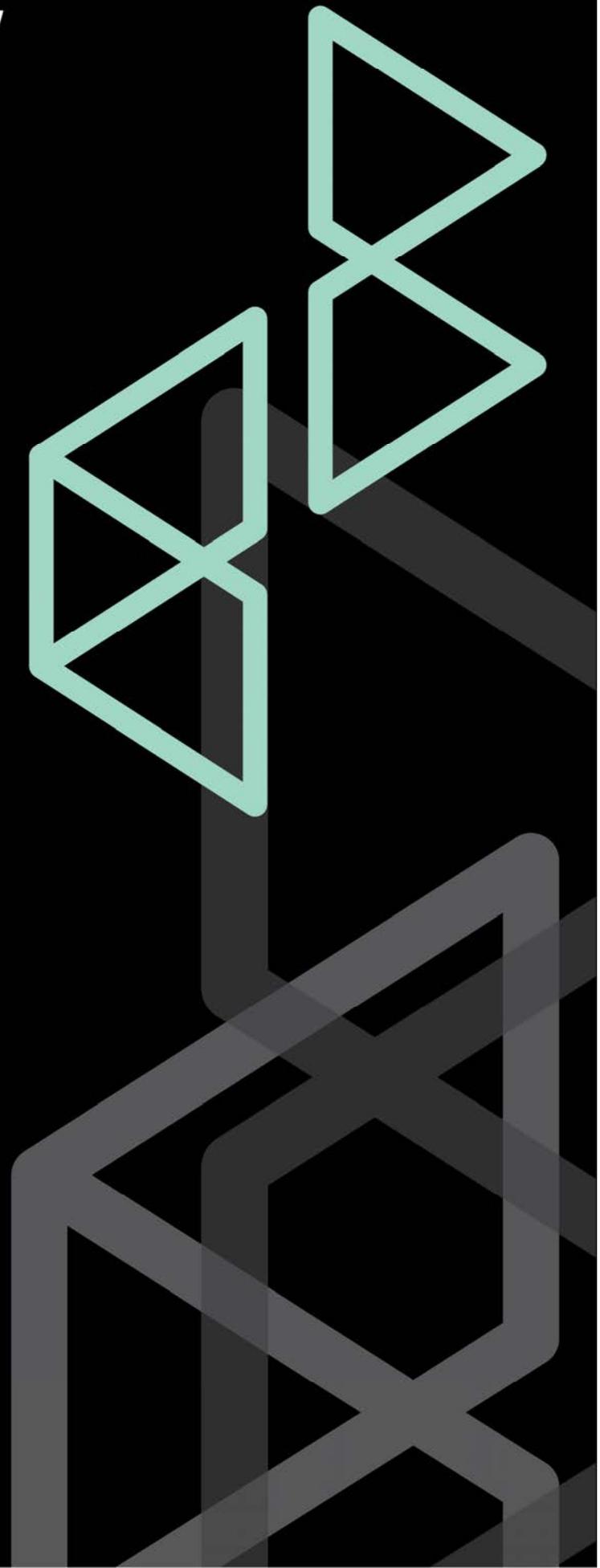




**Planning Proposal**  
**PP\_2019\_CBANK\_005**

**Canterbury Bankstown**  
**Consolidated Local**  
**Environmental Plan**

March 2020





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## INTRODUCTION

### Background

In May 2016, the NSW Government amalgamated the former Bankstown City Council and Canterbury City Council to form the Canterbury Bankstown Council.

However, the amalgamation process did not consolidate the local environmental plans of the former councils. This means Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012 remain in force. As a result, different planning controls apply to different parts of the Canterbury Bankstown Local Government Area, creating a complex and inconsistent land use planning framework as shown in Figure 1.

In June 2018, the Department of Planning, Industry & Environment announced the Accelerated Local Environmental Plan Program to assist Council to bring more consistency to the planning controls.

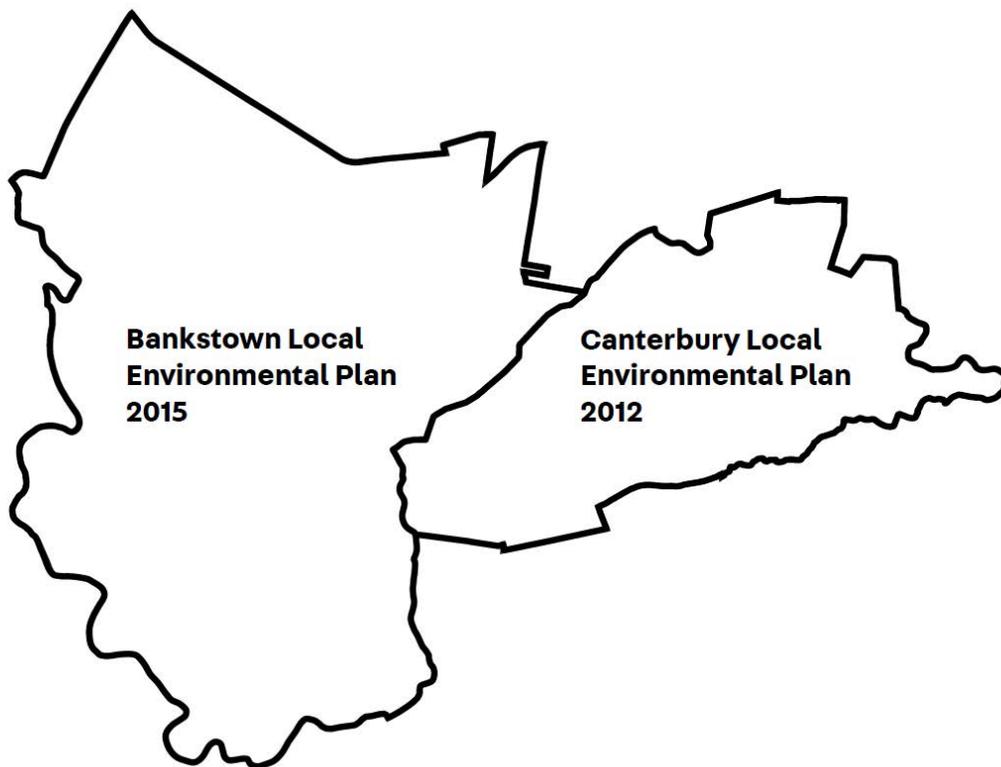


Figure 1: Local Environmental Plans currently applying in the Canterbury Bankstown Local Government Area, creating a complex and inconsistent land use planning framework



## Accelerated Local Environmental Plan Program

In September 2018, Council endorsed the Project Plan to commence the Accelerated Local Environmental Plan Program as shown in Figure 2. The Project Plan requires Council to exhibit and submit a Consolidated Local Environment Plan to the Department of Planning, Industry & Environment for approval by June 2020.



Figure 2: Accelerated Local Environmental Plan Program (key outcomes to be achieved)

Source: LEP Roadmap (Department of Planning, Industry & Environment, May 2018)

### Accelerated Local Environmental Plan Program (Phases 3 and 4)

In December 2019, Council completed Phase 3 of the Accelerated Local Environmental Plan Program by releasing the Local Strategic Planning Statement ‘*Connective City 2036*’. It establishes a single strategic planning vision for the Canterbury Bankstown Local Government Area, and will guide any changes to Council’s planning framework and infrastructure priorities over the next 20 years.

This vision is about sustainably growing the City, protecting environmental values, delivering housing for our next generations and maximising employment opportunities.



The next step is to produce a single set of planning rules for the Canterbury Bankstown Local Government Area based on the vision set by *Connective City 2036*. This is the Consolidated Local Environmental Plan, which combines and harmonises the planning rules of the former Bankstown and Canterbury City Councils.

As part of this process, Council completed Phase 4 of the Accelerated Local Environmental Plan Program by preparing and submitting a planning proposal to the Department of Planning, Industry & Environment to seek a Gateway Determination. The planning proposal seeks to produce a single set of planning rules for the Canterbury Bankstown Local Government Area, and to implement key actions of current land use strategies.

According to the Department's publication '*A guide to preparing planning proposals*', a planning proposal is a document that outlines the intended outcomes and provisions of the Consolidated Local Environmental Plan. A planning proposal comprises the following parts:

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Part 1	A statement of the intended outcomes of the planning proposal. It is a statement of what is planned to be achieved, not how it is to be achieved.
Part 2	An explanation of the provisions that are to be included in the Consolidated Local Environmental Plan to achieve the intended outcomes.
Part 3	The justification for making the planning proposal.
Part 4	Maps to identify the intended outcomes of the planning proposal.
Part 5	Details of the community consultation that is to be undertaken on the planning proposal.

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### **Accelerated Local Environmental Plan Program (Phase 5)**

In February 2020, the Department of Planning, Industry & Environment issued a Gateway Determination. According to the Gateway Determination, Council may exhibit the planning proposal provided it precludes any changes to residential land uses and development standards, and it precludes the rezoning of any land other than those included in current land use strategies.

In February 2020, the Canterbury Bankstown Local Planning Panel endorsed the planning proposal to progress to exhibition in accordance with the Gateway Determination.

Following the exhibition process, a review of community feedback and any additional information may see updates and amendments to this planning proposal.



Council is also assessing a number of site specific planning proposals. Should any of the site specific LEP amendments be made prior to the finalisation of this planning proposal, it is proposed to incorporate these LEP amendments in the Consolidated Local Environmental Plan.

The conclusion of the Accelerated Local Environmental Plan Program will see the Consolidated Local Environmental Plan replace Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012.

### **Abbreviations used in this planning proposal**

Council	Canterbury Bankstown Council
LGA	Local Government Area
LEP	Local Environmental Plan
BLEP	Bankstown Local Environmental Plan 2015
CLEP	Canterbury Local Environmental Plan 2012
CBLEP	Canterbury Bankstown Consolidated Local Environmental Plan
DCP	Development Control Plan
BDCP	Bankstown Development Control Plan 2015
CDCP	Canterbury Development Control Plan 2012
SI Order	Standard Instrument (Local Environmental Plans) Order 2006
SEPP	State Environmental Planning Policy
Connective City 2036	Local Strategic Planning Statement
Housing Strategy	Canterbury Bankstown Housing Strategy
Employment Land Strategy	Canterbury Bankstown Employment Land Strategy



## **PART 1–INTENDED OUTCOMES**

### **1.1 Intended Outcomes**

The intended outcome of this planning proposal is to achieve a consistent land use planning framework for the Canterbury Bankstown Local Government Area by:

- (1) Combining and harmonising Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012 into a Consolidated Local Environmental Plan to produce a single set of planning rules for the Canterbury Bankstown Local Government Area.
- (2) Implementing key actions of current land use strategies by:
  - (a) Strengthening the function of Yagoona, Revesby and Padstow as local centres and enabling the future redevelopment of land within a reasonable walking distance of the railway station for shop top housing, residential flat buildings and multi dwelling housing.
  - (b) Strengthening the function of Greenacre as a local centre and enabling the future redevelopment of land within a reasonable walking distance of the commercial main street for shop top housing, residential flat buildings and multi dwelling housing.
  - (c) Strengthening the function of Birrong, East Hills, Panania and Regents Park as Small Village Centres and enabling the future redevelopment of land within a reasonable walking distance of the railway station for shop top housing, residential flat buildings and multi dwelling housing.
  - (d) Retaining and managing industrial lands and other employment lands to meet the employment needs of the city and the wider district.
  - (e) Reinforcing the low density character of the suburban neighbourhoods.
  - (f) Achieving better standards of design quality.
  - (g) Encouraging a high quality and activated public domain with good solar access.
  - (h) Protecting areas of high biodiversity significance.



