly available on Council's Have Your Say Page. This will ensure all community members are able understand the nature of these proposals and Council's role in the process.

Will this process apply to all Planning Proposals in the centres?

This process will be open to applicants of all Planning Proposals in Campsie and Bankstown that have not commenced beyond a Gateway Determination.

I am a community member, can I still write a submission?

While this process is only for Planning Proposal applicants, interested members of the community and other stakeholders will have multiple opportunities to provide input into the draft Bankstown and Campsie Master Plans, both before and during the exhibition of the Planning Proposal and Master Plan for each centre. Please see Council's HaveYourSay page for relevant engagement information relating to these projects.