



planning consultants

## Briefing Package

Response to Bankstown Masterplan Early Engagement

53 De Witt Street, Bankstown

Prepared for:



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# 1 Introduction

## 1.1 Commission

DFP has been commissioned by [REDACTED] to prepare a submission (otherwise referred to as a Briefing Package) to the Stage 1, Early Engagement of the Bankstown Masterplan.

The briefing package relates to 53 De Witt Street, however mention is also made to 23 Gartmore Avenue as the current DA consent DA 1236/2014 covers both sites.

23 Gartmore Avenue (Lot 3 DP 525798) and 53 De Witt Street (Lot 2 DP 510440) are shown in Figures 1 and 2 below. 53 De Witt Street is zoned RE1 Public Recreation and 23 Gartmore Avenue is zoned IN2 Light Industrial. Both sites have development consent (DA 1236/2014) for use as a depot for a building materials yard. Depots are prohibited in the RE1 zone and permissible with consent in the IN2 Light Industrial Zone, pursuant to Bankstown Local Environmental Plan (LEP) 2015.

Viability of the site to operate as a Depot, solely within the site boundary of 23 Gartmore Avenue would require further investigation. If findings are, that the operation of the Depot is unfeasible solely within the bounds of 23 Gartmore Avenue, the operation of the Depot will likely cease, and subsequently the contribution to total jobs in Bankstown would be reduced.

The northern boundary of 53 De Witt Street directly adjoins Ruse Park. Part of Salt Pan Creek Cycleway is located on 53 De Witt Street. This submission relates only to the zoning and future land use on 53 De Witt Street. Although zone RE1 Public Recreation. 53 De Witt Street is in private ownership.



Figure 1 Locality Map



# 1 Introduction



Figure 2 Locality Map

As there are three (3) proposals, in which the landowner would like considered for 53 De Witt Street, this briefing package has been separated into 3 different proposals (options), being:

**Proposal 1** – Council proceed immediately with the valuation of 53 De Witt Street and make our client an offer for the current land value under the Land Acquisition (Just Terms Compensation) Act 1991 No. 22. Council would also need to undertake internal housekeeping to include the site on Council's Land Acquisition Map. Refer **Figure 3**.

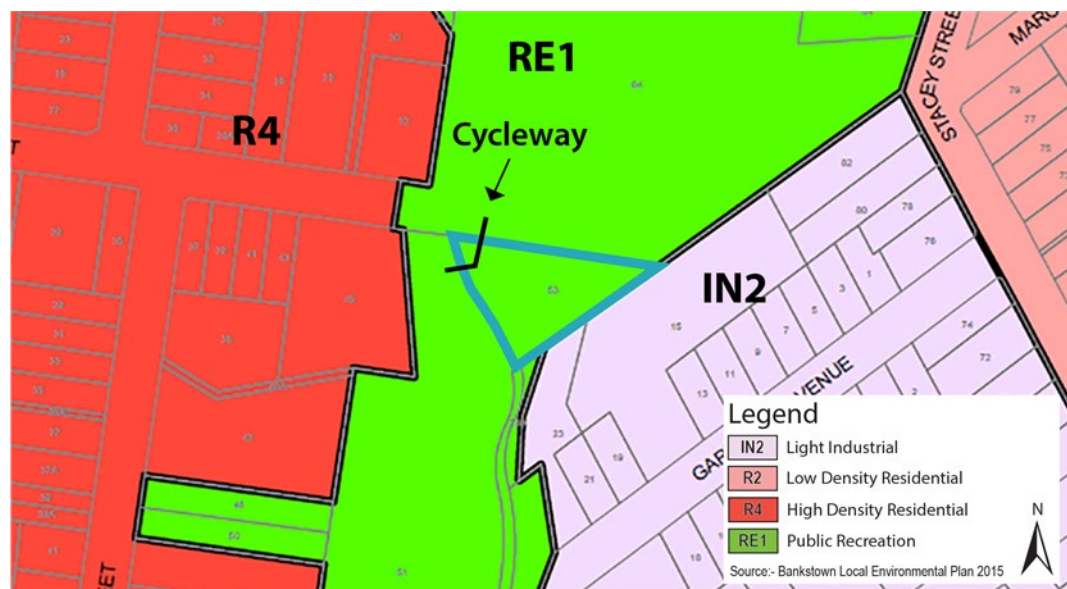


Figure 3 Existing zoning

**Proposal 2** – The entire site is rezoned to IN2 Light Industrial in keeping with the current approved use. This will include updating of Councils' LEP Land Zoning Map. Refer **Figure 4**.