- (i) Strengthening the function of existing open spaces that serve community and visitor needs.
- (j) Enhancing waste and resource recovery activities at the Kelso Waste Precinct.
- (k) Minimising risk to the community in areas subject to environmental hazards by restricting development in sensitive areas.

## 1.2 Land Application

This planning proposal applies to the Canterbury Bankstown Local Government Area as shown in Figure 3.

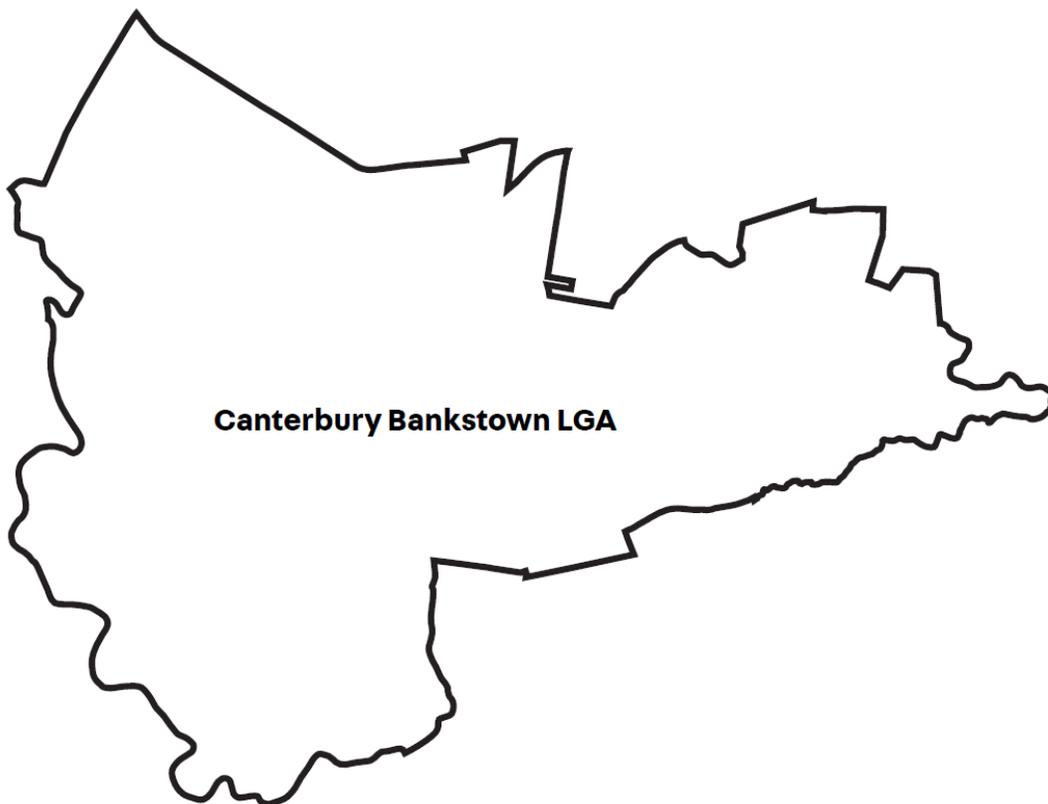


Figure 3: Canterbury Bankstown Local Government Area



## **PART 2–EXPLANATION OF PROVISIONS**

Part 2 explains the Consolidated Local Environmental Plan in the following sections:

Section 2A This section explains the written instrument.

Section 2B This section explains the maps.

In addition, the appendices to this planning proposal provide background information to explain the Consolidated Local Environmental Plan as follows:

Appendix 1 This appendix compares the written instruments and maps of Bankstown LEP 2015 and Canterbury LEP 2012, and explains the proposed actions to resolve differences between the two Local Environmental Plans as part of the consolidation and harmonisation process.

Appendix 2 This appendix compares the Land Use Tables of Bankstown LEP 2015 and Canterbury LEP 2012 and explains the proposed actions to resolve differences between the two Local Environmental Plans as part of the consolidation and harmonisation process.

Appendix 3 This appendix provides a draft written instrument for more detailed reference. It is noted the proposed provisions have not been the subject of legal drafting and may be altered in the legal drafting process.



## **SECTION 2A—CONSOLIDATED LEP (WRITTEN INSTRUMENT)**

Bankstown LEP 2015 and Canterbury LEP 2012 are Council's principal planning instruments to regulate the function and growth of the Canterbury Bankstown Local Government Area. The Local Environmental Plans provide two different sets of aims, objectives and provisions.

To achieve a consistent land use planning framework for the Canterbury Bankstown Local Government Area, the Consolidated LEP (written instrument) proposes to:

- Produce a single set of aims, objectives, land use table and provisions, consistent with *Connective City 2036*, the Standard Instrument (Local Environmental Plans) Order 2006 and other State requirements.
- Resolve differences between Bankstown LEP 2015 and Canterbury LEP 2012.
- Implement key actions of current land use strategies.
- Comply with the Gateway Determination issued by the Department of Planning, Industry & Environment (dated 20 February 2020), namely the conditions to preclude any changes to residential land uses and development standards, and to preclude the rezoning of any land other than those included in current land use strategies.

Section 2A explains the proposed aims, objectives and provisions of the Consolidated LEP (written instrument). The appendices provide background information on the consolidation and harmonisation process.



## STANDARD INSTRUMENT—CONSOLIDATED LOCAL ENVIRONMENTAL PLAN

### PART 1—PRELIMINARY

Clauses	Proposed Actions
<b>1.1</b> <b>Name of Plan</b> <b>[compulsory]</b>	Mandated
<b>1.1AA</b> <b>Commencement</b> <b>[compulsory]</b>	Mandated
<b>1.2</b> <b>Aims of Plan</b> <b>[compulsory]</b>	Insert clause 1.2 of BLEP as the basis for this clause, subject to the following updates as part of the consolidation and harmonisation process: <ul style="list-style-type: none"> <li data-bbox="467 982 1398 1087">[1] Amend subclause (2)(d) to read: <i>to provide development opportunities that are compatible with the character and amenity of Canterbury Bankstown,</i></li> <li data-bbox="467 1094 1419 1157">[2] Insert subclause (2)(m) to read: <i>to provide for infrastructure to meet the demands arising from growth,</i></li> <li data-bbox="467 1163 1354 1226">[3] Insert subclause (2)(n) to read: <i>to promote ecologically sustainable development.</i></li> </ul>
<b>1.3</b> <b>Land to which Plan applies</b> <b>[compulsory]</b>	Mandated
<b>1.4</b> <b>Definitions</b> <b>[compulsory]</b>	Mandated
<b>1.5</b> <b>Notes</b> <b>[compulsory]</b>	Mandated
<b>1.6</b> <b>Consent authority</b> <b>[compulsory]</b>	Mandated



Clauses	Proposed Actions
<b>1.7</b> <b>Maps</b> <b>[compulsory]</b>	Mandated
<b>1.8</b> <b>Repeal of planning instruments applying to land</b> <b>[compulsory]</b>	Mandated
<b>1.8A</b> <b>Savings provision relating to development applications</b> <b>[optional]</b>	Insert clause 1.8A of BLEP as the basis for this clause.
<b>1.9</b> <b>Application of SEPPs</b> <b>[compulsory]</b>	Insert an additional subclause to give effect to clause 4(4) of State Environmental Planning Policy 65–Design Quality of Residential Apartment Development. Clause 4(4) of the SEPP enables an environmental planning instrument to apply the SEPP to boarding houses and serviced apartments that are three or more storeys and four or more dwellings. This is to ensure that appropriate and consistent controls for these land uses are applied across the Canterbury Bankstown LGA. It is noted that the Department of Planning, Industry & Environment approved the inclusion of this subclause in the Draft Consolidated Central Coast LEP (SI_2017_CCOAS_001_01).
<b>1.9A</b> <b>Suspension of covenants, agreements and instruments</b> <b>[optional]</b>	Insert clause 1.9A of BLEP as the basis for this clause.



**PART 2–PERMITTED OR PROHIBITED DEVELOPMENT**

<b>Clauses</b>	<b>Proposed Actions</b>
<b>2.1</b> <b>Land use zones</b> <b>[compulsory]</b>	Insert the existing zones in BLEP and CLEP.
<b>2.2</b> <b>Zoning of land to</b> <b>which Plan applies</b> <b>[compulsory]</b>	Mandated
<b>2.3</b> <b>Zone objectives and</b> <b>Land Use Table</b> <b>[compulsory]</b>	Mandated
<b>2.4</b> <b>Unzoned land</b> <b>[compulsory]</b>	Mandated
<b>2.5</b> <b>Additional permitted</b> <b>uses [compulsory]</b>	Mandated
<b>2.6</b> <b>Subdivision—</b> <b>consent</b> <b>requirements</b> <b>[compulsory]</b>	Mandated
<b>2.7</b> <b>Demolition requires</b> <b>development</b> <b>consent</b> <b>[compulsory]</b>	Mandated
<b>2.8</b> <b>Temporary use of</b> <b>land [optional]</b>	Insert clause 2.8 of BLEP as the basis for this clause.



## LAND USE TABLE

Zones	Proposed Actions
<b>Zone RU4 Primary Production Small Lots</b>	
<b>Zone objectives [compulsory]</b>	Mandated
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix
<b>Zone R2 Low Density Residential</b>	
<b>Zone objectives [compulsory]</b>	<p>In addition to the mandated zone objectives, consolidate and harmonise the zone objectives of BLEP and CLEP to read:</p> <ul style="list-style-type: none"> <li>• <i>To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.</i></li> <li>• <i>To allow for the development of land uses that achieve a high standard of urban design and have regard to local amenity.</i></li> <li>• <i>To require landscape as a key characteristic in the low density residential environment.</i></li> <li>• <i>To minimise and manage traffic and parking impacts.</i></li> </ul>
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix



Zones	Proposed Actions
<b>Zone R3 Medium Density Residential</b>	
<b>Zone objectives [compulsory]</b>	<p>In addition to the mandated zone objectives, consolidate and harmonise the zone objectives of BLEP and CLEP to read:</p> <ul style="list-style-type: none"> <li>• <i>To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.</i></li> <li>• <i>To allow for the development of land uses that achieve a high standard of urban design and have regard to local amenity and provide a suitable visual transition between high density residential areas and low density residential areas.</i></li> <li>• <i>To require landscape as a key characteristic in the medium density residential environment.</i></li> </ul>
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix
<b>Zone R4 High Density Residential</b>	
<b>Zone objectives [compulsory]</b>	<p>In addition to the mandated zone objectives, consolidate and harmonise the zone objectives of BLEP and CLEP to read:</p> <ul style="list-style-type: none"> <li>• <i>To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.</i></li> </ul>
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix



