



Planning Proposal to amend the Canterbury Local Environmental Plan 2012: 89-95 Karne Street North, Narwee

April 2019

**Amended planning proposal – April
2019**

Note:

**Changes to the planning proposal are
shown in red.**



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Background

Submission of planning proposal to DPE for Gateway Determination

Council on 27 February 2018 considered a planning proposal to allow future shop top housing on the properties at 89-91, 93, 93A and 95 Karne Street North in Narwee.

At the Council meeting it was resolved that:

1. Council prepare and submit a planning proposal to the Greater Sydney Commission to seek a Gateway Determination that will:
 - a. Rezone the properties at 89-91, 93, 93A and 95 Karne Street North in Narwee from R3 Medium Density Residential zone to B1 Neighborhood Centre zone.
 - b. Apply a maximum 10m height of buildings control.
 - c. Apply a Maximum FSR of 0.9:1
 - d. Amend the Lot Size Map by removing the properties from the map as it does not apply to B1 Neighbourhood Centre zone.
2. Subject to approval from the Greater Sydney Commission, Council exhibit the planning proposal, and the matter be reported to Council following the exhibition.
3. Council seek authority from the Greater Sydney Commission to exercise the delegation in relation to the plan making functions under Section 3.36 of the Environmental Planning and Assessment Act 1979.

A copy of the 27 February 2018 council report is shown as Appendix 8.

Gateway Determination

In May 2018 the Department of Planning and Environment issued a Gateway Determination to enable the exhibition of the planning proposal subject to the inclusion of a proposed FSR for the site (should an FSR be deemed necessary).

Amendments to planning proposal

Council on 26 February 2019 considered a report on the outcomes of the exhibition process at 89-91, 93, 93A and 95 Karne Street North, Narwee and to request an amendment to the planning proposal to increase the FSR on the site from 0.9:1 to 1.3:1.

At the Council meeting it was resolved that:

1. Council adopt the amendments to the floor space ratio from 0.9:1 to 1.3:1 for land at 89-91, 93, 93A and 95 Karne Street North, Narwee as outlined in this report.
2. The Department of Planning and Environment be informed of the amendments to the planning proposal.
3. Council re-exhibit the amended planning proposal. 4. A further report be prepared to Council at the conclusion of the exhibition period outlining submissions received and a way forward.



A copy of the 26 February 2019 council report is shown as Appendix 12.

1.2 Subject Land

The planning proposal applies to land located at 89-91, 93, 93A and 95 Karne Street North in Narwee which is described in more detail below.

Table 1: Property Description and Current Land Use

Address	Property Description	Current Land Use	Site Area
89-91 Karne St North	Lot 1 DP 815357	Single Storey "Roselands" Chinese Restaurant.	342m ²
93 Karne St North	Lot 4 DP 29784	Single Storey spa/beauty/hair salon (use is over three lots)	109m ²
93A Karne St North	Lot 5 DP 29784		105m ²
95 Karne St North	Lot 6 DP 29784		107m ²

The sites are accessible to pedestrians and vehicles from Karne Street North and via Shorter Avenue. A public footpath to the north of the properties connects Karne Street North with Chick Street to the north east. Off street car parking spaces are accessed via the laneway and are provided in a 90 degree configuration to the rear of these premises.

Surrounding development comprises one and two storey dwellings. Bennet Park is located to the south west and provides recreational sporting facilities. Roselands shopping centre is located approximately 1.3km north of the subject site.

The site is serviced by a number of local bus networks within 400m walking distance. The site is situated approximately 1.3km (walking distance by foot/road) from Narwee railway station and the Narwee town centre.



Figure 1: site plan aerial view



Fig 2: frontage of site viewed from the west (Karne Street)



Figure 3: the site as viewed from the south west (corner of Karne St and Shorter Ave)



Figure 4: the rear of the site viewed from Shorter Avenue



Figure 5: Bennet Park diagonally opposite the site



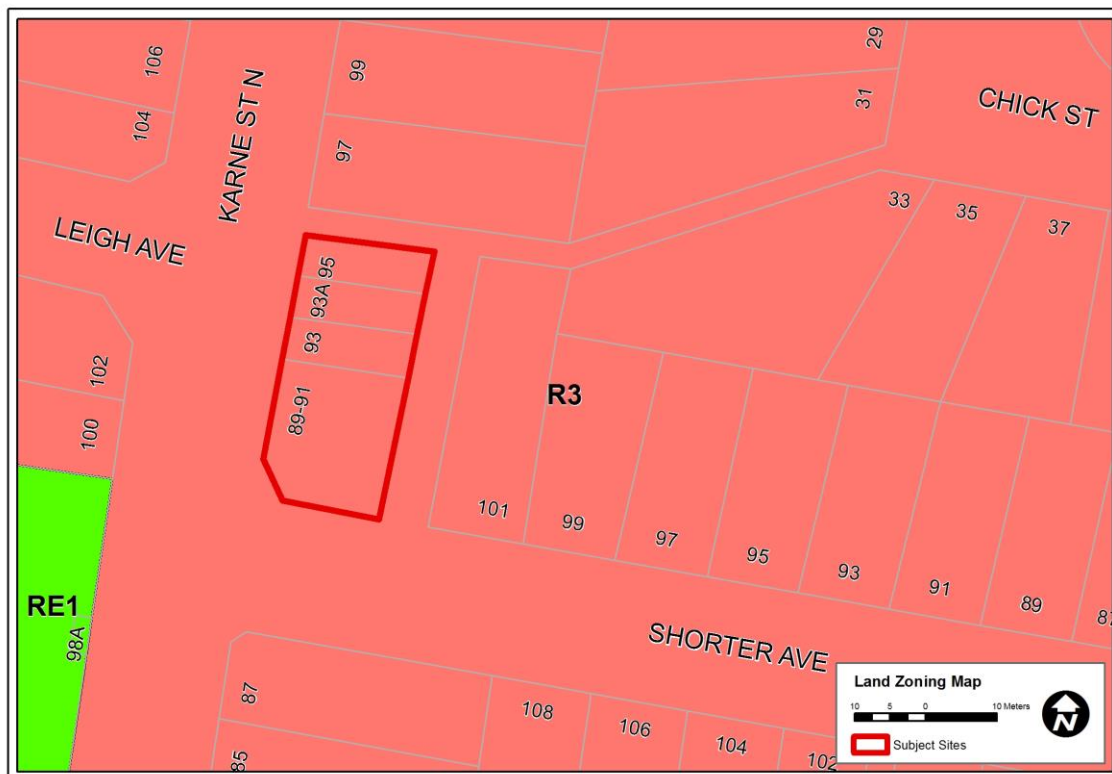
Figure 6: surrounding developments along Karne Street