# 1 Introduction

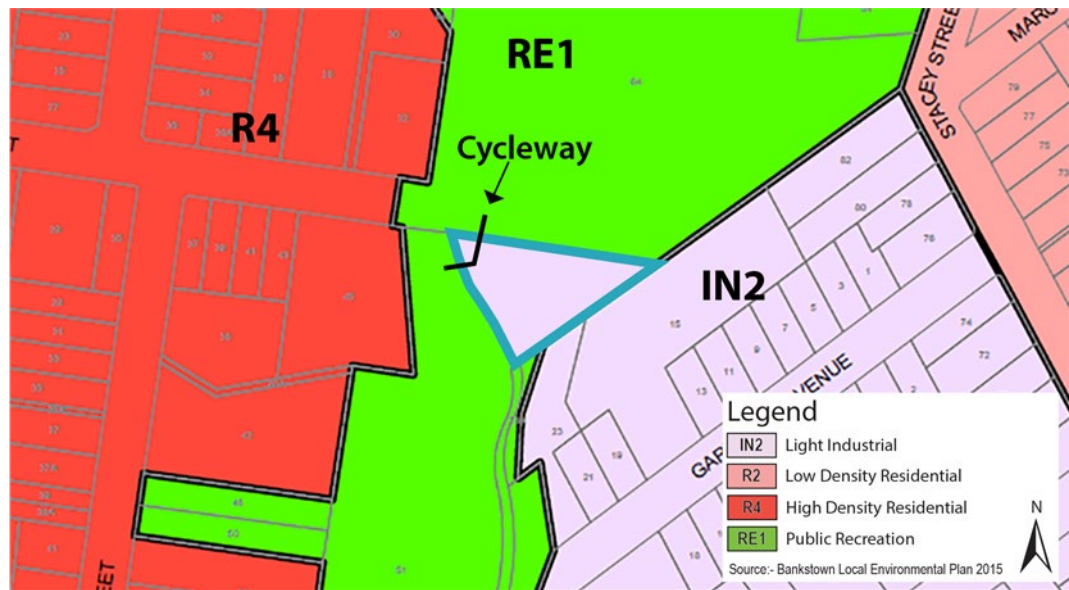


Figure 4 Proposed IN2 zoning

**Proposal 3** – A split zone approach, including subdivision, being RE1 Public Recreation from the extent of Salt Pan Creek Cycleway to the site boundary in the north west corner of the site and IN2 Light Industrial for the remainder of the site. Council would need to provide a valuation for the proposed RE1 portion of 53 De Witt Street and make our client an offer for the current market land value under the Land Acquisition (Just Terms Compensation) Act 1991 No. 22 or alternatively our client would be prepared to negotiate with Council regarding a land swap. Council would also need to undertake internal housekeeping to include the proposed RE1 portion of the site on Council's Land Acquisition Map and amend the Land Zoning Map. Refer **Figure 5**.