Zones	Proposed Actions
<b>Zone B1 Neighbourhood Centre</b>	
<b>Zone objectives [compulsory]</b>	In addition to the mandated zone objectives, consolidate and harmonise the zone objectives of BLEP and CLEP to read: <ul style="list-style-type: none"> <li>• <i>To provide for certain residential uses that are compatible with the mix of uses in neighbourhood centres.</i></li> <li>• <i>To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.</i></li> </ul>
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix
<b>Zone B2 Local Centre</b>	
<b>Zone objectives [compulsory]</b>	In addition to the mandated zone objectives, consolidate and harmonise the zone objectives of BLEP and CLEP to read: <ul style="list-style-type: none"> <li>• <i>To provide for certain residential uses that are compatible with the mix of uses in local centres.</i></li> <li>• <i>To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.</i></li> </ul>
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix



Zones	Proposed Actions
<b>Zone B4 Mixed Use</b>	
<b>Zone objectives [compulsory]</b>	<p>In addition to the mandated zone objectives, harmonise the zone objectives of BLEP to read:</p> <ul style="list-style-type: none"> <li>• <i>To reinforce and strengthen the role of the Bankstown CBD as a major metropolitan centre.</i></li> <li>• <i>To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.</i></li> </ul>
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix
<b>Zone B5 Business Development</b>	
<b>Zone objectives [compulsory]</b>	<p>In addition to the mandated zone objectives, consolidate and harmonise the zone objectives of BLEP and CLEP to read:</p> <ul style="list-style-type: none"> <li>• <i>To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.</i></li> </ul>
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix
<b>Zone B6 Enterprise Corridor</b>	
<b>Zone objectives [compulsory]</b>	<p>In addition to the mandated zone objectives, consolidate and harmonise the zone objectives of BLEP and CLEP to read:</p> <ul style="list-style-type: none"> <li>• <i>To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.</i></li> <li>• <i>To support urban renewal and a pattern of land use and density that reflects the existing and future capacity of the transport network.</i></li> </ul>
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix



Zones	Proposed Actions
<b>Zone B7 Business Park</b>	
<b>Zone objectives [compulsory]</b>	In addition to the mandated zone objectives, harmonise the zone objectives of BLEP to read: <ul style="list-style-type: none"> <li><i>To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.</i></li> </ul>
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix
<b>Zone IN1 General Industrial</b>	
<b>Zone objectives [compulsory]</b>	In addition to the mandated zone objectives, consolidate and harmonise the zone objectives of BLEP and CLEP to read: <ul style="list-style-type: none"> <li><i>To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.</i></li> </ul>
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix
<b>Zone IN2 Light Industrial</b>	
<b>Zone objectives [compulsory]</b>	In addition to the mandated zone objectives, consolidate and harmonise the zone objectives of BLEP and CLEP to read: <ul style="list-style-type: none"> <li><i>To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.</i></li> </ul>
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix



<b>Zones</b>	<b>Proposed Actions</b>
<b>Zone SP1 Special Activities</b>	
<b>Zone objectives [compulsory]</b>	Mandated
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix
<b>Zone SP2 Infrastructure</b>	
<b>Zone objectives [compulsory]</b>	Mandated
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix
<b>Zone RE1 Public Recreation</b>	
<b>Zone objectives [compulsory]</b>	Mandated
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix
<b>Zone RE2 Private Recreation</b>	
<b>Zone objectives [compulsory]</b>	Mandated
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix



Zones	Proposed Actions
<b>Zone E1 National Parks and Nature Reserves</b>	
<b>Zone objectives [compulsory]</b>	Mandated
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix
<b>Zone W1 Waterways</b>	
<b>Zone objectives [compulsory]</b>	Mandated
<b>Land Use Table [compulsory]</b>	Update the Land Use Table based on the Land Use Matrix



### **PART 3–EXEMPT AND COMPLYING DEVELOPMENT**

<b>Clauses</b>	<b>Proposed Actions</b>
<b>3.1 Exempt development [compulsory]</b>	Mandated
<b>3.2 Complying development [compulsory]</b>	Mandated
<b>3.3 Environmentally sensitive areas excluded [compulsory]</b>	Mandated



## PART 4–PRINCIPAL DEVELOPMENT STANDARDS

Clauses	Proposed Actions
<p><b>4.1</b> <b>Minimum subdivision lot size [optional]</b></p>	<p>Insert clause 4.1 of BLEP as the basis for this clause, subject to the following updates as part of the consolidation and harmonisation process:</p> <p>[1] Consolidate and harmonise the existing objectives of BLEP and CLEP under subclause (1) to read:</p> <ul style="list-style-type: none"> <li>(a) <i>to ensure that lots are of sufficient size to accommodate development including proposed dwellings, setbacks to adjoining land, private open space and landscaped areas, driveways and vehicle manoeuvring areas,</i></li> <li>(b) <i>to ensure that the subdivision of low density residential zoned land reflects and reinforces the predominant subdivision pattern of the area,</i></li> <li>(c) <i>to ensure that the subdivision of land is carried out in a manner that reflects constraints associated with flooding, bushfire risk and the like,</i></li> <li>(d) <i>to ensure that lots are of sufficient size to protect natural or cultural features including heritage items, trees, natural topographical features and the like,</i></li> <li>(e) <i>to ensure that lots are provided with adequate and safe access,</i></li> <li>(f) <i>to minimise any likely adverse impact of subdivision and development on the amenity of the area,</i></li> <li>(g) <i>to prevent the fragmentation or isolation of land.</i></li> </ul> <p>[2] Transfer clause 4.1C of BLEP to this clause.</p>
<p><b>4.1AA</b> <b>Minimum subdivision lot size for community title schemes [optional if clause 4.1 is adopted]</b></p>	<p>Insert clause 4.1AA of BLEP as the basis for this clause, subject to updating the existing clause objectives under subclause (1) to match clause 4.1.</p>



Clauses	Proposed Actions
---------	------------------

**4.1A**  
**Minimum lot sizes**  
**for dual occupancies**  
**[optional]**

Insert clause 4.1A of BLEP as the basis for this clause, subject to the following updates as part of the consolidation and harmonisation process:

BLEP	CBLEP	Proposed Provision
Existing Subclauses	Proposed Subclauses	
(1)	(1)	Consolidate and harmonise the existing objectives of BLEP and CLEP to read: <i>(a) to ensure that lots are of sufficient size to accommodate development including proposed dwellings, setbacks to adjoining land, private open space and landscaped areas, driveways and vehicle manoeuvring areas,</i> <i>(b) to ensure that lots are of sufficient size to protect natural or cultural features including heritage items, trees, natural topographical features and the like,</i> <i>(c) to minimise any likely adverse impact of development on the amenity of the area.</i>
(2)	(2)	No change. As required by the Gateway Determination, this subclause will continue to apply to the former Bankstown LGA while Council finalises the Housing Strategy. This approach would require a Lot Size for Dual Occupancy Development Map to indicate the different requirements applying to different parts of the LGA.
(3)	(3)	No change.
(4)	(4)	No change. As required by the Gateway Determination, this subclause will continue to apply to the former Bankstown LGA while Council finalises the Housing Strategy. This approach would require a Lot Size for Dual Occupancy Development Map to indicate the different requirements applying to different parts of the LGA.
CLEP	CBLEP	Proposed Provision
Existing Subclauses	Proposed Subclauses	
4.1A(3)	(5)	No change. As required by the Gateway Determination, this subclause will continue to apply to the former Canterbury LGA while Council finalises the Housing Strategy. This approach would require a Lot Size for Dual Occupancy Development Map to indicate the different requirements applying to different parts of the LGA.
4.1B	(6)	



Clauses	Proposed Actions
---------	------------------

**4.1B  
Minimum lot sizes  
and special  
provisions for  
certain dwellings  
[optional]**

Insert clause 4.1B of BLEP as the basis for this clause, subject to the following updates as part of the consolidation and harmonisation process:

BLEP		Proposed Provision
Existing Subclauses	Proposed Subclauses	
(1)	(1)	Insert objective (f) to read: <i>to ensure that lots are of sufficient size to protect natural or cultural features including heritage items, trees, natural topographical features and the like.</i>
		Insert objective (g) to read: <i>to prevent the fragmentation or isolation of land.</i>
(2)	(2)	Apply the table to boarding houses and non-residential land uses.
		Apply a minimum 800m <sup>2</sup> lot size/ 20 metre lot width requirement for places of public worship in Zone R3 Medium Density Residential and R4 High Density Residential.
(2)	(3)	Apply the table to residential land uses. As required by the Gateway Determination, this subclause will continue to apply to the former Bankstown LGA while Council finalises the Housing Strategy.
(3)	(4)	No change.
(4)	(5)	Retain the prohibition of boarding houses on land identified as 'Area 2' on the Special Provisions Map and include the prohibition of other sensitive land uses as recommended by Council's Mid Georges River Floodplain Risk Management Plan, namely child care centres, community facilities, educational establishments, health consulting rooms, hospitals, places of public worship and respite day care centres.



Clauses	Proposed Actions
<b>4.1C</b> <b>Minimum lot sizes for dwelling houses in certain residential zones</b>	Insert clause 4.1A(1)–(2) and (4) of CLEP as the basis for this clause. As required by the Gateway Determination, this subclause will continue to apply to the former Canterbury LGA while Council finalises the Housing Strategy.
<b>4.2</b> <b>Rural subdivision [compulsory if clause 4.1 adopted and land to which Plan applies includes land zoned RU4]</b>	Mandated



Clauses	Proposed Actions
---------	------------------

**4.3**  
**Height of buildings**  
**[optional]**

Insert clause 4.3 of BLEP as the basis for this clause, subject to the following updates as part of the consolidation and harmonisation process:

BLEP	CBLEP	Proposed Provision
Existing Subclauses	Proposed Subclauses	
(1)	(1)	Consolidate and harmonise the existing objectives of BLEP and CLEP to read: <ul style="list-style-type: none"> <li>(a) <i>to establish the height of development consistent with the character, amenity and landform of the area in which the development will be located,</i></li> <li>(b) <i>to maintain the prevailing suburban character and amenity by limiting the height of development to a maximum of two storeys in Zone R2 Low Density Residential,</i></li> <li>(c) <i>to provide appropriate height transitions between development, particularly at zone boundaries,</i></li> <li>(d) <i>to minimise overshadowing and ensure there is a desired level of solar access and public open space,</i></li> <li>(e) <i>to minimise the visual impact of development on heritage items and heritage conservation areas.</i></li> </ul>
(2)	(2)	No change.
(2A)	(3)	Remove subclause (2A)(a) and retain subclause (2A)(b).
(2B)	(4)	No change. As required by the Gateway Determination, this subclause will continue to apply to the former Bankstown LGA while Council finalises the Housing Strategy.
(2C)	(6)	No change.
CLEP	CBLEP	Proposed Provision
Existing Subclauses	Proposed Subclauses	
(2A)	(5)	No change. As required by the Gateway Determination, this subclause will continue to apply to the former Canterbury LGA while Council finalises the Housing Strategy.