Figure 7: surrounding developments along Shorter Avenue



The zoning map below illustrates the existing land zoning of the subject site under the Canterbury LEP 2012, along with the adjacent zones.



1.3 Possible development scenario

Concept plans from the proponent's planning proposal submission shows a two storey mixed use development which will be of similar scale to existing two storey dwellings in the surrounding area. Any future development on the site will be required to meet applicable controls in the Canterbury DCP 2012 which will also ensure any future development integrates with the surrounding neighbourhood. A copy of the proponent's planning proposal submission is shown in **Appendix 6**.



Part 1 – Objectives and Intended Outcomes

The objective of the planning proposal is to amend the Canterbury Local Environmental Plan in order to formalise an existing zoning/land use anomaly and to enable redevelopment of the site for shop top housing at 89-91, 93, 93A and 95 Karne Street North in Narwee.

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Part 2 - Explanation of Provisions

The planning proposal seeks to amend the Canterbury LEP 2012 as it applies to the subject site, as per the table below:

1. Amend the Land Zoning (LZN) Map (Sheet LZN_005) as per table 1.

Table 1 – LZN Map changes

Current (Canterbury LEP 2012)	Proposed LEP amendment
R3 Medium Density Residential	B1 Neighbourhood Centre

2. Amend the Height of Building (HOB) Map (Sheet HOB_005) as per table 2

Table 2 – HOB Map Changes

Current (Canterbury LEP 2012)	Proposed LEP amendment
'I' 8.5m	'K' 10m

3. Amend the Floor Space Ratio (FSR) Map (Sheet FSR_005) as per table 3

Table 3 – FSR Map Changes

Current (Canterbury LEP 2012)	Proposed LEP amendment
'O' 0.5:1	'Q' 1.3:1

4. Amend the Lot Size (LSZ) Map (Sheet LSZ_005) as per table 4

Table 4 – Lot Size Map Changes

Current (Canterbury LEP 2012)	Proposed LEP amendment
Area 'G' = 460	No minimum lot size to apply



Part 3 – Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

The planning proposal is applicant initiated and has been subject of a submission prepared by Simplan Town Planning consultants on behalf of the owner of 93, 93A and 95 Karne Street North. A copy of the applicant's planning proposal submission is attached as **Appendix 6**.

The planning proposal has been justified on planning merit and meets the Department of Planning's site strategic merit test. A report on the planning proposal was considered at the Ordinary Council meeting on 27 February 2018 where it resolved to support the submission of a planning proposal to the Department of Planning and Environment to seek a Gateway Determination. The report to Council is attached as **Appendix 8**.

The planning proposal is a result of a study required as a Condition 1 (d) of the Gateway Determination. The condition required the planning proposal to be amended prior to public exhibition to include:

- *Proposed floor space ratio (FSR) and FSR maps should an FSR be deemed necessary.*

Olsson and Associate FSR study

In response to the Gateway Condition, Council engaged an urban design consultant Olsson and Associates to carry out an urban design analysis to determine an appropriate FSR for the subject site. The study concluded that an appropriate FSR for the site to be 0.9:1, the analysis indicates that this FSR could comfortably accommodate 2 × 2 bedroom and 2 × 1 bedroom apartments with commercial use to be situated on the ground floor. Parking will be provided at grade with access from the laneway. The analysis has indicated that the GFA has been limited largely by the number of at grade parking requirements of Council's DCP.

A copy of the Olsson & Associate FSR advice is shown in **Appendix 10**.

FSR review by Olsson & Associates

Olsson and Associates were requested to review the recommended FSR in light of the proponent's submission and a number of factors that had not formed part of the original FSR recommendation of 0.9:1 for the site.

Based on number of assumptions (retention of ground floor, number of parking spaces provided, maximum of two storeys) a revised FSR of **1.15:1** was recommended for the subject site.

A copy of the Olsson & Associates review of FSR is shown in **Appendix 11**.



Council's assessment of the FSR

Council's assessment of the proposed FSR is contained in the 26 February 2019 council report. The following key points are provided in support of the recommended FSR of 1.3:1:

- It will provide flexibility in design outcomes for the site in a high amenity area (close to Bennet Park and public transport).
- The proposed FSR can be accommodated within the desired building envelope.
- It will facilitate redevelopment of the site by ensuring the retention of an established neighbourhood centre. The B1 zoning will ensure that any development on this site will need to retain commercial ground floor uses.
- The proposed increase in FSR will not result in any adverse amenity outcomes on neighbouring properties as it does not affect the proposed height remaining at 10m (two storey).
- No FSR control applies to other B1 zoned sites in the former Canterbury LGA. This will be the only B1 site with an FSR control in the former Canterbury LGA.
- The proposed FSR is well under the maximum FSR for the B1 zone in the former Bankstown of 1.5:1.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there are better way?

Yes. Amending the Canterbury LEP 2012 through this planning proposal is the best means of allowing shop top housing on the site and to better align the zoning of the land with the current neighbourhood business use. There are no other relevant means of changing this zoning than to amend CLEP 2012 as promoted by this planning proposal.