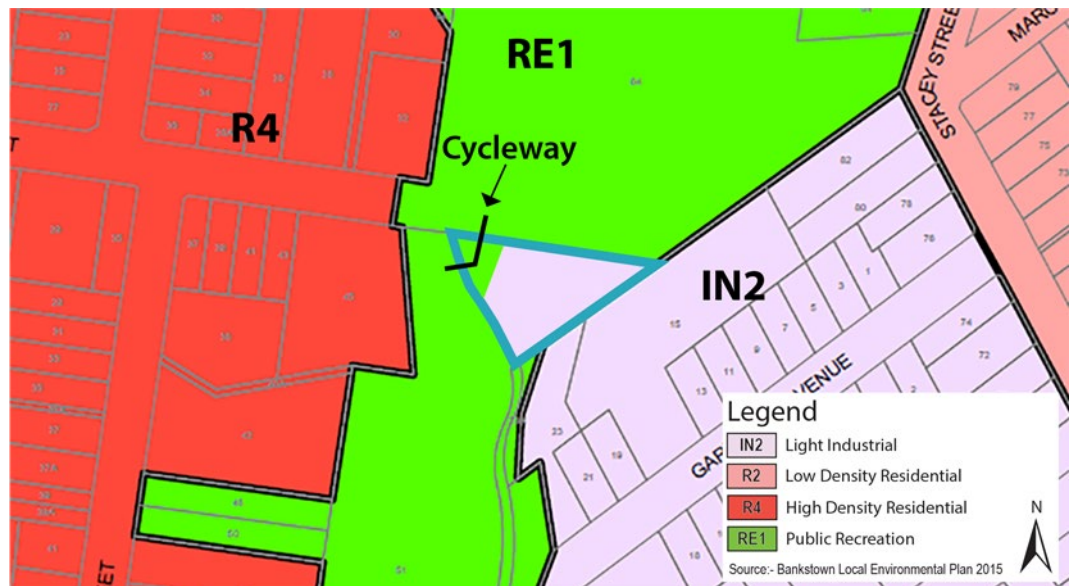


Figure 5 Proposed IN2 and proposed RE1 zoning

## 2 Proposal 1 – Acquisition of Land by Council and use of land for Public Recreation

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### 2.1 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**

The site is located outside of the Bankstown Complete Streets CBD Transport and Place Plan. The nominated existing cycleway continues through the site and forms part of the Salt Pan Creek Cycleway network.

#### **Reduce parking rates (including maximum parking rates) to match Bankstown's relative accessibility as set out in Evolution 2 of Connective City 2036**

The proposal will have minimal effect on overall parking rates within Bankstown. No Parking is currently provided for Ruse Park where the majority of the active recreational activities will be performed. The site would form a passive recreational area between Salt Pan Creek and Ruse Park with the existing Cycleway.

#### **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**

Bus stops are located approximately 200m south east of Ruse Park. Use of Public transport to Ruse Park should be encouraged along with walking or cycling to and from the site along Salt Pan Creek Cycleway.

#### **Link parking requirements to public transport access and plan for disruptions in transport and mobility**

Not applicable

#### **Address shared mobility principles for liveable cities as outlined in the in Bankstown Complete Streets CBD Transport and Place Plan**

Salt Pan Creek Cycleway traverses the site, promoting walking and cycling along the Salt Pan Creek corridor as alternate mode of mobility to access Ruse Park.

### 2.2 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**

Use of the land for Public Recreation will have minimal contribution to the total jobs in Bankstown through intermittent maintenance requirements of the open space network and creek corridor/ riparian areas.

#### **Provide to support the target of 25,000 students in Bankstown by 2036**

Not applicable

#### **Deliver a significant increase in education, knowledge intensive and cultural jobs in Bankstown City Centre, focused along the Chapel Road Precinct**

Not applicable

#### **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.**

Not applicable

#### **Improve economic performance by facilitating a vibrant night-time economy**



## 2 Proposal 1 – Acquisition of Land by Council and use of land for Public Recreation

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Not applicable

**Ensure no net reduction in commercial/retail floor space on sites**

No current or proposed use for commercial or retail is proposed.

### 2.3 **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**

Not applicable – Use of the site as a building materials yard (depot) was approved under DA 1236/2014 and subsequently commenced.

**Integrate waterwise practices in the design of buildings, parks and streets**

Not applicable – Use of the site was approved under DA 1236/2014 and subsequently commenced.

**Explore opportunities to harvest rainfall for use in landscapes and the surrounding built environment**

Not applicable.

**Capitalise on City Centres proximity to Salt Pan Creek Corridor**

Salt Pan Creek Cycleway (part of Salt Pan Creek Corridor) traverses the north west corner of the site for use by the public and also forms a passive recreational area but the land is in private ownership.

**Upgrade stormwater infrastructure servicing City Centre which provides quality urban interfaces with public areas (e.g. flood planning levels)**

Stormwater infrastructure implemented pursuant to conditions of consent within DA 1236/2014.

**Deliver deep soil to achieve the Blue Web Actions outlined in Council's Local Strategic Planning Statemen**

Acquisition of 53 De Witt Street by Council will provide Bankstown with approximately an additional 2290m<sup>2</sup> of open space/ deep soil area.

### 2.4 **Priority 4: Create an integrated network of ecological 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**

The intended zoning of the site is RE1 Public Recreation, however, at present, the site is in private ownership. Acquisition of 53 De Witt Street by Council would contribute to the existing network of parks and open spaces through providing approximately an additional 2,290m<sup>2</sup> of land for open space purposes. Further linkage between Ruse Park and Salt Pan Creek would also be achieved and the site area could contribute to revegetation of land and overall deep soil area in Bankstown.