Clauses	Proposed Actions
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**4.4**  
**Floor space ratio**  
**[optional]**

Insert clause 4.4 of BLEP as the basis for this clause, subject to the following updates as part of the consolidation and harmonisation process:

BLEP	CBLEP	Proposed Provision
Existing Subclauses	Proposed Subclauses	
(1)	(1)	Consolidate and harmonise the existing objectives of BLEP and CLEP to read: <ul style="list-style-type: none"> <li>(a) <i>to establish the bulk and maximum density of development consistent with the character, amenity and capacity of the area in which the development will be located,</i></li> <li>(b) <i>to ensure that the bulk of non-residential development in or adjoining a residential zone is compatible with the prevailing suburban character and amenity of the residential zone,</i></li> <li>(c) <i>to require lot consolidations in commercial centres to facilitate higher quality built form and urban design outcomes,</i></li> <li>(d) <i>to establish the maximum floor space available for development, taking into account the availability of infrastructure and the generation of vehicular and pedestrian traffic,</i></li> <li>(e) <i>to provide a suitable balance between landscaping and built form in residential areas.</i></li> </ul>
(2)	(2)	No change.
(2A)	(3)	No change.
(2B)	–	Remove subclause (2B).
(2C)	(4)	Include the subclause subject to: <ul style="list-style-type: none"> <li>[1] Updating the subclause to apply to Zones B1 and B2.</li> <li>[2] Updating subclause (4)(b) by reducing the minimum lot width at the front building line from 20 metres to 18 metres.</li> <li>[3] Updating the “Area” numbering order to read:               <ul style="list-style-type: none"> <li>(a) <i>that has a width of less than 18 metres at the front building line and is identified as “Area 1” on the Floor Space Ratio Map is 2:1,</i></li> </ul> </li> </ul>



		<p>(b) that has a width of less than 18 metres at the front building line and is identified as “Area 2” on the Floor Space Ratio Map is 1:1,</p> <p>(c) that has a width of less than 30 metres at the front building line and is identified as “Area 3” on the Floor Space Ratio Map is 2:1,</p> <p>(d) that has a width of less than 30 metres at the front building line and is identified as “Area 4” on the Floor Space Ratio Map is 1:1.</p>
(2D)–(2G)	(5)	<p>Include the subclause subject to updating the “Area” numbering order to read:</p> <p>(a) that has a width of less than 18 metres at the front building line and is identified as “Area 5” on the Floor Space Ratio Map is 2:1,</p> <p>(b) that has a width of less than 30 metres at the front building line and is identified as “Area 6” on the Floor Space Ratio Map is 2:1,</p> <p>(c) that has a width of less than 18 metres at the front building line and is identified as “Area 7” on the Floor Space Ratio Map is 1:1,</p> <p>(d) that does not provide at least a 20 metre wide mid-block connection for public use and is identified as “Area 8” on the Floor Space Ratio Map is 2:1.</p>
<b>CLEP</b>	<b>CBLEP</b>	<b>Proposed Provision</b>
Existing Subclauses	Proposed Subclauses	
(2A)	(6)	No change. As required by the Gateway Determination, this subclause will continue to apply to the former Canterbury LGA while Council finalises the Housing Strategy.
(2B)	(7)	No change. As required by the Gateway Determination, this subclause will continue to apply to the former Canterbury LGA while Council finalises the Housing Strategy.



Clauses	Proposed Actions
<b>4.4A</b> <b>Additional gross floor area for more sustainable development in Bankstown CBD commercial core [optional]</b>	Insert clause 4.4A of BLEP as the basis for this clause, subject to updating subclause (2)(c) to read: <i>the lot on which the development will be sited has a maximum floor space ratio of up to 3:1 as shown on the Floor Space Ratio Map, and</i>
<b>4.4B</b> <b>Development at 1–17 Segers Avenue, Padstow</b>	Apply a site specific provision to the site at 1–17 Segers Avenue that requires a minimum 0.5:1 FSR for the purposes of retail premises and business premises on the ground floor.
<b>4.4C</b> <b>Development at 2–16 Sixth Avenue, Campsie [optional]</b>	Insert clause 4.4B of CLEP as the basis for this clause.
<b>4.4D</b> <b>Development at 7A–17 Marco Avenue, Revesby</b>	Apply a site specific provision to the catalyst site at 7A–17 Marco Avenue in relation to public benefits, which may read: <ol style="list-style-type: none"> <li>(1) <i>The objectives of this provision are:</i> <ol style="list-style-type: none"> <li>(a) <i>To deliver a built form that achieves design excellence and contributes to the civic space and business environment of the Revesby Local Centre.</i></li> <li>(b) <i>To provide an appropriate mechanism to ensure the development of the site delivers certain public improvement works, and to realise these improvement works in a timely manner.</i></li> </ol> </li> <li>(2) <i>This provision will apply to the properties at 7A–17 Marco Avenue in Revesby and is identified as “Area 2” on the Height of Buildings Map and “Area 9” on the Floor Space Ratio Map.</i></li> <li>(3) <i>Development may achieve a maximum building height of 38 metres and a maximum floor space ratio of 3.5:1 if development provides the following public benefits in a timely manner to the satisfaction of Council:</i> <ol style="list-style-type: none"> <li>(a) <i>The highest standard of architectural, urban and landscape design.</i></li> <li>(b) <i>The consolidation of the properties at 7A–17 Marco Avenue into</i> </li> </ol> </li> </ol>



- 
- a single site.*
- (c) The construction of a new central plaza that connects Abel Reserve, the railway station, and the pedestrian connection across the railway line.*
  - (d) The provision of public parking spaces.*
- (4) If development does not provide these public benefits to the satisfaction of Council, then a maximum building height of 26 metres and a maximum floor space ratio of 3:1 will apply to the properties.*

This provision implements a recommendation of the current land use strategies, identifying the need for certain public improvement works to support growth in the Revesby Local Centre.

The catalyst site at 7A–17 Marco Avenue provides the opportunity to deliver some of the key public improvement works. These include a new central plaza at 7A Marco Avenue, which is recognised as the heart of the local centre. This central plaza would be an urban extension to Abel Reserve, the railway station, and the pedestrian connection across the railway line.

To facilitate this action in a timely manner, it is proposed to allow intensified development (38 metre building height/ 3.5:1 FSR) on the catalyst site provided there is an appropriate mechanism that enables this development to deliver the public improvement works to the satisfaction of Council. Otherwise a maximum 26 metre building height/ 3:1 FSR applies.

In relation to process, a voluntary planning agreement is required to legally capture the public benefits to be delivered by the proposed site specific provision.

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**4.5**  
**Calculation of floor**  
**space ratio and site**  
**area [optional]**

Insert clause 4.5 of BLEP as the basis for this clause.

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**4.6**  
**Exceptions to**  
**development**  
**standards**  
**[compulsory]**

Insert clause 4.6 of BLEP as the basis for this clause, subject to updating subclause (8)(ca) to read: *clause 4.4, to the extent that it applies to land in Zone B4 Mixed Use that has a maximum floor space ratio of up to 3:1,*



## PART 5–MISCELLANEOUS PROVISIONS

Clauses	Proposed Actions
<b>5.1</b> <b>Relevant acquisition authority [compulsory]</b>	Insert clause 5.1 of BLEP as the basis for this clause.
<b>5.1A</b> <b>Development on land intended to be acquired for public purposes [optional]</b>	Insert clause 5.1A of BLEP as the basis for this clause.
<b>5.2</b> <b>Classification and reclassification of public land [compulsory]</b>	Mandated
<b>5.3</b> <b>Development near zone boundaries [optional]</b>	Insert clause 5.3 of CLEP as the basis for this clause.



Clauses	Proposed Actions
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**5.4**  
**Controls relating to**  
**miscellaneous**  
**permissible uses**  
**[compulsory]**

Insert clause 5.4 of BLEP as the basis for this clause, subject to the following updates as part of the consolidation and harmonisation process:

BLEP	CBLEP	Proposed Provision
Existing Subclauses	Proposed Subclauses	
(1)–(3)	(1)–(3)	No change.
(4)	(4)	Update the maximum retail floor area for industrial retail outlets to read: <i>15% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or 100 square metres, whichever is the lesser.</i>
(5)–(6)	(5)–(6)	No change.
(7)	(7)	Update the maximum retail floor area for neighbourhood shops to read: <i>If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 100 square metres.</i>
(7AA)–(9)	(7AA)–(9)	No change.
(10)	(10)	Update the maximum retail floor area for artisan food and drink industries to read: <i>15% of the gross floor area of the industry, or 100 square metres, whichever is the lesser.</i>



Clauses	Proposed Actions
5.5 <b>(Repealed)</b> <b>[compulsory]</b>	Mandated
5.6 <b>Architectural roof features [optional]</b>	Insert clause 5.6 of BLEP as the basis for this clause, subject to consolidating and harmonising the existing objectives of BLEP and CLEP under subclause (1) to read: <ul style="list-style-type: none"> <li data-bbox="496 726 1386 793"><i>(a) to enable minor architectural roof features to exceed the maximum height for a building,</i></li> <li data-bbox="496 800 1386 867"><i>(b) to provide opportunities for architectural roof features that form an integral part of the building design.</i></li> </ul>
5.7 <b>Development below mean high water mark [compulsory if land to which Plan applies contains tidal waters]</b>	Insert clause 5.7 of BLEP as the basis for this clause.
5.8 <b>Conversion of fire alarms [compulsory]</b>	Mandated
5.9, 5.9AA <b>(Repealed)</b>	Mandated
5.10 <b>Heritage conservation [compulsory]</b>	Mandated
5.11 <b>Bush fire hazard reduction [compulsory]</b>	Mandated



<b>Clauses</b>	<b>Proposed Actions</b>
<b>5.12 Infrastructure development and use of existing buildings of the Crown [compulsory]</b>	Mandated
<b>5.13 Eco-tourist facilities [compulsory if eco- tourist facilities permitted with consent]</b>	Not applicable
<b>5.14 Siding Spring Observatory— maintaining dark sky [optional]</b>	Not adopted
<b>5.15 Defence communications facility [optional]</b>	Not adopted
<b>5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones [optional]</b>	Not applicable



<b>Clauses</b>	<b>Proposed Actions</b>
<b>5.17</b> <b>Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations [optional]</b>	Not applicable
<b>5.18</b> <b>Intensive livestock agriculture [compulsory if intensive livestock agriculture permitted with consent]</b>	Not applicable
<b>5.19</b> <b>Pond-based, tank-based and oyster aquaculture [compulsory]</b>	Mandated