Section B – Relationship to strategic planning framework

3. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or subregional strategy (including the Sydney Metropolitan Plan and exhibited draft strategies).

Greater Sydney Region Plan

In March 2018, the Greater Sydney Commission published the Greater Sydney Region Plan - *A Metropolis of Three Cities*. The Plan sets a 40 year vision (to 2056) and establishes a 20 year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters, and guides the delivery of infrastructure. The Plan is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places.



The planning proposal is consistent with the objectives and actions of the GSRP as indicated in the table below:

Theme	Directions	Objectives	Consistency and response
Liveability	Housing the City	Objective 10: Greater housing supply Objective 11: Housing is more diverse and affordable	Yes. The proposal will increase housing diversity housing options available in the locality.
	A city of Great Place	Objective 12: Great places that bring people together is conserved	Yes. The proposal will support this objective by encouraging employment and supports the viability of an established neighbourhood centre in Narwee.
Productivity	A well-connected city	Objective 14: A metropolis of three cities – integrated land use and transport creates walkable and 30-minute cities	Yes. The planning proposal will allow for future residential development of the site, which will include both commercial and residential uses that are appropriately located to take advantage of the existing public transport in close proximity to the site.



South District Plan

The South District Plan released in March 2018 provides a framework for translating the Metropolitan Plan at a local level for the long-term development of the South District – guiding government investment and linking local and state planning issues.

The South District Plan notes that residents in the South District particularly enjoy the district's greenery, bushland and amenity of its neighbourhoods. The Planning Proposal seeks to assist in providing housing diversity in an established neighbourhood centre.

The following South District Plan priorities are relevant to the subject Planning Proposal:

- 3. Liveability
 - Planning Priority S5 – providing housing supply, choice and affordability, with access to jobs and services.
 - Planning Priority S6 – Creating and renewing great places and local centres, and respecting the District's Heritage.

Comment: the intended outcome of this planning proposal is to facilitate shop top housing on the site. The proposal will contribute incrementally to Council's housing target. A modest increase of approximately 6 dwellings could be provided allowing homes closer to jobs.

In facilitating the zoning change from R3 Medium Density Residential to B1 Neighbourhood Centre the planning proposal will still permit a form of residential development being shop top housing which allows Council to meet its dwelling targets and housing types, therefore providing better housing choice and will involve what is considered to be an anomaly with the current zoning, namely purpose built shops in a residential zone.

The change of land use zone for the site from R3 to B1 will provide greater variety of permissible land uses that could be developed on the site and will facilitate the redevelopment of this site.

The planning proposal is consistent with the Greater Sydney Commission's South District Plan.

4. Is the Planning Proposal consistent with the local council's community strategic plan or other local strategic plan?

4.1 Draft consolidation of the former Bankstown and Canterbury Council's RDS

At the Ordinary meeting of 27 June 2017, Council endorsed a set of directions to inform the consolidation of the former Bankstown and Canterbury City Councils' residential development strategies into a single local housing strategy.

The consolidation of the former Bankstown and Canterbury's City Councils' residential development strategies into a single local housing strategy should continue to implement the current planning framework, namely:



- Continue to focus housing growth in centres that offer good access to public transport, shops, community facilities and open space to service the growing population;
- Continue to protect the low density, landscaped character of the suburban neighbourhoods.

The planning proposal is consistent with this direction because it provides clarity to the planning controls so as to enable housing to be provided in a local neighbourhood centre with good access to public transport, open space and services.

The site will be able to accommodate a development that is compatible with the surrounding neighbourhood.

To ensure the delivery of housing supply contributes in a coordinated and orderly manner, the types of planning proposals that Council may progress whilst it prepares the local housing strategy must comply with the following criteria:

- **The proposal is consistent with the Department of Planning and Environment's Strategic Merit Test as outlined in the Department's publication A Guide to Preparing Local Environmental Plans.**

The planning proposal is consistent with relevant liveability planning priorities S5 and S6 outlined in the Greater Sydney Commission's South District Plan as it will enable housing growth to occur in an established neighbourhood centre with good access to public transport, open space and services.

- **The proposal is consistent with the established character of the surrounding residential zone, and enables the impacts to be managed appropriately.**

Concept plans provided for the site show a two storey mixed use development which will be of similar scale to existing two storey dwellings in the surrounding area. Any future development on the site will be required to meet applicable controls in the Canterbury DCP 2012 which will also ensure any future development integrates with the surrounding neighbourhood.

In terms of impacts, the site is separated by Shorter Lane which provides a buffer to the adjacent single dwelling in Shorter Avenue within the R3 zone to the east of the laneway. This will mitigate any impacts from the proposed shop top housing on the subject site.

- **The proposal integrates effectively with the topography of the site and fully responds to any flood risks, land contamination, acid sulfate soils, bush fire risks, ecologically endangered communities or other environmental constraints that affect the site.**

The planning proposal does not apply to land that has been identified as containing critical habitats or threatened species, populations or ecological communities, or their habitats. The land is affected by overland flood flow and the planning proposal will not affect the capability of development on the site to comply with Council's policy for flood prone land. The planning proposal is considered minor in respect to environmental impact.



- **There is appropriate access and infrastructure to accommodate the proposal.**
The site is serviced by public transport. It also has other infrastructure services that are generally available within the urban environment such as reticulated water, drainage sewerage, electricity and telephone. Given the minor nature of the proposal, the planning proposal does not generate any apparent need to upgrade or improve public infrastructure.

A copy of the draft consolidated Canterbury Bankstown RDS is attached as **Appendix 7**.

Canterbury Community Strategic Plan

Council's Community Strategic Plan 2014-2023 (Community Plan), which was adopted in February 2014, sets the vision for the former Canterbury LGA into the next decade and aims to promote sustainable living. The Community Plan sets out long term goals under five key themes being:

- Attractive city
- Stronger community
- Healthy environment
- Strategic leadership
- Improving Council.

