
Planning Matters - 08 December 2020

ITEM 5.4 Draft Planning Agreement – 60 Kitchener Parade, Bankstown

AUTHOR Planning

PURPOSE AND BACKGROUND

This report seeks Council approval to exhibit a draft planning agreement in relation to 60 Kitchener Parade, Bankstown.

ISSUE

In August 2020, the Local Planning Panel considered a development application (DA 960/2019) to extend an existing commercial building at 60 Kitchener Parade, Bankstown. The issue is the increased floor space requires two additional off-street parking spaces. As it is not possible to accommodate these two spaces on the site, the property owner has the option to address this shortfall through a monetary contribution via a planning agreement.

The Local Planning Panel approved the development application on a deferred commencement basis, subject to the property owner and Council reaching an agreement on the monetary contribution required to be paid in-lieu of providing the two additional off-street parking spaces.

The property owner has agreed in-principle to enter into a planning agreement, which is the subject of this report. The next step would be to exhibit the draft planning agreement, and for Council to decide whether to enter into the planning agreement following the exhibition.

RECOMMENDATION That -

1. Council exhibit the Draft Planning Agreement at Attachments A and B.
2. The matter be reported to Council following the exhibition.

ATTACHMENTS

- A. Draft Planning Agreement
- B. Explanatory Note
- C. Local Planning Panel Report–3 August 2020

POLICY IMPACT

The draft planning agreement, which proposes to make a monetary contribution in-lieu of providing two off-street parking spaces, is consistent with Council's Planning Agreements Policy and Bankstown Development Control Plan 2015 (Part B5-Parking).

FINANCIAL IMPACT

The draft planning agreement will make a monetary contribution of \$71,184.87 in lieu of providing two off-street parking spaces. The monetary contribution is set aside for the construction of public parking spaces as detailed in Council's Bankstown CBD Car Parking Strategy.

COMMUNITY IMPACT

This financial contribution will be used to invest in additional public parking spaces within the Bankstown CBD, benefiting those who live, work and visit the area.

DETAILED INFORMATION

Background

At the Meeting of 3 August 2020, the Local Planning Panel considered a development application (DA 960/2019) to extend an existing commercial building at 60 Kitchener Parade, Bankstown. The proposed extension involved the conversion of an outdoor terrace area into 70m² of additional floor space.

However, the increased floor space requires two additional off-street parking spaces. As it is not possible to accommodate these two spaces on the site, the applicant has the option to address this shortfall through a monetary contribution via a planning agreement.

The Local Planning Panel therefore approved the development application on a deferred commencement basis, subject to the applicant and Council reaching an agreement on the monetary contribution required to be paid in-lieu of providing two off-street parking spaces. The Local Planning Panel report is provided in Attachment C.

Planning Agreement

In response to the Local Planning Panel's determination, the property owner has provided in-principle support to enter into a planning agreement. The intended outcome of the planning agreement is to make a monetary payment of \$71,184.87 in-lieu of providing two off-street parking spaces.

A draft planning agreement has been prepared in accordance with Council's Planning Agreements Policy (the Policy), as provided in Attachments A and B. Clause 1.8 of the Policy outlines the principles that govern whether Council should enter into a planning agreement.

The draft planning agreement is recommended for exhibition for the following reasons:

- The draft planning agreement is acceptable on planning grounds as there is a clear public benefit. The contribution to be received under the draft planning agreement will help the implementation of the Bankstown CBD Car Parking Strategy, which aims to provide public parking at strategic locations in the Bankstown CBD.
- The public parking will be available for use at all times by the general public and will not be available exclusively to service the demand generated by the proposed development.
- The draft planning agreement represents the cost of constructing a parking space in line with the Policy.

Next Steps

Should Council support the exhibition of the draft planning agreement, the exhibition will be held for a minimum 28 days. The matter would be reported to Council following the exhibition.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 8 DECEMBER 2020

ITEM 5.4 **DRAFT PLANNING AGREEMENT – 60 KITCHENER PARADE, BANKSTOWN**
(1168) **CLR. MADIRAZZA:/CLR. ZAKHIA**

RESOLVED that

1. Council exhibit the Draft Planning Agreement at Attachments A and B.
2. The matter be reported to Council following the exhibition.

- CARRIED

For:- Clrs Asfour, Downey, Eisler, El-Hayek, Harika, Huda, Ishac, Kuskoff, Madirazza,
Raffan, Saleh, Tuntevski, Waud and Zakhia

Against:- Nil

ITEM 5.5 **DRAFT CANTERBURY BANKSTOWN CONSOLIDATED DEVELOPMENT CONTROL**
(1169) **PLAN**
CLR. TUNTEVSKI:/CLR. ISHAC

RESOLVED that

1. Council exhibit the Draft Canterbury Bankstown Consolidated Development Control Plan as provided in Attachments A–K.
2. Council exhibit the Draft Guides and Heritage Conservation Area Character Statements that support the Draft Canterbury Bankstown Consolidated Development Control Plan as provided in Attachments L–Q.
3. This matter be reported to Council following the exhibition period.

- CARRIED

For:- Clrs Asfour, Downey, Eisler, El-Hayek, Harika, Huda, Ishac, Kuskoff, Madirazza,
Raffan, Saleh, Tuntevski, Waud and Zakhia

Against:- Nil