## PART 6–ADDITIONAL LOCAL PROVISIONS

Clauses	Proposed Actions
<b>6.1</b> <b>Acid sulfate soils</b>	Insert clause 6.1 of BLEP as the basis for this clause.
<b>6.2</b> <b>Earthworks</b>	Insert clause 6.2 of BLEP as the basis for this clause.
<b>6.3</b> <b>Flood planning</b>	Insert clause 6.3 of BLEP as the basis for this clause.
<b>6.4</b> <b>Stormwater management and water sensitive urban design</b>	Insert clause 6.4 of CLEP as the basis for this clause, subject to updating the clause to read: <ol style="list-style-type: none"> <li data-bbox="505 947 1438 1087">(1) <i>The objective of this clause is to avoid or minimise the adverse impacts of urban stormwater on the land on which development is to be carried out, adjoining properties, native bushland, waterways and groundwater systems.</i></li> <li data-bbox="505 1094 1438 1161">(2) <i>This clause applies to land in residential zones, business zones, industrial zones, private recreation zone and special use zones.</i></li> <li data-bbox="505 1167 1438 1633">(3) <i>Council must not grant development consent unless it is satisfied that:</i> <ol style="list-style-type: none"> <li data-bbox="581 1203 1438 1270">(a) <i>water sensitive urban design principles are incorporated into the design of the development, and</i></li> <li data-bbox="581 1276 1438 1344">(b) <i>riparian, stormwater and flooding measures are integrated, and</i></li> <li data-bbox="581 1350 1438 1491">(c) <i>the stormwater management system includes all reasonable management actions to avoid any adverse impacts on the land to which the development is to be carried out, adjoining properties, native bushland, waterways and groundwater systems, and</i></li> <li data-bbox="581 1497 1438 1633">(d) <i>if a potential adverse environmental impact cannot be feasibly avoided, the development minimises and mitigates the adverse impacts of stormwater runoff on adjoining properties, native bushland, waterways and groundwater systems.</i></li> </ol> </li> <li data-bbox="505 1640 1438 1892">(4) <i>For the purposes of this clause, the water sensitive urban design principles are:</i> <ol style="list-style-type: none"> <li data-bbox="581 1713 1438 1780">(a) <i>protection and enhancement of water quality, by improving the quality of stormwater runoff from urban catchments,</i></li> <li data-bbox="581 1787 1438 1854">(b) <i>minimisation of harmful impacts of urban development on water balance and on surface and groundwater flow regimes,</i></li> <li data-bbox="581 1860 1438 1892">(c) <i>integration of stormwater management systems into the</i></li> </ol> </li> </ol>



- landscape in a manner that provides multiple benefits, including water quality protection, stormwater retention and detention, public open space, and recreational and visual amenity,*
- (d) *retention, where practical, of on-site stormwater for use as an alternative supply to mains water, groundwater or river water.*

<b>Clauses</b>	<b>Proposed Actions</b>
<b>6.5 Biodiversity</b>	Insert clause 6.4 of BLEP as the basis for this clause.
<b>6.6 Riparian land and watercourses</b>	Insert clause 6.4A of BLEP as the basis for this clause.
<b>6.7 Limited development on foreshore area</b>	Insert clause 6.5 of BLEP as the basis for this clause.
<b>6.8 Development in areas subject to aircraft noise</b>	Insert clause 6.6 of BLEP as the basis for this clause.
<b>6.9 Essential services</b>	Insert clause 6.6 of CLEP as the basis for this clause, subject to inserting subclause (f) to read: <i>suitable provision for waste collection and management.</i>
<b>6.10 Development for certain commercial premises in residential zones</b>	Insert clause 6.5 of CLEP as the basis for this clause, subject to amending the first line of subclause (3) to read: <i>Despite any other provision of this Plan, development consent must not be granted to development for the purposes of business premises, office premises, restaurants or cafes, or shops on land to which this clause applies unless—</i>



Clauses	Proposed Actions
<b>6.11</b> <b>Special provisions applying to centre-based child care facilities</b>	Insert clause 6.8 of BLEP as the basis for this clause.
<b>6.12</b> <b>Restrictions on development in Zone B4 Mixed</b>	Insert clause 6.9 of BLEP as the basis for this clause, subject to amending subclause (3) to read:  <i>Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that:</i> <i>(i) the ground floor and first floor of the building, or</i> <i>(ii) the gross floor area equivalent to 1.4:1 (whichever is the lesser) is to be used for the purposes of commercial premises or other non-residential purposes after the erection or change of use.</i>
<b>6.13</b> <b>Location of sex services premises</b>	Insert clause 6.10 of BLEP as the basis for this clause.



Clauses	Proposed Actions
<p><b>6.14</b> <b>Design quality</b></p>	<p>Insert a clause to read:</p> <ol style="list-style-type: none"> <li>(1) <i>The objective of this clause is to ensure that development achieves good urban design and supports quality places for people.</i></li> <li>(2) <i>This clause applies to the following development: residential flat buildings, multi dwelling housing, boarding houses, seniors living, mixed use development, shop top housing, commercial premises, industrial buildings, warehouse or distribution centres, centre-based child care facilities, schools, places of worship, registered clubs, community facilities, in relation to:</i> <ul style="list-style-type: none"> <li>• <i>the erection of a new building, or</i></li> <li>• <i>in the Council’s opinion, significant alterations or additions that are visible from the public domain.</i></li> </ul> </li> <li>(3) <i>Before granting consent for development, the consent authority must have regard to the following matters, to the extent it considers them relevant to the proposed development:</i> <ol style="list-style-type: none"> <li>(a) <i>whether the development 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,</i></li> <li>(b) <i>whether the development 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,</i></li> <li>(c) <i>whether the development uses external materials that are good quality, durable and low-maintenance,</i></li> <li>(d) <i>whether the development achieves a high standard of architectural detailing and colours that are appropriate to the building type and location,</i></li> <li>(e) <i>whether the development achieves the principles of ecologically sustainable development,</i></li> <li>(f) <i>whether the development achieves internal layouts that are functional, efficient and fit for purpose,</i></li> <li>(g) <i>whether the development integrates a high quality landscape design with the built form,</i></li> <li>(h) <i>how the development satisfactorily addresses the following matters:</i> <ul style="list-style-type: none"> <li>• <i>impacts on heritage items, heritage conservation areas or historically significant buildings on the site or in the vicinity of</i></li> </ul> </li> </ol> </li> </ol>



the site,

- environmental impacts such as solar access, visual and acoustic privacy, wind, reflectivity, urban heat and water sensitive urban design,
- pedestrian, cycle, vehicular and service access and circulation requirements,
- the integration of waste management infrastructure in the site layout and building design.

Clauses	Proposed Actions
<p><b>6.15</b> <b>Active street frontages</b></p>	<p>Insert a clause to read:</p> <ol style="list-style-type: none"> <li>(1) <i>The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street frontages.</i></li> <li>(2) <i>This clause applies to land identified as ‘Active street frontage’ on the Active Street Frontages Map.</i></li> <li>(3) <i>Development consent must not be granted for the erection of a building or a change of use of a building unless the consent authority is satisfied that after its erection or change of use:</i> <ol style="list-style-type: none"> <li>(a) <i>all premises on the ground floor of the building facing the street are used for the purposes of business premises or retail premises; and</i></li> <li>(b) <i>the ground floor of the building will consist of design elements that encourage the movement and flow of people between the inside of the building and the external public areas of the building.</i></li> </ol> </li> <li>(4) <i>Despite subclause (3), an active street frontage is not required for any part of a building that is used for the purposes of entrances and lobbies, access for fire services, and vehicular access.</i></li> </ol>
<p><b>6.16</b> <b>Development on Riverlands Golf Course</b></p>	<p>Insert clause 6.11 of BLEP as the basis for this clause.</p>
<p><b>6.17</b> <b>Land at 134–140 Brighton Avenue</b></p>	<p>Insert clause 6.8 of CLEP as the basis for this clause.</p>



## SCHEDULES

Schedules	Proposed Actions
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**Schedule 1** Consolidate Schedule 1 of BLEP and CLEP, subject to the following updates  
**Additional Permitted Uses [compulsory]** as part of the consolidation and harmonisation process:

BLEP Existing Listings	CLEP Existing Listings	CBLEP Proposed Listings	Proposed Listings	
1A	–	1	2D and 2E Weigand Avenue, Bankstown	No change
1	–	4	Condell Park	No change
2	–	–	52 and 60 Roberts Road, Greenacre	Remove this listing
3	–	–	Repealed	Remove this listing
4	–	9	217 Bransgrove Road, 565 Henry Lawson Drive and 195 Horsley Road, Panania	No change
5	–	–	416–418 Hume Highway, Yagoona	Remove this listing
6	–	–	424A and 425Z Hume Highway, Yagoona	Remove this listing
7	–	6	56 Rabaul Road, Georges Hall	No change
8	–	11	101–103 Hector St and 61 Waldron Rd, Sefton	No change
9	–	12	56 Waldron Road, Sefton	No change
10	–	8	479 Henry Lawson Drive, Milperra	It is proposed to include veterinary hospital as an additional permitted use to complement and support the existing garden centre on the site, which permits pets and pet supplies.



<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Proposed Listings</b>	
<b>Existing Listings</b>	<b>Existing Listings</b>	<b>Proposed Listings</b>		
–	1	18	Canterbury Road	No change
–	2	2	314–380 and 369–411 Beamish St, Campsie	No change
–	3	–	60 Charlotte Street, Campsie	Remove this listing
–	4	–	10B Charles Street, Canterbury	Remove this listing
–	5	7	58 Moorefields Road, Kingsgrove	No change
–	6	10	Roselands Shopping Centre, Roselands	No change
–	7	5	15–23 Homer Street, Earlwood	No change
–	–	3	15 Close Street, Canterbury (Lot 1, DP 818683)	Transfer CLEP clause 6.10 as it relates to an additional permitted use at 15 Close Street, Canterbury.
–	–	13	30 Webster Street (Lot A, DP 405225) and 31 Webster Street (Lot D, DP 391154), Milperra	It is proposed to add this listing to permit function centre as an additional permitted use to reflect and support the ongoing operation of the existing function centre on the site.
–	–	14	80 Kentucky Road, Riverwood (Lot 2, DP 1228475)	It is proposed to include restaurant or cafe as an additional permitted use to complement and support the existing library on the site.



<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Proposed Listings</b>	
Existing Listings	Existing Listings	Proposed Listings		
–	–	15	62 Hume Highway, Chullora (Lot 2, DP 1009196)	It is proposed to add these listings to permit specialised retail premises as an additional permitted use to:
–	–	16	122 Canterbury Road (Lot 100, DP 794445), 134 Canterbury Road (Lot A, DP 436065) and 148 Canterbury Road (Lot 42, DP 772189), Padstow	<ul style="list-style-type: none"> <li>• Reflect the existing land use, which is currently prohibited in the zone.</li> <li>• Support the ongoing operation of this employment activity in the long term by enabling the application of the Codes SEPP in relation to commercial and industrial alterations, and change of use.</li> <li>• The application of Schedule 1 is consistent with the Department’s Practice Note 11–001 (dated 10 March 2011). Based on the practice note, it is unlikely the Department would permit bulky goods premises throughout the industrial zones as an alternative option.</li> </ul>
–	–	17	60 McGirr Street, Revesby (Lot B, DP 405261)	It is proposed to add this listing to permit registered club as an additional permitted use to reflect the existing land use, which provides recreation and entertainment services to the Revesby Local Centre.
–	–	19	Hume Highway	<p>It is proposed to add this listing to include key development sites (Zone B6) along the Hume Highway where residential flat buildings and multi dwelling housing are currently permitted but only if:</p> <ul style="list-style-type: none"> <li>• the development is part of a mixed use development, and</li> <li>• the area of the lot is equal to or greater than 5,000m<sup>2</sup>.</li> </ul>



Schedules	Proposed Actions
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**Schedule 1  
Additional Permitted  
Uses [compulsory]**

The Gateway Determination precludes any changes to residential land uses and development standards, while Council finalises the Housing Strategy.

As an interim measure, it is proposed to add the following listings subject to further review.