The planning proposal is consistent with Council's vision of '*Attractive City*' through the development of shop top housing with an active commercial frontage to the street and '*Balanced Urban Development*' through the appropriate location of new housing close to public transport and shopping/community facilities.

5. Is the Planning Proposal consistent with applicable state environmental planning policies?

Yes. See **Appendix 2**.

6. Is the Planning Proposal consistent with applicable Ministerial (S9.1) Directions?

Yes. See **Appendix 3**.



Section C – Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site has already been developed for a range of business uses and is unlikely to contain any original native vegetation or animal habitats. Also, the site is surrounded within a fully urbanised environment. As a result there is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected.

8. Are there any likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The planning proposal relates to urban land that will be converted from existing urban uses (business) to a new urban use (business/residential).

No adverse environmental effects are likely to occur as a result of the planning proposal. The proposed amendments to height of building controls and FSR in the B1 Neighbourhood Centre are compatible to the scale (height and FSR) of the surrounding R3 Medium Density zones.

9. How has the Planning Proposal adequately addressed any social and economic effects?

The planning proposal is expected to generate positive social and economic impacts by providing additional housing and reinforcing the role of the existing neighbourhood centre in an area well serviced by public transport and infrastructure.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the Planning Proposal ?

The site is serviced by public transport. It also has other infrastructure services that are generally available within the urban environment such as; reticulated water, drainage sewerage, electricity and telephone. The planning proposal does not generate any apparent need to upgrade or improve public infrastructure.



11. What are the views of State and Commonwealth public authorities consulted in accordance with this Gateway Determination?

No consultation has been carried out with State and Commonwealth public authorities. Consultation will occur with any relevant public authorities identified as part of the Gateway Determination.

Part 4 – Maps

The following maps shown in **Appendix 5** have been prepared to support the planning proposal:

- Existing and proposed land use zone maps
- Existing and proposed maximum floor space ratio maps
- Existing and proposed maximum height of building maps
- Existing and proposed minimum lot size maps.

Part 5 – Community Consultation

Although the Gateway Determination will confirm the public consultation that must be undertaken, the exhibition period for this Planning Proposal is proposed to be 28 days and would comprise:

- A notice in the local newspapers that circulate in the area affected by the Planning Proposal.
- Displays at the Council's Customer Service Centres.
- Providing information about the Planning Proposal on the Have Your Say section of Council's website.

Part 6 – Project Timeline

Council estimates that a timeframe of 9 months, from the issue of an Alteration of Gateway determination, is required to complete the process. An Alteration of Gateway Determination was issued by the DPE on 1st February 2019.

Dates	Project timeline
May 2018	Issue of Gateway Determination
February 2019	Issue of Alteration of Gateway Determination
February 2019	Amended Planning Proposal considered by Council
March 2019	Exhibition of amended planning proposal
May 2019	Report to Council following the exhibition
June 2019	Submit Planning Proposal to Department of Planning and Environment for finalisation



Appendix 1: Information Checklist

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Appendix 2: List of State Environmental Planning Policies

The following tables list the State Planning Policies (SEPPs) which are applicable to the Canterbury Local Government Area, the applicability to, and compliance of, the Planning Proposal with these policies.

STATE ENVIRONMENTAL PLANNING POLICIES APPLICABLE TO CANTERBURY LOCAL GOVERNMENT AREA

State Environmental Planning Policies (SEPPs) deal with issues significant to the state and people of New South Wales. They are made by the Minister for Planning and may be exhibited in draft form for public comment before being gazetted as a legal document.

STATE ENVIRONMENTAL PLANNING POLICY	RELEVANCE TO PLANNING PROPOSAL	IS THE PLANNING PROPOSAL CONSISTENT
SEPP No.19 – Bushland in Urban Areas	N/A	
SEPP No.21 – Caravan Parks	N/A	
SEPP No.26 – Littoral Rainforests	N/A	
SEPP No.30 – Intensive Agriculture	N/A	
SEPP No.33 – Hazardous and Offensive Development	N/A	
SEPP No.39 – Spit Island Bird Habitat	N/A	
SEPP No.50 – Canal Estates	N/A	
SEPP No.55 – Remediation of Land	Yes	The site is unlikely to be subject to land contamination. The site has a long history of being used as neighbourhood shops. this planning proposal is rezoning the site to B1 Neighbourhood Centre and permitting land uses only and will not result in any activities which would be likely to expose to risks of contamination. The proponent has also advised that an additional level will be added over the existing shops and that only minimal excavation is being proposed. Therefore, the planning proposal is consistent with this SEPP.



SEPP No.62 Sustainable Aquaculture	N/A	
SEPP No.64 Advertising and Signage	N/A	
SEPP No.65 Design Quality of Residential Flat Development	N/A	
SEPP (Affordable Rental Housing)	N/A	
SEPP (Building Sustainability Index: BASIX 2004)	Yes	A potential shop top housing development on the subject site would be capable of being designed to meet the mandated levels of energy and water efficiency requirements of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	N/A	
SEPP (Housing for Seniors or People with a Disability) 2004	N/A	
SEPP (Infrastructure) 2007	Yes	The Planning Proposal is consistent with this policy.
SEPP (Major Development) 2005	N/A	
SEPP (Mining, Petroleum Production and Extractive industries) 2007	N/A	
SEPP (Miscellaneous Consent Provisions) 2007	N/A	



Appendix 3 - Local Planning Directions

The following Directions have been issued by the Minister for Planning and Environment to relevant planning authorities under Section 9.1 of the *Environmental Planning and Assessment Act 1979*. These directions apply to Planning Proposals lodged with the Department of Planning and Environment.