**Contribute to a range of informal passive and active recreational opportunities or renew existing spaces**

Acquisition of 53 De Witt Street by Council would increase the size of Ruse Park/ Salt Pan Creek Corridor and would provide a greater connection between the recreational areas. Active Recreational Space is predominantly provided within Ruse Park, therefore, the land at 53 De

## 2 Proposal 1 – Acquisition of Land by Council and use of land for Public Recreation

Witt Street would form an informal passive space between the Salt Pan Creek Cycleway and the active recreational space at Ruse Park.

### **Connect pockets of habitat across urban areas through tree and vegetation corridors**

In line with Priority 3 (deep soil), 53 De Witt Street if used for public recreation can increase the vegetation on the site and surrounding Salt Pan Creek, providing for further pockets of future habitat for fauna. The increase in vegetation, could replicate that on the north western corner of Ruse Park, however, remediation of the site would likely be required due to its current use. Refer **Figure 6**.



Figure 6 Possible expansion of vegetation

### **Contribute to the tree canopy target of 15% to 25% in centres to reduce the heat island effect**

Additional tree canopy could be provided, should the site be utilised for public recreation purposes and revegetated.

### **Deliver deep soil to achieve the Green Web Actions outlined in Council's Local Strategic Planning Statement**

Acquisition of 53 De Witt Street by Council will provide Bankstown with approximately an additional 2290m<sup>2</sup> of possible deep soil area.

### 2.5 **Priority 5: Provide Diverse, accessible and affordable housing**

Not Applicable

### 2.6 **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**

Not applicable.

#### **Explore opportunities to deliver a regional scale arts and cultural facility in Bankstown**

Not applicable

#### **Develop or retrofit multipurpose facilities to provide specialised resources that support creative activities**

## 2 Proposal 1 – Acquisition of Land by Council and use of land for Public Recreation

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The site will increase the available open space and connectivity between Ruse Park and Salt Pan Creek/ Salt Pan Creek Cycleway.

### **Plan for high quality public domain and public spaces, including the provision of public art**

A section of Salt Pan Creek Cycleway is located on 53 De Witt Street, which at the owner's discretion has remained available for public use. Acquisition of the site by Council for use under the current RE1 zone, would enable improvements/ beautification works to the public domain, and where identified by Council, public art could be installed along Salt Pan Creek and cycleway.

### **Contribute to the Bankstown Cultural Trail as identified in in Bankstown Complete Streets CBD Transport and Place Plan**

Not applicable - The site is located outside of the Bankstown Cultural Trail.

### **Deliver flexible and adaptable community supporting infrastructure to support growth**

Salt Pan Creek Cycleway traverses the site, providing adaptable infrastructure to the community. Connectivity between Salt Pan Creek and Ruse Park also increases community infrastructure within Bankstown.

### **Encourage a network approach to the provision of community infrastructure and services**

Use of the site for public recreation will strengthen Salt Pan Creek Corridor, Salt Pan Creek Cycleway and the surrounding open space network, with an opportunity for potential future landscaping to increase fauna habitat surrounding Salt Pan Creek.

### **Recognise Aboriginal and Torres Strait Islander heritage through physical features of the city**

Not Applicable.

## 2.7 Priority 7: Deliver quality design in public and private spaces.

How can your proposal and/or landholdings:

### **Champion and deliver high quality design within the public and private realm**

Utilising the site for public recreation could provide significant opportunity for design professionals to provide a landscape design incorporating passive recreational places for public enjoyment.

### **Engages competent, skilled and highly regarded design professionals to design and deliver great places for people**

Refer to above comment.

### **Create buildings that are sustainable, use materials that are built-to-last and are resilient to extreme weather events.**

Not applicable.

### **Design buildings that are aesthetically pleasing as well as practical, and well maintained and cared for**

Not applicable.

### **Create safe, accessible, and inclusive places**

Acquisition of 53 De Witt Street, would provide additional inclusive places, increasing the interactive space between Ruse Park and Salt Pan Creek and subsequently additional passive surveillance of Salt Pan Creek Cycleway when Ruse Park is occupied.