BLEP	CLEP	CBLEP	Proposed Listings	
Existing Listings	Existing Listings	Proposed Listings		
–	–	20	Zone R3 in the former Canterbury LGA	Dual occupancies and semi-detached dwellings are currently prohibited in Zones R3 and R4 in the former Bankstown LGA, and permitted in Zones R3 and R4 in the former Canterbury LGA.
–	–	21	Zone R4 in the former Canterbury LGA	While the Land Use Table will prohibit dual occupancies and semi-detached dwellings in Zones R3 and R4, it is proposed to add this listing to continue to permit dual occupancies and semi-detached dwellings in Zones R3 and R4 in the former Canterbury LGA.
–	–	21	Zone R4 in the former Canterbury LGA	Hostels are currently prohibited in Zone R4 in the former Bankstown LGA, and permitted in Zone R4 in the former Canterbury LGA.  While the Land Use Table will prohibit hostels in Zones R4, it is proposed to add this listing to continue to permit hostels in Zone R4 in the former Canterbury LGA.



<b>BLEP</b>	<b>CLEP</b>	<b>CBLEP</b>	<b>Proposed Listings</b>	
Existing Listings	Existing Listings	Proposed Listings		
–	–	22	Zones R2 and R4 in the former Bankstown LGA	<p>Seniors housing is currently prohibited in Zones R2 and R4 in the former Canterbury LGA, and permitted in Zones R2 and R4 in the former Bankstown LGA.</p> <p>While the Land Use Table will prohibit seniors housing in Zones R2 and R4, it is proposed to add this listing to continue to permit seniors housing in Zones R2 and R4 in the former Bankstown LGA.</p>
–	–	23	Zones B1 and B2 in the former Bankstown LGA	<p>Residential flat buildings and seniors housing are currently prohibited in Zones B1 and B2 in the former Canterbury LGA, and permitted in Zones B1 and B2 in the former Bankstown LGA.</p> <p>While the Land Use Table will prohibit residential flat buildings and seniors housing in Zones B1 and B2, it is proposed to add this listing to continue to permit residential flat buildings and seniors housing in Zones B1 and B2 in the former Bankstown LGA.</p>
–	–	24	Zone B2 in the former Canterbury LGA	<p>Hostels are currently prohibited in Zone B2 in the former Bankstown LGA, and permitted in Zone B2 in the former Canterbury LGA.</p> <p>While the Land Use Table will prohibit hostels in Zones B2, it is proposed to add this listing to continue to permit hostels in Zone B2 in the former Canterbury LGA.</p>



Schedules	Proposed Actions
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<b>Schedule 2 Exempt Development [compulsory]</b>	Consolidate Schedule 2 of BLEP and CLEP, subject to the following updates as part of the consolidation and harmonisation process:
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BLEP (Existing Listings)	CLEP (Existing Listings)	CBLEP (Proposed Listings)	Proposed Listings	
1	–	1	Amusement ride devices	No change
2	–	2	Community events	No change
3	–	–	Pollution control devices and fuel tanks	Remove this listing
4	–	–	Subdivision (boundary realignments and consolidations)	Remove this listing
5	–	4	Waste storage containers on private land	No change
–	1	–	Signage	Remove this listing
–	2	–	Advertising panels	Remove this listing
–	3	–	Bracket-style flag signs	Remove this listing
–	4	–	Business identification signs	Remove this listing
–	5	–	Drop awning signs	Remove this listing
–	6	–	Fascia signs	Remove this listing
–	7	–	Projecting wall signs	Remove this listing
–	8	3	Public domain signs	Update this listing to permit signage on public infrastructure provided it is undertaken by or on behalf of Council.
–	9	–	Real estate signs	Remove this listing
–	10	–	Signs behind glass line of shop window	Remove this listing
–	11	–	Temporary signs	Remove this listing
–	12	–	Top hamper signs	Remove this listing
–	13	–	Under awning signs	Remove this listing
–	14	–	Wall signs	Remove this listing



Schedules	Proposed Actions		
<b>Schedule 3 Complying Development [compulsory]</b>	No change.		
<b>Schedule 4 Classification and Reclassification of Public Land [compulsory]</b>	Remove the existing listings of BLEP and CLEP.		
<b>Schedule 5 Environmental Heritage [compulsory]</b>	Consolidate Schedule 5 of BLEP and CLEP, subject to the removal of the following listings as part of the consolidation and harmonisation process:		
<b>Suburb</b>	<b>Item name</b>	<b>Address</b>	<b>Property Description</b>
<b>Part 1</b>			
Bankstown	House	89 Restwell Street	Lot 20, DP 13055
Lakemba	House	78 Quigg Street South	Lot A, DP 371916
<b>Part 3</b>			
Chullora	Site of 'Royal Arms Inn'	2-2A Hume Highway	Lot 12, DP 834734; Lot 1, DP 547215
Yagoona	Site of 'Globe Inn'	2/20 and 3/20 Diffy Lane and 656 Hume Highway	SP 60927
Yagoona	Site of 'Crooked Billet Inn'	724-734 Hume Highway	Lots 25-26 & 32-38, DP 13125; Lots 1-2, DP 519501
<p>The removal of the above listings implements Council's heritage review, which found these properties to no longer contain any substantial archaeological and documentary evidence to support the existing heritage listings.</p>			
<b>Schedule 6 Pond-Based and Tank-Based Aquaculture [compulsory]</b>	Mandated		



## SECTION 2B—MAPS

To achieve a consistent land use planning framework for the Canterbury Bankstown Local Government Area, the Consolidated LEP proposes to:

- Produce a single set of maps consistent with *Connective City 2036*, the Standard Instrument (Local Environmental Plans) Order 2006, the Department of Planning, Industry & Environment’s Standard Technical Requirements for Spatial Datasets and Maps and other State requirements.
- Resolve differences between Bankstown LEP 2015 and Canterbury LEP 2012.
- Implement key actions of current land use strategies.
- Comply with the Gateway Determination issued by the Department of Planning, Industry & Environment (dated 20 February 2020), namely the conditions to preclude any changes to residential land uses and development standards, and to preclude the rezoning of any land other than those included in current land use strategies.

Section 2B explains the maps of the Consolidated LEP. The appendices provide background information on the consolidation and harmonisation process.



<b>Maps</b>	<b>Proposed Actions</b>
<b>Land Application Map</b>	Consolidate the BLEP and CLEP Land Application Map (in accordance with the Land Application Map in Part 4).
<b>Land Zoning Map</b>	Consolidate the BLEP and CLEP Land Zoning Map subject to the integration of current land use strategies as outlined below (in accordance with the Land Zoning Map in Part 4).
<b>Height of Buildings Map</b>	Consolidate the BLEP and CLEP Height of Buildings Map subject to the integration of current land use strategies as outlined below (in accordance with the Height of Buildings Map in Part 4).
<b>Floor Space Ratio Map</b>	Consolidate the BLEP and CLEP Floor Space Ratio Map subject to the integration of current land use strategies as outlined below (in accordance with the Floor Space Ratio Map in Part 4).

## 1. Centres

### 1.1 Greenacre Local Centre

[1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Greenacre Local Centre.

<b>Properties</b>	<b>Current zone</b>	<b>Proposed zone (in accordance with the Land Zoning Map shown in Part 4)</b>	<b>Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)</b>	<b>Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)</b>
<b>Main Street Precinct</b>				
2 Banksia Road	B2	No change	20 metres (6 storeys)	2.5:1 (Area 1)
9–19 Boronia Road	B2	No change	20 metres (6 storeys)	2.5:1 (Area 1)
2–8 Chiswick Road	R2	B2	20 metres (6 storeys)	2.5:1 (Area 1)



124–198 & 139–195 Waterloo Road	B2	No change	20 metres (6 storeys)	2.5:1 (Area 1)
197–201 & 202–214 Waterloo Road	R2	B2	20 metres (6 storeys)	2.5:1 (Area 1)
107–117 & 209–211 Waterloo Road	R2	B2	14 metres (4 storeys)	2:1 (Area 4)
128 Macquarie Street	R2	B2	14 metres (4 storeys)	2:1 (Area 4)
<b>Residential Frame Precinct</b>				
156–158 Acacia Avenue	R2	R4	13 metres (4 storeys)	1:1
85–109 Chaseling Street	R2	R4	13 metres (4 storeys)	1:1
176–204 & 209–229 Juno Parade	R2	R4	13 metres (4 storeys)	1:1
102–126 & 111–137 Macquarie Street	R2	R4	13 metres (4 storeys)	1:1
120–144 Maiden Street	R2	R4	13 metres (4 storeys)	1:1
56–82 & 79–101 Pandora Street	R2	R4	13 metres (4 storeys)	1:1
79–101 & 80–102 Tempe Street	R2	R4	13 metres (4 storeys)	1:1
245–263 & 256A–280 Wangee Road	R2	R4	13 metres (4 storeys)	1:1
100–110, 116–122 & 213–245 Waterloo Rd	R2	R4	13 metres (4 storeys)	1:1
161–181 & 172–200 Wilbur Street	R2	R4	13 metres (4 storeys)	1:1
183–185 Wilbur Street & 265 Wangee Road	SP2	R4	13 metres (4 storeys)	1:1
<b>Terrace Housing Precinct</b>				
4–32 Banksia Road	R2	R3	10 metres (3 storeys)	0.75:1
25–45 Boronia Road	R2	R3	10 metres (3 storeys)	0.75:1
2A Bromley Avenue	R2	R3	10 metres (3 storeys)	0.75:1
Part 105 Waterloo Street	R2	SP2	No change	No FSR



94–116 Chaseling Street	R2	R3	10 metres (3 storeys)	0.75:1
8A–32 Chiswick Road	R2	R3	10 metres (3 storeys)	0.75:1

- [2] Apply clause 4.4(4)(a) to properties identified as ‘Area 1’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.
- [3] Apply clause 4.4(4)(d) to properties identified as ‘Area 4’ on the Floor Space Ratio Map. This clause will require a minimum 30 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies.