PLANNING DIRECTION	RELEVANCE TO PLANNING PROPOSAL	IS THE PLANNING PROPOSAL CONSISTENT
Employment and Resources		
1.1 Business and Industrial Zones The objectives of this direction are to: <ul style="list-style-type: none"> a) Encourage employment growth in suitable locations; b) Protect employment land in business and industrial zones; and c) Support the viability of identified strategic centres. 	Yes	The Planning Proposal is consistent with this direction as the zoning change encourages employment opportunities and supports the viability of an established neighbourhood centre in Narwee.
1.2 Rural Zones The objective of this direction is to protect the agricultural production value of rural land.	N/A	
1.3 Mining, Petroleum Production and Extractive Industries The objective of this direction is to ensure that the future extraction of state or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	N/A	
1.4 Oyster Aquaculture The objective of this direction are: <ul style="list-style-type: none"> a) to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered when preparing a Planning Proposal . b) to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers. 	N/A	



1.4 Rural Lands The objectives of this direction are to: <ul style="list-style-type: none"> a) Protect the agricultural production value of rural land, b) Facilitate the orderly and economic development of rural and related purposes. 	N/A	
Environment and Heritage		
2.1 Environment Protection Zones The objective of this direction is to protect and conserve environmentally sensitive areas.	N/A	
2.2 Coastal Protection The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicle.	N/A	
2.3 Heritage Conservation The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	N/A	
2.4 Recreation Vehicle Areas The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	N/A	
Housing, Infrastructure and Urban Development		
3.1 Residential Zones The objectives of this direction are: <ul style="list-style-type: none"> a) to encourage a variety and choice of housing types to provide for existing and future housing needs, b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and c) to minimise the impact of residential development on the environment and resource lands. 	Yes	<p>This direction applies as the Planning Proposal seeks to rezone the site from a residential zone to a business zone.</p> <p>It is relevant to note however that shop top housing is permissible in the B1 Neighbourhood centre zone therefore, the Planning Proposal is considered to be generally consistent with this direction.</p>
3.2 Caravan Parks and Manufactured Home Estates The objectives of this direction are: <ul style="list-style-type: none"> a) to provide for a variety of housing types, and b) to provide opportunities for caravan parks and manufactured home 	N/A	



estates	
3.3 Home Occupations The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses	N/A
3.4 Integrating Land Use and Transport The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: <ul style="list-style-type: none"> a) improving access to housing, jobs and services by walking, cycling and public transport, and b) increasing the choice of available transport and reducing dependence on cars, and c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and d) supporting the efficient and viable operation of public transport services, and e) providing for the efficient movement of freight. 	The proposal is consistent with this direction and particularly with Principle 1 Concentrate in Centres. The site is located within 400m walking distance of high frequency bus route providing good access to surrounding shops, business and to railway stations.
3.5 Development Near Licensed Aerodromes The objectives of this direction are: <ul style="list-style-type: none"> a) to ensure the effective and safe operation of aerodromes, and b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and c) to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise 	N/A
Hazard and Risk	



4.1 Acid Sulfate Soils The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	N/A	The direction does not apply as the subject site is not identified as affected by Acid Sulfate Soils.
4.2 Mine Subsidence and Unstable Land	N/A	
4.3 Flood Prone Land The objectives of this direction are: <ul style="list-style-type: none"> a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. 	Yes	<p>The subject site is affected by overland flow flooding. The LEP contains provisions requiring a DA to address matters relating to the management of flood risk. The proposal will not change the provisions.</p> <p>The Planning Proposal is consistent with this direction.</p>
4.4 Planning for Bushfire Protection The objectives of this direction are: <ul style="list-style-type: none"> a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and b) to encourage sound management of bush fire prone areas. 	N/A	
Local Plan Making		
6.1 Approval and Referral Requirements The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	N/A	
6.2 Reserving Land for Public Purposes The objectives of this direction are: <ul style="list-style-type: none"> a) to facilitate the provision of public services and facilities by reserving land for public purposes, and b) to facilitate the removal of reservations of land for public purposes where the land is no longer 	N/A	



required for acquisition.		
6.3 Site Specific Provisions The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	N/A	
Metropolitan Planning		
7.1 Implementation of A Plan for Growing Sydney The objective of this direction is to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.	Yes	Consistent, as the Planning Proposal aligns with the vision, land use strategy, goals, directions and actions contained in 'A Plan for Growing Sydney'. See Part 3, Section B of the Planning Proposal.



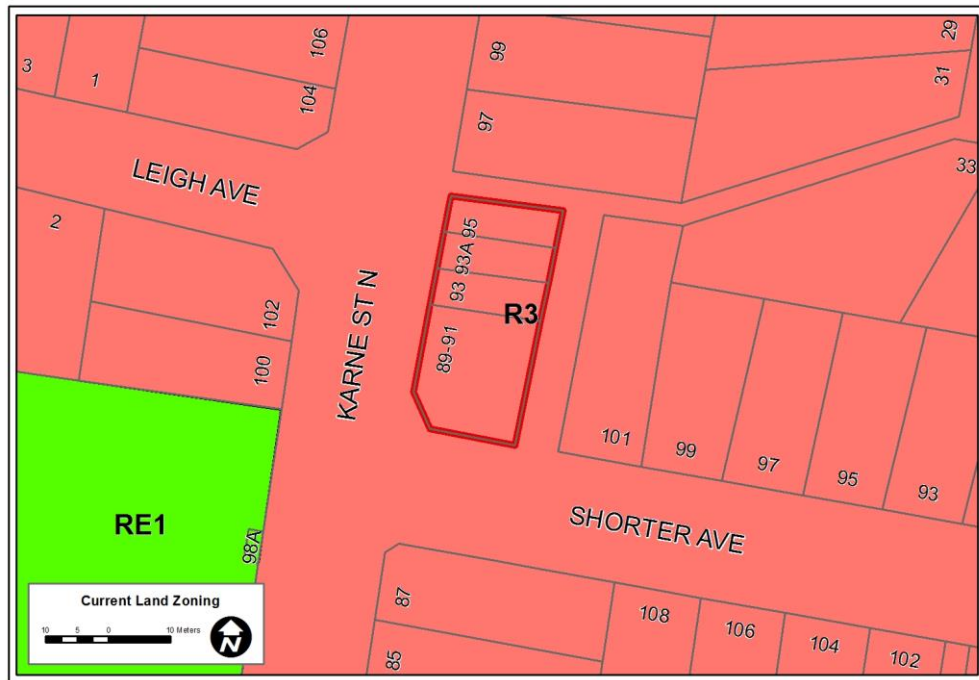
Appendix 4 – Evaluation Criteria for the delegation of plan making functions