## 2 Proposal 1 – Acquisition of Land by Council and use of land for Public Recreation

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**Deliver design solutions that draw on an understanding of place and respond to the unique historical, cultural, environmental, and social characteristics of Bankstown**

Revegetation of the site has the opportunity to increase the environmental characteristics and enhance the historic natural water path of Salt Pan Creek. Salt Pan Creek Cycleway encourages social interaction and active mode of travel.

**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**

Not applicable. The site is not visible from the streetscape and the site is used for material sorting as an approved building materials yard.

**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**

Increasing the area of the open space network and connectivity between Ruse Park and Salt Pan Creek Cycleway provides further opportunity to contribute to the improvement of the public domain, increased landscaping and an opportunity to improve the interface between differing recreational spaces and adjoining land uses.

### 2.8 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.

Not applicable.

**Deliver increased building sustainability standards through exceeding BASIX and NABERS benchmarks to achieve net-zero emissions by 2050**

Not applicable.

**Explore innovative and cost-effective mitigation and management strategies to reduce water and energy usage**

Not applicable.

**Deliver infrastructure for electric vehicle chargers.**

Not applicable.

### 2.9 Other

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

Acquisition of the site would benefit the public as the site is appropriately zoned RE1 Public recreation and would contribute the total public open space available within the Bankstown Local Government Area (LGA). Reclassification of the land should also not be required.

## 3 Proposal 2 – Land rezoned to IN2 Light Industrial

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### 3.1 **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**

The site is located outside of the Bankstown Complete Streets CBD Transport and Place Plan, however the nominated existing cycleway continues through the site. An easement would need to be created for continued use of the cycle way over private land.

#### **Reduce parking rates (including maximum parking rates) to match Bankstown's relative accessibility as set out in Evolution 2 of Connective City 2036**

No change to parking rates is proposed. Parking rates will remain as per those approved in the DA consent.

#### **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**

Non-vehicular based transport is not an option, as the nature of the DA Consent for a depot (building materials yard) requires vehicular based transport.

#### **Link parking requirements to public transport access and plan for disruptions in transport and mobility**

Not applicable.

#### **Address shared mobility principles for liveable cities as outlined in the in Bankstown Complete Streets CBD Transport and Place Plan**

Given the nature of the approved use for 53 De Witt Street as a depot (building materials yard), the use does not promote the mobility of people over vehicles. Vehicles are essential for the operation of the depot.

### 3.2 **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**

The site has been operating as a depot for building materials under DA 1236/2014 since 2015. The depot currently employees' 6-15 staff (full time and casual staff). Employment numbers would remain at the status quo.

#### **Provide to support the target of 25,000 students in Bankstown by 2036**

Not applicable

#### **Deliver a significant increase in education, knowledge intensive and cultural jobs in Bankstown City Centre, focused along the Chapel Road Precinct**

Not applicable

#### **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.**

Not applicable

#### **Improve economic performance by facilitating a vibrant night-time economy**

Not applicable



### 3 Proposal 3 – Subdivision and split zone (RE1 Public Recreation and IN2 Light Industrial).

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**Ensure no net reduction in commercial/retail floor space on sites**

Not applicable. No current or proposed use for commercial or retail is proposed.

#### 3.3 **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**

Not applicable – Use of the site for a depot was approved under DA 1236/2014 and subsequently commenced.

**Integrate waterwise practices in the design of buildings, parks and streets**

Not applicable – Use of the site was approved under DA 1236/2014 and subsequently commenced.

**Explore opportunities to harvest rainfall for use in landscapes and the surrounding built environment**

Not applicable.

**Capitalise on City Centres proximity to Salt Pan Creek Corridor**

Salt Pan Creek Cycleway (part of Salt Pan Creek Corridor) traverses the north west corner of the site. The Cycleway is used by the public although under private ownership. The use of the Cycleway is proposed to remain, though an easement over the site would need to be obtained.

**Upgrade stormwater infrastructure servicing City Centre which provides quality urban interfaces with public areas (e.g. flood planning levels)**

Stormwater infrastructure implemented pursuant to conditions of consent within DA 1236/2014.

**Deliver deep soil to achieve the Blue Web Actions outlined in Council's Local Strategic Planning Statement**

Opportunity to revegetate areas surrounding the existing cycleway within a proposed future easement.