## 1.2 Padstow Local Centre

- [1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Padstow Local Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
<b>Northern Commercial Core Precinct</b>				
103–105 Arab Road	R2	B2	26 metres (8 storeys)	3:1 (Area 1)
107 Arab Road & 19–33 Cahors Road	B2	No change	26 metres (8 storeys)	3:1 (Area 1)
35 Cahors Road	SP2	B2	26 metres (8 storeys)	3:1 (Area 1)
37–41 Cahors Road	R2	B2	26 metres (8 storeys)	3:1 (Area 1)
78–130 Cahors Road	B2	No change	20 metres (6 storeys)	2.5:1 (Area 1)



132 Cahors Road	SP2	B2	26 metres (8 storeys)	3:1 (Area 1)
112–114A & 117A–117B Iberia Street	R2	B2	26 metres (8 storeys)	3:1 (Area 1)
<b>Southern Commercial Core Precinct</b>				
2–8 Faraday Road	B2	No change	20 metres (6 storeys)	2.5:1 (Area 1)
10 Faraday Road	R4	B2	20 metres (6 storeys)	2.5:1 (Area 1)
2–14, 9–19 & 18 Howard Road	B2	No change	20 metres (6 storeys)	2.5:1 (Area 1)
16 Howard Road	B2/ SP2	B2	20 metres (6 storeys)	2.5:1 (Area 1)
20–26 Howard Road	B2	No change	20 metres (6 storeys)	2.5:1 (Area 1)
21 Howard Road	B2/ SP2	B2	26 metres (8 storeys)	3:1 (Area 1)
23–81 Howard Road	B2	No change	26 metres (8 storeys)	3:1 (Area 1)
83–87 Howard Road	R2	B2	26 metres (8 storeys)	3:1 (Area 1)
1–13 Padstow Parade	B2	No change	26 metres (8 storeys)	3:1 (Area 1)
15–61 Padstow Parade	B2	No change	20 metres (6 storeys)	2.5:1 (Area 1)
2–8 Padstow Parade	B2	No change	26 metres (8 storeys)	3:1 (Area 1)
10–12 & 16–34 Padstow Parade	R4	B2	20 metres (6 storeys)	2.5:1 (Area 1)
14 Padstow Parade	SP2	B2	20 metres (6 storeys)	2.5:1 (Area 1)
38–42 Parmal Avenue	R2	B2	20 metres (6 storeys)	2.5:1 (Area 1)
1–17 Segers Avenue	R2	B2	20 metres (6 storeys)	2.5:1 (Area 1)
<b>Residential Frame Precinct</b>				
1–27 Alice Street	R2	R4	19 metres (6 storeys)	1.5:1
2–32 Alice Street	R2	R4	13 metres (4 storeys)	1:1



79–101 Arab Road	R2	R4	13 metres (4 storeys)	1:1
113–117 Arab Road	R2	R4	19 metres (6 storeys)	1.5:1
119–153B Arab Road	R2	R4	13 metres (4 storeys)	1:1
1–7 & 2–16A Banks Street	R2	R4	19 metres (6 storeys)	1.5:1
9–25 Banks Street	R2	R4	13 metres (4 storeys)	1:1
18–30 Banks Street	R2	R4	13 metres (4 storeys)	1:1
11 Cahors Road	B2	No change	No change	2:1 (Area 2)
43–49 Cahors Road	R2	R4	19 metres (6 storeys)	1.5:1
2–20 & 3–23 Cory Avenue	R2	R4	13 metres (4 storeys)	1:1
1A–21 & 2–8 Crusade Avenue	R2	R4	13 metres (4 storeys)	1:1
68 Davies Road	R4	No change	No change	1:1
70–86 Davies Road	R2	R4	13 metres (4 storeys)	1:1
105–127B Doyle Road	R2	R4	13 metres (4 storeys)	1:1
1–25 Faraday Road	B2	No change	No change	2:1 (Area 2)
12–20 Faraday Road	R2	R4	19 metres (6 storeys)	1.5:1
2–6 Gloucester Avenue	R2	R4	13 metres (4 storeys)	1:1
8–26 Gloucester Avenue	R2	R4	13 metres (4 storeys)	1:1
1–7 Heindrich Avenue	R2	R4	13 metres (4 storeys)	1:1
30–54 & 101–119 Howard Road	R2	R4	13 metres (4 storeys)	1:1
89–99 Howard Road	R2	R4	13 metres (4 storeys)	1:1



88–110A & 91–107 Iberia Street	R2	R4	13 metres (4 storeys)	1:1
109–115 Iberia Street	R2	R4	19 metres (6 storeys)	1.5:1
1–9 & 2–12 Jeanette Street	R2	R4	13 metres (4 storeys)	1:1
2 Lock Avenue	R2	R4	10 metres (3 storeys)	0.75:1
1–8 Nigel Place	R2	R4	13 metres (4 storeys)	1:1
1–35 & 2–36 Parmal Avenue	R2	R4	13 metres (4 storeys)	1:1
1A–31 Ryan Road	R2	R4	10 metres (3 storeys)	0.75:1
2–40 Ryan Road	R2	R4	13 metres (4 stories)	1:1
19–31 Segers Avenue	R2	R4	19 metres (6 storeys)	1.5:1
2–6 Segers Avenue	R2	R4	13 metres (4 storeys)	1:1
1–29 Stephanie Street	R2	R4	13 metres (4 storeys)	1:1
22–34 Stephanie Street	R2	R4	13 metres (4 storeys)	1:1
31–39 Stephanie Street	R2	R4	19 metres (6 storeys)	1.5:1
36–46 Stephanie Street	R2	R4	19 metres (6 storeys)	1.5:1
<b>Terrace Housing Precinct</b>				
90 & 128–150 Arab Road	R2	R3	10 metres (3 storeys)	0.75:1
36–74 Cahors Road	R2	R3	10 metres (3 storeys)	0.75:1
27–49 Faraday Road	R2	R3	10 metres (3 storeys)	0.75:1
172–198 Gibson Avenue	R2	R3	10 metres (3 storeys)	0.75:1
1–23 Gloucester Avenue	R2	R3	10 metres (3 storeys)	0.75:1
8–12 Segers Avenue	R2	R3	10 metres (3 storeys)	0.75:1



61–93 Watson Road	R2	R3	10 metres (3 storeys)	0.75:1
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- [2] Apply clause 4.4(4)(a) to properties identified as ‘Area 1’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.
- [3] Apply clause 4.4(4)(b) to properties identified as ‘Area 2’ on the Floor Space Ratio Map. This clause will require a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies.
- [4] Apply clause 4.1B(3) to properties to the site at 1–17 Segers Avenue in Padstow.

### 1.3 Revesby Local Centre

- [1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Revesby Local Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
<b>Northern Commercial Core Precinct</b>				
1B Marco Avenue	RE1	No change	No change	No change
7A Marco Avenue	SP2	B2	38 metres (12 storeys)	3.5:1 (subject to site specific provision)
2–46 Marco Avenue	B2	No change	20 metres (6 storeys)	2.5:1 (Area 1)



11–17 Marco Avenue	B2	No change	38 metres (12 storeys)	3.5:1 (subject to site specific provision)
21 & 60 Marco Avenue	B2	No change	26 metres (8 storeys)	3:1 (Area 1)
33 Marco Avenue	SP2	B2	26 metres (8 storeys)	3:1 (Area 1)
1–39 Selems Parade	B2	No change	26 metres (8 storeys)	3:1 (Area 1)
2–36 Selems Parade	B2	No change	20 metres (6 storeys)	2.5:1 (Area 1)
38–60 Selems Parade	R2	B2	20 metres (6 storeys)	2.5:1 (Area 1)
40–48 Simmons Street	B2	No change	26 metres (8 storeys)	3:1 (Area 1)
45 Simmons Street	B2/ R2/ SP2	B2	26 metres (8 storeys)	3:1 (Area 1)
1A Swan Street	R2	B2	20 metres (6 storeys)	2.5:1 (Area 1)
166 The River Road	B2	No change	26 metres (8 storeys)	3:1 (Area 3)
168 The River Road	B2	No change	26 metres (8 storeys)	3:1 (Area 1)
<b>Southern Commercial Core Precinct</b>				
2–30 Blamey Street	B2	No change	26 metres (8 storeys)	3:1 (Area 1)
2A Brett Street	B2	No change	26 metres (8 storeys)	3:1 (Area 1)
2–18 Brett Street	R2	R4	19 metres (6 storeys)	1.5:1
1–11 Macarthur Avenue	B2	No change	20 metres (6 storeys)	2.5:1 (Area 3)
1A Macarthur Avenue	SP2	B2	20 metres (6 storeys)	2.5:1 (Area 3)
2–4 Macarthur Avenue	B2	No change	26 metres (8 storeys)	3:1 (Area 1)
1–13 & 2A–22 Revesby Place	B2	No change	26 metres (8 storeys)	3:1 (Area 1)
10 Tarro Avenue	B2	No change	26 metres (8 storeys)	3:1 (Area 1)



28 Tarro Avenue	SP2	No change	No change	No change
178 The River Road	B2	No change	26 metres (8 storeys)	3:1 (Area 1)
184 The River Road	SP2	B2	20 metres (6 storeys)	2.5:1 (Area 3)
<b>Residential Frame Precinct</b>				
3–29 Brett Street	R2	R4	13 metres (4 storeys)	1:1
1–21 & 2–10 Hedlund Street	R2	R4	13 metres (4 storeys)	1:1
1B Iluka Street	R2	R4	13 metres (4 storeys)	1:1
1–9 & 2–16 Isabella Street	R2	R4	13 metres (4 storeys)	1:1
1–7 & 6–12 Jamieson Street	R2	R4	13 metres (4 storeys)	1:1
41–75 Marco Avenue	R2	R4	25 metres (8 storeys)	1.75:1
72–104X Marco Avenue	R2	R4	13 metres (4 storeys)	1:1
75A–75C Marco Avenue	RE1	R4	25 metres (8 storeys)	1.75:1
1–7 & 2–4 Montgomery Street	R2	R4	13 metres (4 storeys)	1:1
9–13 Polo Street	R2	R4	13 metres (4 storeys)	1:1
10A–34 Polo Street	R2	R4	13 metres (4 storeys)	1:1
15–21 Polo Street	R2	R4	19 metres (6 storeys)	1.5:1
36–38 Polo Street	R2	R4	19 metres (6 storeys)	1.5:1
1–27 Robb Street	R2	R4	13 metres (4 storeys)	1:1
35–43 Simmons Street	R2	R4	13 metres (4 storeys)	1:1
1 Spence Street	RE1	R4	13 metres (4 storeys)	1:1
3–15 & 2–12 Spence Street	R2	R4	13 metres (4 storeys)	1:1



1–15 Swan Street	R2	R4	19 metres (6 storeys)	1.5:1
2–26 Swan Street	R2	R4	13 metres (4 storeys)	1:1
2–8 Tarro Street	R2	R4	13 metres (4 storeys)	1:1
133 The River Road	R2	B2	14 metres (4 storeys)	2:1
139 The River Road	SP2	No change	14 metres (4 storeys)	2:1
143–179 & 160–164 The River Road	R2	R4	13 metres (4 storeys)	1:1
82–90 Uranus Road	R2	R4	13 metres (4 storeys)	1:1
2–46 Weston Street	R2	R4	13 metres (4 storeys)	1:1

- [2] Apply clause 4.4(4)(a) to properties identified as ‘Area 1’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.
- [3] Apply clause 4.4(4)(c) to properties identified as ‘Area 3’ on the Floor Space Ratio Map. This clause will require a minimum 30 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.
- [4] Apply clause 4.1B(4) to properties within Zone R4 High Density Residential where the maximum building height is equal or greater than 25 metres.