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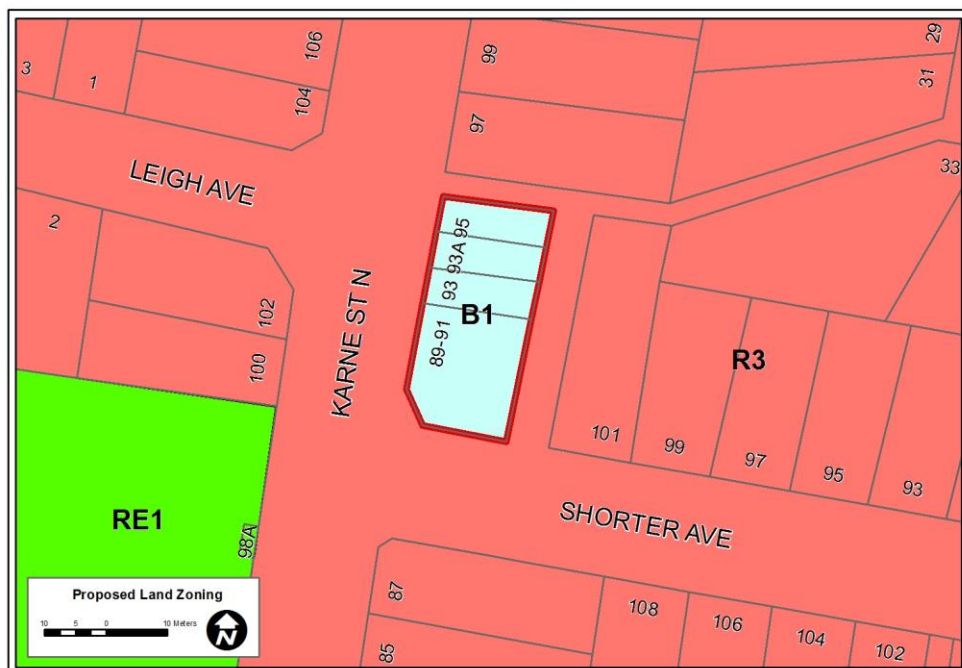


Appendix 5 – Maps

Map 1: Existing Land Zoning Map (LZN)

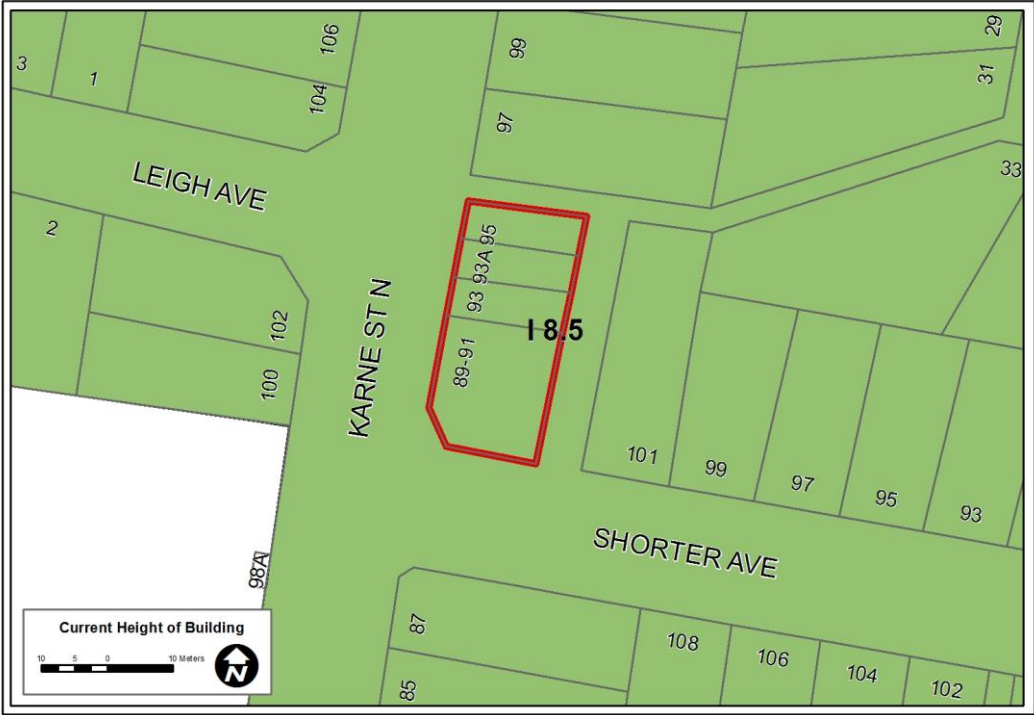


Map 2: Proposed Land Zoning Map (LZN)