#### 3.4 **Priority 4: Create an integrated network of ecological 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**

Whilst the site has an industrial use, part of Salt Pan Creek Cycleway is located on the site, which would require an easement over the site. There would be an opportunity to revegetate the area subject to a future easement surrounding Salt Pan Creek Cycleway.

**Contribute to a range of informal passive and active recreational opportunities or renew existing spaces**

Salt Pan Creek Cycleway traverses the site. There is an opportunity to renew this space by way of easement and planting of additional vegetation.

**Connect pockets of habitat across urban areas through tree and vegetation corridors**

Not applicable

### 3 **Proposal 3 – Subdivision and split zone (RE1 Public Recreation and IN2 Light Industrial).**

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**Contribute to the tree canopy target of 15% to 25% in centres to reduce the heat island effect**

Not applicable

**Deliver deep soil to achieve the Green Web Actions outlined in Council's Local Strategic Planning Statement**

Due to the nature of the depot (building material storage) deep soil is not suited to the site.

#### 3.5 **Priority 5: Provide Diverse, accessible and affordable housing**

Not Applicable

#### 3.6 **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**

Not applicable.

**Explore opportunities to deliver a regional scale arts and cultural facility in Bankstown**

Not applicable

**Develop or retrofit multipurpose facilities to provide specialised resources that support creative activities**

Not applicable

**Plan for high quality public domain and public spaces, including the provision of public art**

Not applicable.

**Contribute to the Bankstown Cultural Trail as identified in in Bankstown Complete Streets CBD Transport and Place Plan**

The site is located outside of the Bankstown Cultural Trail.

**Deliver flexible and adaptable community supporting infrastructure to support growth**

Not applicable.

**Encourage a network approach to the provision of community infrastructure and services**

Not applicable.

**Recognise Aboriginal and Torres Strait Islander heritage through physical features of the city**

Not applicable.

#### 3.7 **Priority 7: Deliver quality design in public and private spaces.**

How can your proposal and/or landholdings:

**Champion and deliver high quality design within the public and private realm**

Not applicable – The site is used as a depot for building material storage and sorting.

**Engages competent, skilled and highly regarded design professionals to design and deliver great places for people**

Not applicable – The site is used as a depot for building material storage and sorting.

### 3 Proposal 3 – Subdivision and split zone (RE1 Public Recreation and IN2 Light Industrial).

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**Create buildings that are sustainable, use materials that are built-to-last and are resilient to extreme weather events.**

Not applicable – The site is used as a depot for building material storage and sorting.

**Design buildings that are aesthetically pleasing as well as practical, and well maintained and cared for**

Not applicable – The site is used for building material storage and sorting.

**Create safe, accessible, and inclusive places**

During operating hours, the site offers passive surveillance to Ruse Park and Salt Pan Creek/ Cycleway.

**Deliver design solutions that draw on an understanding of place and respond to the unique historical, cultural, environmental, and social characteristics of Bankstown**

No redesign or alterations to the existing approved depot development on the site are proposed.

**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**

Not applicable - The site is used for building material storage and sorting.

**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**

The site contributes to passive surveillance of public areas during opening hours, through the use of open/ wire fencing in lieu of solid closed off fencing and staff present on the premises.

#### 3.8 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.

Not applicable – no buildings on the site.

**Deliver increased building sustainability standards through exceeding BASIX and NABERS benchmarks to achieve net-zero emissions by 2050**

Not Applicable – no buildings on the site.

**Explore innovative and cost-effective mitigation and management strategies to reduce water and energy usage**

Not applicable.

**Deliver infrastructure for electric vehicle chargers.**

Not applicable.

#### 3.9 Other

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

### **3      Proposal 3 – Subdivision and split zone (RE1 Public Recreation and IN2 Light Industrial).**

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The site and approved use on the site benefit the public by providing a building waste sorting facility. This enables large amounts of materials to be sorted on site and transferred to suitable recycling facilities. The facility also reduces the volume of contaminated environmental land from waste disposed of illegally.

## 4 Proposal 3 – Subdivision and split zone (RE1 Public Recreation and IN2 Light Industrial).

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### 4.1 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**

The site is located outside of the Bankstown Complete Streets CBD Transport and Place Plan; however, the nominated existing cycleway continues through the site. Acquisition of the part of the land locating the cycleway and riparian area for Salt Pan Creek as RE1 zoned land would ensure public ownership of the land and continued public open space use of the area and facilities.

