
Planning Matters - 23 August 2016

ITEM 5.9 **83-99 North Terrace and 62 The Mall, Bankstown**

AUTHOR **City Planning**

ISSUE

This report provides Council with an update on the progress on the Planning Proposal for the Compass Centre and the Old Library sites and requests an amendment to the Planning Proposal to increase the maximum height permissible on the site.

RECOMMENDATION That -

1. The update regarding the Planning Proposal for 83-99 North Terrace and 62 The Mall, Bankstown be noted.
2. The Planning Proposal for 83-99 North Terrace and 62 The Mall, Bankstown, be amended to reflect the relevant building heights as outlined in this report.
3. A request for an amended Gateway Determination be submitted to the Department of Planning and Environment seeking an amendment to the maximum permissible height for 83-99 North Terrace and 62 The Mall, Bankstown from 72 metres to 83 metres.

BACKGROUND

In April 2015, Fioson Pty Ltd (proponent) approached Council to commence discussions regarding intent for the Old Library Site and to test the possibility for changes to the planning rules for the Compass and Old Library sites.

On 28 July 2015, Council considered a report in relation to the Old Library site to commence investigating possible options for the Old Library and Compass sites.

On 22 September 2015, Council agree, in principle to sell the Old Library Site, with the view to entering into a Voluntary Planning Agreement (VPA). The VPA provides for a component of the commercial space to be dedicated to Council for the purposes of its new administration building. The report also provided for the General Manager to negotiate the commercial terms, as outlined in the report.

On 24 November 2015, Council resolved to submit a planning proposal to the Department of Planning & Environment to seek a Gateway determination to amend the planning rules for the Compass Centre and the Old Library sites. The planning proposal was subsequently amended (15 December 2015) to reflect larger commercial floor to floor levels, which increased the estimated height from 62 to 72 metres.

A Gateway Determination to progress and exhibit the proposal was issued by the Department on 22 January 2016.

On 26 July 2016, Council reaffirmed the former Bankstown Council decision to sell its Old Library site, and for the General Manager to finalise the remaining commercial aspects/negotiations regarding the sale and associated planning matters.

At present, Council is continuing to negotiate the final commercial/financial aspects of the proposal with the proponent

REPORT

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The planning proposal seeks to amend Bankstown Local Environmental Plan 2015 to increase the maximum building height for the site from 53 metres to 72 metres, increase the maximum floor space ratio from 4.5:1 to 5.0:1, and permit dwellings on the first floor.

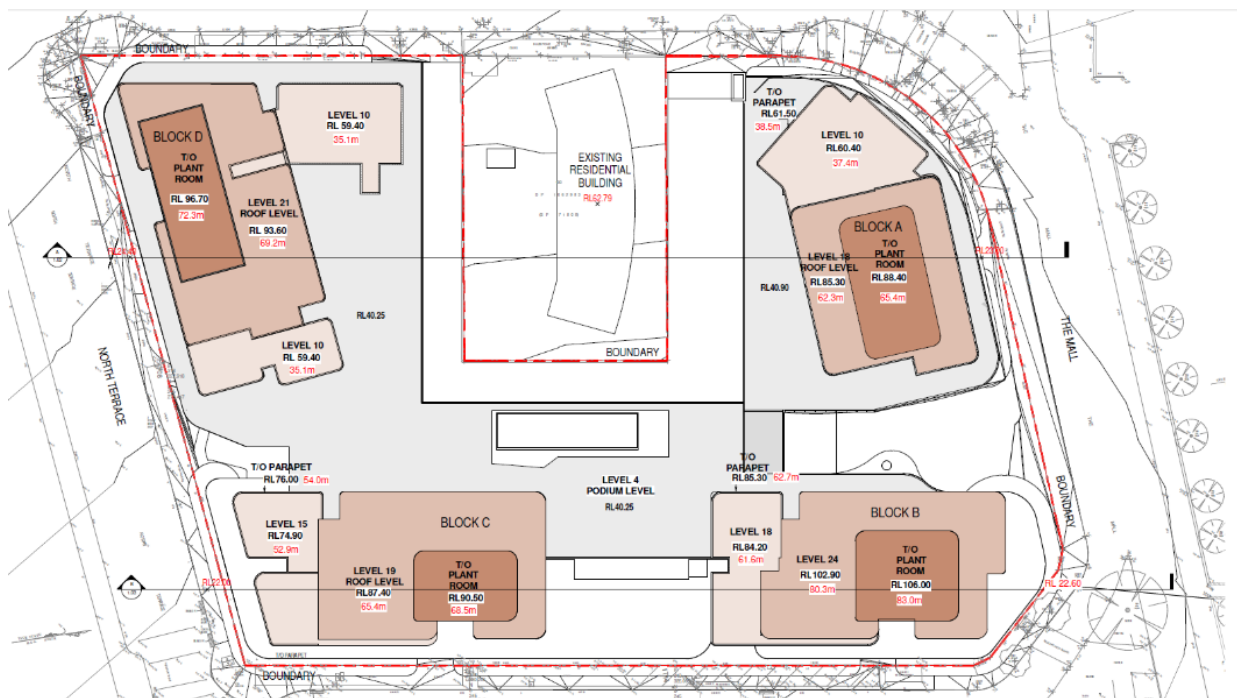
In further refining the concept proposal in preparation of a development application (to be jointly exhibited with the planning proposal), the proponent has indicated a number of changes to the concept proposal including a change in maximum height. The proponent has sought an additional increase in height from 72 metres (approximately 21 storeys) as reflected in the Gateway Determination issued by the Department of Planning and Environment to 83 metres (approximately 24 storeys).