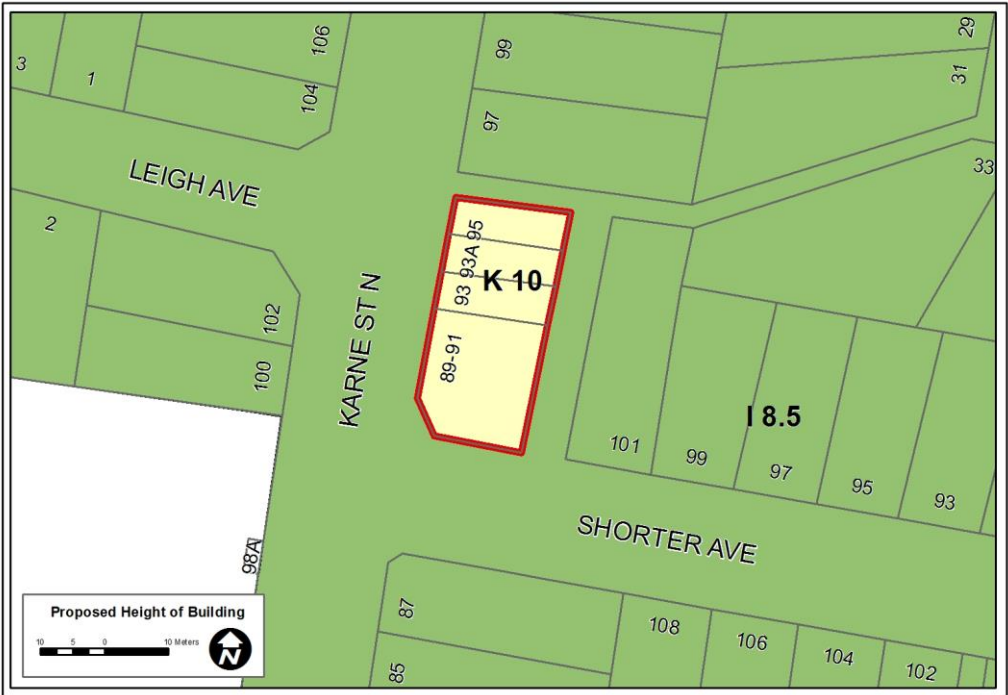




Map 3: Existing Height of Building (HoB)

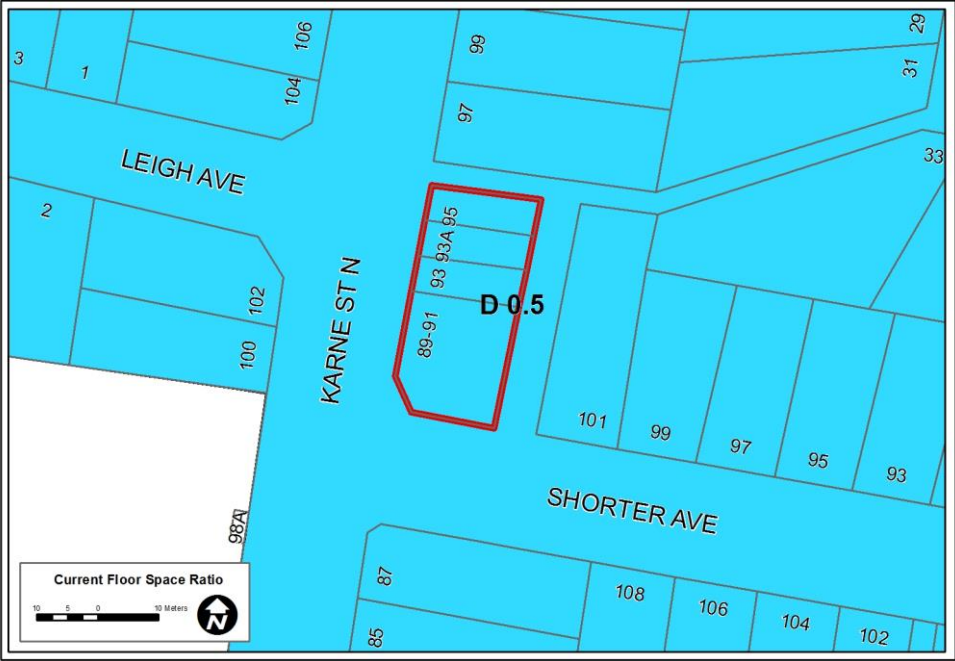


Map 4: Proposed Height of Building (HoB)

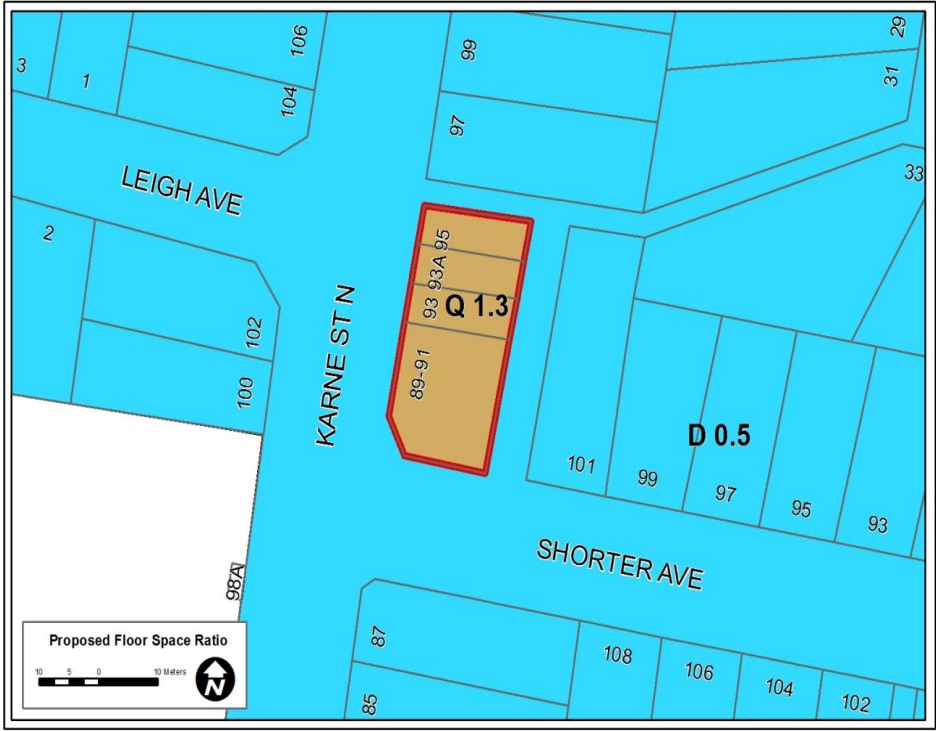




Map 5: Existing floor space ratio (FSR)