#### **Reduce parking rates (including maximum parking rates) to match Bankstown's relative accessibility as set out in Evolution 2 of Connective City 2036**

The proposal will have minimal effect on overall parking rates within Bankstown. No parking is currently provided for Salt Pan Creek in vicinity of the site. The proposed RE1 zoned land to be acquired would increase the recreational area surrounding Salt Pan Creek Cycleway. Parking for the proposed IN2 zoned land will be in accordance with the conditions of consent for DA 1236/2014.

#### **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**

Bus stops are located approximately 200m south east of Ruse Park. Use of public transport along with walking or cycling along Salt Pan Creek Cycleway should be encouraged as a mode of transport to access Ruse Park and for employees to travel to the site for work duties.

#### **Link parking requirements to public transport access and plan for disruptions in transport and mobility**

Parking provisions will be in accordance with conditions of consent DA 1236/2014.

#### **Address shared mobility principles for liveable cities as outlined in the in Bankstown Complete Streets CBD Transport and Place Plan**

Salt Pan Creek Cycleway traverses the site, promoting walking and cycling along the creek corridor in the area proposed to remain RE1 Public Recreation.

### 4.2 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**

The site has been operating as a depot for building materials under DA 1236/2014 since 2015. The depot currently employs 6-15 staff (full time and casual).

Subdivision of part of the site to allow for RE1 zoned land along Salt Pan Creek and Salt Pan Creek Cycleway and IN2 zoned land for the remainder of the site, currently used as depot should not reduce employment numbers.

#### **Provide to support the target of 25,000 students in Bankstown by 2036**

Not applicable

#### **Deliver a significant increase in education, knowledge intensive and cultural jobs in Bankstown City Centre, focused along the Chapel Road Precinct**

Not applicable



### 3 **Proposal 3 – Subdivision and split zone (RE1 Public Recreation and IN2 Light Industrial).**

---

**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.**

Not applicable

**Improve economic performance by facilitating a vibrant night-time economy**

Not applicable

**Ensure no net reduction in commercial/retail floor space on sites**

No current or proposed use for commercial or retail is proposed.

#### 4.3 **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**

Not applicable – Use of the site was approved under DA 1236/2014 and subsequently commenced.

**Integrate waterwise practices in the design of buildings, parks and streets**

Not applicable – Use of the site was approved under DA 1236/2014 and subsequently commenced.

**Explore opportunities to harvest rainfall for use in landscapes and the surrounding built environment**

Not applicable.

**Capitalise on City Centres proximity to Salt Pan Creek Corridor**

Salt Pan Creek Cycleway (part of Salt Pan Creek Corridor) traverses the site to north west corner of the site, proposed to be retained as RE1 zoned land for public open space use by the public. This area could also form a passive recreational area.

**Upgrade stormwater infrastructure servicing City Centre which provides quality urban interfaces with public areas (e.g. flood planning levels)**

Stormwater infrastructure implemented pursuant to conditions of consent within DA 1236/2014.

**Deliver deep soil to achieve the Blue Web Actions outlined in Council's Local Strategic Planning Statement**

Acquisition of part of 53 De Witt Street by Council could enable an increase to deep soil revegetated area, pending further investigation into the proximity of land to the riparian area and if relevant any Vegetation Management Plan for Salt Pan Creek Corridor.

#### 4.4 **Priority 4: Create an integrated network of ecological 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**

The proposed split zone approach to the site and acquisition of the proposed RE1 zoned portion of land would contribute to publicly owned open space land to the existing cycleway network and Salt Pan Creek Corridor.

### 3 **Proposal 3 – Subdivision and split zone (RE1 Public Recreation and IN2 Light Industrial).**

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**Contribute to a range of informal passive and active recreational opportunities or renew existing spaces**

Acquisition of part of 53 De Witt Street by Council would increase the width of the Salt Pan Creek corridor and provide additional public open space surrounding Salt Pan Creek Cycleway.

**Connect pockets of habitat across urban areas through tree and vegetation corridors**

In line with Priority 3 (deep soil), part of 53 De Witt Street if used for Public Recreation can increase the vegetation on the site and surrounding Salt Pan Creek, providing potential increase of future habitat for fauna.