The proposed change in height will be subject to approval by the Commonwealth Department of Infrastructure and Regional Development to safeguard against operations at Bankstown Airport and require a new Gateway Determination from the Department of Planning and Environment.

The proposed increase in height does not affect the proposed floor space ratio of 5:1 for the site. The delivery of a new administrative centre for Council as previously outlined to Council would continue to be an integral feature of the site's redevelopment.

It should be noted that the changes have no material financial bearing on the commercial aspects associated with the VPA or the sale of Council's old library site.

The proposed heights have been illustrated below and reflect the final concept design.



Justification

The proponent has indicated the proposed change in heights has resulted from a detailed review of massing, height and built form across the site. Rationale for the proposed increase in height specifically relates to:

- alleviating the perceived sense of bulk and scale from the main vantage points in the public domain
- delineating the base and the towers by providing a minimum three-metre upper-level street setbacks above the podium
- creating more slender towers above podium with increased separation distances (18 to 24 metres) between towers
- ensuring building depths of the towers are 22 metres maximum, including articulation zones.

The revised built form design would provide greater variety in building heights and setbacks to add visual interest with Building B to remain as the highest building site. This approach will work to assist in breaking up the overall massing of the proposed concept development.

The height of Buildings A, C and D are less than or equal to 72 metres as supported by the Gateway Determination. The proposed reduction in levels from Building C have been transferred to Building B, so as to provide for more variation in building height along the Appian Way (western) elevation.

The proponent has also indicated that the revised design will assist in providing the required level of solar access to the existing residential flat building on Fetherstone Street and in complying with SEPP 65 design principles and the Apartment Design Guide.

The concept design and proposed increase in height should be supported and revised Gateway Determination sought. In principle, the proposal continues to reinforce the role of the Bankstown CBD as a Strategic Centre offering a range of retail, commercial and housing opportunities that will refresh and revitalise the existing Compass and Old Library site – a prominent block within Bankstown CBD. The proposal will also continue to deliver an A Grade commercial building for Council and public domain improvements.

Importantly, prior to exhibition, the proposal will undergo significant scrutiny during the development application process to ensure relevant State and local planning development controls are adhered to and the amenity of surrounding residents and shops is considered.

Notwithstanding support from Council, the proposed increase in height is also subject to separate approval from Commonwealth Government relating to potential interference with operations at Bankstown airport. This is being sought separately by the proponent.

POLICY IMPACT

Council's objectives under the Bankstown CBD Local Area Plan is to continue to maintain Council's administrative presence in the Civic Precinct, particularly in close proximity to Council's Chambers, Library and Knowledge Centre and Paul Keating Park.

Renewal of the Compass and Old Library sites consistent with the planning proposal will transform a key area within the Bankstown CBD. The planning proposal demonstrates strategic merit as it directly aligns with local and State strategic planning for Bankstown, will introduce increased jobs, housing and investment and strengthen the role and function of the Bankstown CBD as a Strategic Centre under *A Plan for Growing Sydney*.

FINANCIAL IMPACT OF RECOMMENDATIONS

There is no direct financial impact resulting from this recommendation.

RECOMMENDATION That -

1. The update regarding the Planning Proposal for 83-99 North Terrace and 62 The Mall, Bankstown be noted.
2. The Planning Proposal for 83-99 North Terrace and 62 The Mall, Bankstown, be amended to reflect the relevant building heights as outlined in this report.
3. A request for an amended Gateway Determination be submitted to the Department of Planning and Environment seeking an amendment to the maximum permissible height for 83-99 North Terrace and 62 The Mall, Bankstown from 72 metres to 83 metres.

ATTACHMENTS

- A. Item 5.5 - 24 November 2015 Ordinary Meeting - Planning Proposal and VPA
- B. Item 5.5 - 15 December 2015 Ordinary Meeting - Planning Matters