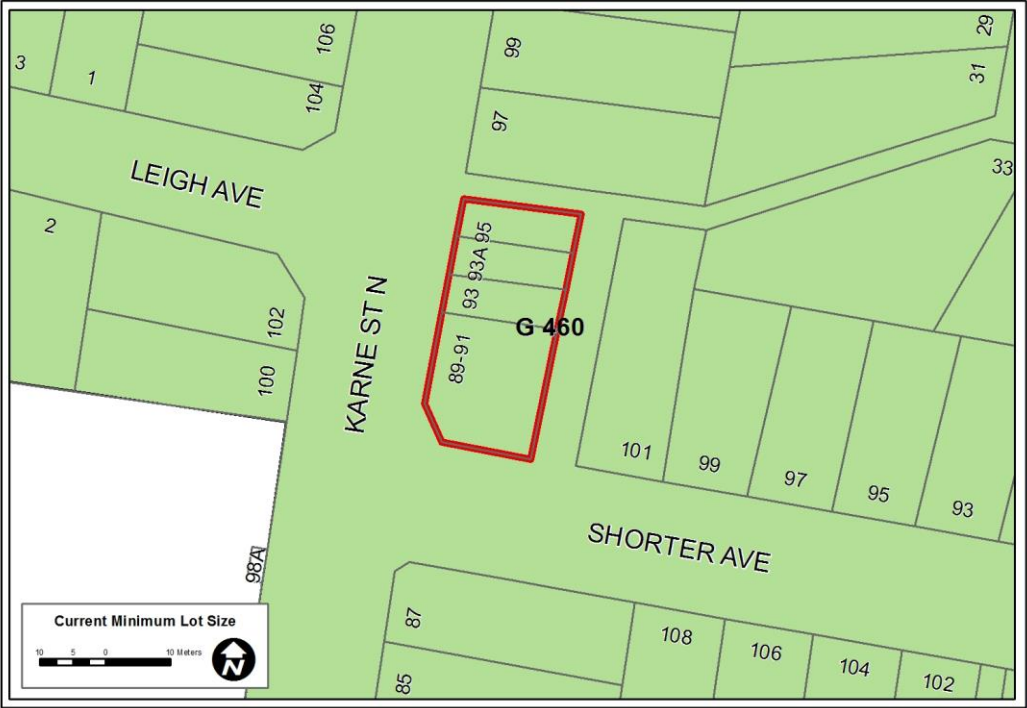


Map 6: Proposed Floor Space Ratio (FSR)

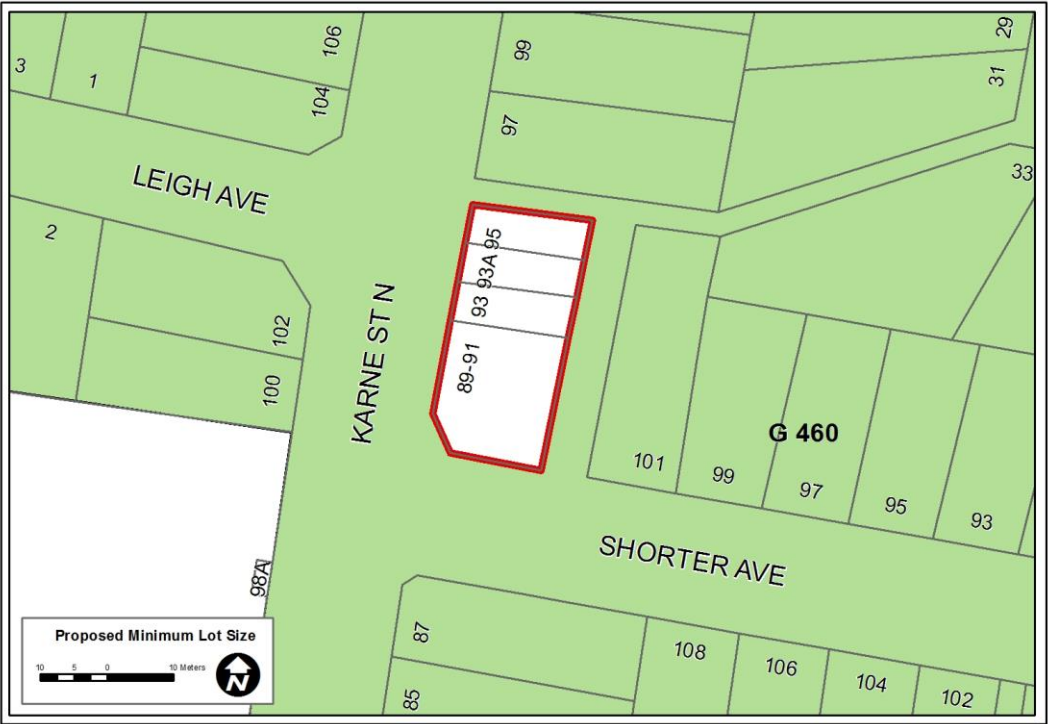




Map 7: Current Minimum Lot Size (LSZ)



Map 8: Proposed Minimum Lot Size (LSZ)





Appendix 6 – Proponent planning proposal submission

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Appendix 7 – Updated Canterbury Bankstown RDS

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Appendix 8 – Council report and Minutes - 27 February 2018

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Appendix 9 – Delegated plan making reporting template (Attachment 5)

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Appendix 10 – Olsson and Associate FSR advice - 30 July 2018

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Appendix 11 – Olsson & Associate review of FSR advice – 13 November 2018

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Appendix 12 – Council report and minutes - 26 February 2019

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