**Contribute to the tree canopy target of 15% to 25% in centres to reduce the heat island effect**

Additional tree canopy could be provided, should part of the site be acquired for Public Recreation purposes and additional vegetation planted.

**Deliver deep soil to achieve the Green Web Actions outlined in Council's Local Strategic Planning Statement**

Acquisition of part of 53 De Witt Street by Council could be utilised as deep soil subject to further investigation of the riparian area and any applicable Vegetation Management Plan for the Salt Pan Creek Corridor.

#### 4.5 **Priority 5: Provide Diverse, accessible and affordable housing**

Not Applicable

#### 4.6 **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**

Not applicable.

**Explore opportunities to deliver a regional scale arts and cultural facility in Bankstown**

Not applicable.

**Develop or retrofit multipurpose facilities to provide specialised resources that support creative activities**

Not applicable.

**Plan for high quality public domain and public spaces, including the provision of public art**

A section of Salt Pan Creek Cycleway is located on 53 De Witt Street, which at the owner's discretion has remained available for public use. Acquisition of the part of site by Council for use under the current RE1 zone, would enable improvements/ beautification works to the public domain along the Salt Pan Creek corridor.

**Contribute to the Bankstown Cultural Trail as identified in in Bankstown Complete Streets CBD Transport and Place Plan**

The site is located outside of the Bankstown Cultural Trail.

**Deliver flexible and adaptable community supporting infrastructure to support growth**

Salt Pan Creek Cycleway traverses the proposed RE1 part of the site, providing adaptable infrastructure to the community.

### 3 **Proposal 3 – Subdivision and split zone (RE1 Public Recreation and IN2 Light Industrial).**

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**Encourage a network approach to the provision of community infrastructure and services**

Use of the proposed RE1 zoned part of the site for public recreation will strengthen Salt Pan Creek Corridor, Salt Pan Creek Cycleway and the surrounding public open space network, with opportunity for potential future landscaping to increase fauna habitat surrounding Salt Pan Creek.

**Recognise Aboriginal and Torres Strait Islander heritage through physical features of the city**

Not applicable.

#### 4.7 **Priority 7: Deliver quality design in public and private spaces.**

How can your proposal and/or landholdings:

**Champion and deliver high quality design within the public and private realm**

Subdividing part of the site to be zoned RE1 for public recreation purposes could provide an opportunity for design professionals to incorporate landscape design around passive recreational places for public enjoyment.

**Engages competent, skilled and highly regarded design professionals to design and deliver great places for people**

Refer to above comment.

**Create buildings that are sustainable, use materials that are built-to-last and are resilient to extreme weather events.**

Not applicable.

**Design buildings that are aesthetically pleasing as well as practical, and well maintained and cared for**

Not applicable.

**Create safe, accessible, and inclusive places**

Acquisition of part of 53 De Witt Street surrounding Salt Pan Creek Cycleway, would provide additional inclusive places, increasing the passive public recreational area along Salt Pan Creek corridor.

**Deliver design solutions that draw on an understanding of place and respond to the unique historical, cultural, environmental, and social characteristics of Bankstown**

Revegetation of the part of the site surrounding Salt Pan Creek Cycleway has the opportunity to increase the environmental characteristics and enhance the historic natural water path of Salt Pan Creek. Salt Pan Creek Cycleway encourages social interaction and activities.

**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**

Not applicable. The site is not visible from the streetscape and site is used for material sorting.

**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**

Increasing the area of Salt Pan Creek Corridor, including the cycleway provides further opportunity to contribute to the improvement of the public domain, increased landscaping and opportunity to improve the interface between differing recreational spaces and adjoining land uses.

### 3 Proposal 3 – Subdivision and split zone (RE1 Public Recreation and IN2 Light Industrial).

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#### 4.8 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.

Not applicable.

**Deliver increased building sustainability standards through exceeding BASIX and NABERS benchmarks to achieve net-zero emissions by 2050**

Not applicable.

**Explore innovative and cost-effective mitigation and management strategies to reduce water and energy usage**

Not applicable.

**Deliver infrastructure for electric vehicle chargers.**

Not applicable.

#### 4.9 Other

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

The public would benefit from Salt Pan Creek corridor, cycleway and surrounding area being in public ownership. Contribution to employment numbers in Bankstown would remain and the depot facility can remain in operation, providing a service to increase recycling of building materials and reduce potential for illegal dumping of materials.