#### 1.4 Yagoona Local Centre

- [1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Yagoona Local Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
<b>Village Heart Precinct</b>				
5–21A Church Road	B2	No change	No change	2.5:1 (Area 3)
3 Church Road	B2	No change	No change	No change
176D Cooper Road	RE1	No change	No change	No change
456–550 Hume Highway	B2	No change	No change	2.5:1 (Area 1)
31 Cooper Lane	SP2	B2	No change	No change
<b>Commercial Core Precinct</b>				
211 Auburn Road	B2	No change	No change	2.5:1 (Area 1)
128 Caldwell Parade	B2	No change	No change	2.5:1 (Area 1)
176–184 Cooper Road	B2	No change	No change	2.5:1 (Area 1)
293–297 Cooper Road	B2	No change	No change	2.5:1 (Area 1)
122–124 & 125 Dutton Street	B2	No change	No change	2.5:1 (Area 1)
114–120 Highland Avenue	B2	No change	No change	2.5:1 (Area 1)
143 Highland Avenue	B2	No change	20 metres (6 storeys)	2.5:1 (Area 1)



145–151 Highland Avenue	B2	No change	No change	2.5:1 (Area 1)
422–454, 437–519 & 552–590 Hume Hwy	B2	No change	No change	2.5:1 (Area 1)
1–7 Palomar Parade	B2	No change	No change	2.5:1 (Area 1)
13–17 The Crescent	B2	No change	No change	2.5:1 (Area 1)
<b>Residential Frame Precinct</b>				
76–82 Allum Street	R2	R4	13 metres (4 storeys)	1:1
165–183 Auburn Road	R2	R4	13 metres (4 storeys)	1:1
187–193 Auburn Road	R2	R4	19 metres (6 storeys)	1.5:1
195–197 Auburn Road	R4	No change	19 metres (6 storeys)	1.5:1
199–209 Auburn Road	R4	No change	No change	1.5:1
1 Breasley Place	R4	No change	No change	1.75:1
106–110 Brancourt Avenue	R4	No change	No change	No change
64–98 Caldwell Parade	R2	R4	13 metres (4 storeys)	1:1
100–126 Caldwell Parade	R4	No change	No change	No change
6–22 Church Road	R4	No change	No change	1.75:1
24–26 Church Road	R4	No change	25 metres (8 storeys)	1.75:1
23A–33 Church Road	R2	R4	13 metres (4 storeys)	1:1
28–44 Church Road	R2	R4	19 metres (6 storeys)	1.5:1
152–174 & 251–291 Cooper Road	R2	R4	13 metres (4 storeys)	1:1
73–123 & 80–120 Dutton Street	R2	R4	13 metres (4 storeys)	1:1
2–36 Farnell Road	R2	R4	13 metres (4 storeys)	1:1



1–41 Glassop Street	R2	R4	13 metres (4 storeys)	1:1
70–112 & 75–141 Highland Avenue	R2	R4	13 metres (4 storeys)	1:1
409–423 Hume Highway	R4	No change	No change	No change
425–425A Hume Highway	SP2	No change	No change	No change
61–79, 70–108 & 83–105 Little Road	R2	R4	13 metres (4 storeys)	1:1
81 Little Road	RE1	No change	No change	No change
1–11 & 2–12 Martha Street	R2	R4	13 metres (4 storeys)	1:1
1A–7 Mulla Road	R4	No change	No change	No change
2–8 Palomar Parade	R2	R4	13 metres (4 storeys)	1:1
1–7 Petty Avenue	R2	R4	19 metres (6 storeys)	1.5:1
2–8 Petty Avenue	R4	No change	19 metres (6 storeys)	1.5:1
8A Petty Avenue	R4	No change	No change	1.75:1
9 & 10 Petty Avenue	R4	No change	25 metres (8 storeys)	1.75:1
2A–12 Ritchie Road	R2	R4	13 metres (4 storeys)	1:1
1–11 The Crescent	R4	No change	19 metres (6 storeys)	1.5:1
2–20 The Crescent	R2	R4	13 metres (4 storeys)	1:1
2 Venture Crescent	R2	R4	13 metres (4 storeys)	1:1
199–247 William Street	R2	R4	13 metres (4 storeys)	1:1
<b>Bankstown CBD (Nth Frame) Precinct</b>				
81 Brancourt Avenue	B2	No change	No change	1.5:1
393–405 Hume Highway	B2	No change	No change	1.5:1



- [2] Apply clause 4.4(4)(a) to properties identified as ‘Area 1’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.
- [3] Apply clause 4.4(4)(c) to properties identified as ‘Area 3’ on the Floor Space Ratio Map. This clause will require a minimum 30 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.
- [4] Apply clause 4.1B(4) to properties within Zone R4 High Density Residential where the maximum building height is equal or greater than 25 metres.

**1.5 Rookwood Village Centre**

- [1] Amend the Height of Buildings Map and Floor Space Ratio Map as it applies to certain properties within the Rookwood Village Centre.

<b>Properties</b>	<b>Current zone</b>	<b>Proposed zone (in accordance with the Land Zoning Map shown in Part 4)</b>	<b>Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)</b>	<b>Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)</b>
324–326 Hume Highway	B6	No change	11 metre height to apply to portion of land within 10 metres of highway.	2.5:1
342–350 Hume Highway	B6	No change		No change



## 1.6 Birrong Small Village Centre

- [1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Birrong Small Village Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
<b>Gateway Precinct</b>				
11–19 Hudson Parade	B1	No change	20 metres (6 storeys)	2.5:1 (Area 1)
16 Rodd Street	RE1	No change	No change	No change
23A Rodd Street	B1	No change	20 metres (6 storeys)	2.5:1 (Area 1)
<b>Residential Frame Precinct</b>				
77–89 Auburn Road	B1	No change	14 metres (4 storeys)	2:1 (Area 2)
91–105 Auburn Road	R2	R4	13 metres (4 storeys)	1:1
2–18 & 5–17 Avalon Street	R2	R4	13 metres (4 storeys)	1:1
44–76 Cooper Road	R2	R4	13 metres (4 storeys)	1:1
1–13 & 2–16 Foyle Avenue	R2	R4	13 metres (4 storeys)	1:1
1–11 & 2–16 Holland Street	R2	R4	13 metres (4 storeys)	1:1
1–7 Hudson Parade & 2 Magdella Street	R2	R4	13 metres (4 storeys)	1:1
1–11 & 2–16 Marmion Street	R2	R4	13 metres (4 storeys)	1:1
2–14 Moller Avenue	R2	R4	13 metres (4 storeys)	1:1



1–15 Neutral Avenue	R2	R4	13 metres (4 storeys)	1:1
19 Neutral Avenue	B1	No change	14 metres (4 storeys)	2:1 (Area 2)
1–39, 2–12 & 28–38 Rodd Street	R2	R4	13 metres (4 storeys)	1:1
2–12 Teresa Street	R2	R4	13 metres (4 storeys)	1:1
1–7 & 2–22 Wentworth Street	R2	R4	13 metres (4 storeys)	1:1
24 Wentworth Street	R2	B1	14 metres (4 storeys)	2:1 (Area 2)

[2] Apply clause 4.4(4)(a) to properties identified as ‘Area 1’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.

[3] Apply clause 4.4(4)(b) to properties identified as ‘Area 2’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies.

### 1.7 Condell Park Small Village Centre

[1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Condell Park Small Village Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
228 Edgar Street	B2	No change	14 metres (4 storeys)	2:1 (Area 2)
42–56 & 45–55 Simmat Avenue	B2	No change	14 metres (4 storeys)	2:1 (Area 2)



43 Simmat Avenue	SP2	B2	14 metres (4 storeys)	2:1
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- [2] Apply clause 4.4(4)(b) to properties identified as ‘Area 2’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies.

### 1.8 East Hills Small Village Centre

- [1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the East Hills Small Village Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
<b>Gateway Precinct</b>				
22 Cook Crescent	R2	B2	20 metres (6 storeys)	2.5:1 (Area 1)
14–36 & 17–19 Maclaurin Avenue	B2	No change	No change	No change
49 Maclaurin Avenue	B2	No change	No change	2:1 (Area 2)
31 Maclaurin Avenue	B2	No change	20 metres (6 storeys)	2.5:1 (Area 1)
36A Maclaurin Avenue	SP2	B2	14 metres (4 storeys)	2:1 (Area 2)
94 Park Road	R2	B2	14 metres (4 storeys)	2:1 (Area 2)
98–100 Park Road	B2	No change	No change	No change
<b>Residential Frame Precinct</b>				
1B–19 & 2A–24 Broe Avenue	R2	R4	13 metres (4 storeys)	1:1



8–20A Cook Crescent	R2	R4	13 metres (4 storeys)	1:1
1–15C Forrest Road	R2	R4	13 metres (4 storeys)	1:1
665 Henry Lawson Drive	R2	R4	13 metres (4 storeys)	1:1
1–13 & 4–12 Maclaurin Avenue	R2	R4	13 metres (4 storeys)	1:1
2 Maclaurin Avenue	R2/ SP2	R4/ SP2	13 metres (4 storeys)	1:1
1–13 Monash Avenue	R2	R4	13 metres (4 storeys)	1:1
2–6 Monash Avenue	R2/ SP2	R4/ SP2	13 metres (4 storeys)	1:1
20–40 Monie Avenue	R2	R4	13 metres (4 storeys)	1:1
21–29 & 84–92 Park Road	R2	R4	13 metres (4 storeys)	1:1

- [2] Apply clause 4.4(4)(a) to properties identified as ‘Area 1’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.
- [3] Apply clause 4.4(4)(b) to properties identified as ‘Area 2’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies.



## 1.9 Regents Park Village Centre

- [1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Regents Park Village Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
<b>Residential Frame Precinct</b>				
2–18 Auburn Road & 2–4 Corliss Street	R2	R4	19 metres (6 storeys)	1.5:1
<b>Terrace Housing Precinct</b>				
3–13 & 43–55 Auburn Road	R2	R3	10 metres (3 storeys)	0.75:1
17–21 & 24–28 Magney Avenue	R2	R3	10 metres (3 storeys)	0.75:1
18–20 & 21–25 Morris Street	R2	R3	10 metres (3 storeys)	0.75:1
17 Auburn Road	RE1	No change	No change	No change
23–25 Magney Avenue & 20A–24 Morris Street	RE1	No change	No change	No change
<b>Industrial Precinct</b>				
7 Corliss Street & 14 Gunya Street	SP2	IN2	No change	1:1



### 1.10 Panania Small Village Centre

- [1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Panania Small Village Centre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
<b>Commercial Core Precinct</b>				
35–63 Anderson Avenue	B2	No change	20 metres (6 storeys)	2.5:1 (Area 1)
50A–100 & 65–75 Anderson Avenue	B2	No change	20 metres (6 storeys)	2.5:1 (Area 1)
77 Anderson Avenue	SP2	B2	20 metres (6 storeys)	2.5:1 (Area 1)
31 Peffer Street	SP2	B2	20 metres (6 storeys)	2.5:1 (Area 1)
176–178 Tower Street	R2	B2	20 metres (6 storeys)	2.5:1 (Area 1)
180–196 Tower Street	B2	No change	20 metres (6 storeys)	2.5:1 (Area 1)
130–146 Tower Street	B2	No change	No change	2:1 (Area 2)
149A–183 & 219–229 Tower Street	B2	No change	No change	No change
Part 237 Tower Street	B2	No change	No change	1.5:1
210–224 Weston Street	SP2	B2	14 metres (4 storeys)	2:1 (Area 2)
Railway corridor	SP2	SP2/ B2	No change	No change
<b>Commercial Fringe Precinct</b>				
34–48 Anderson Avenue	B2	No change	11 metres (3 storeys)	No change



30A Hinemoa Street	R2	B2	14 metres (4 storeys)	2:1 (Area 4)
147 Tower Street	B2	No change	No change	2:1 (Area 4)
156–174 & 185–217 Tower Street	R2	B2	14 metres (4 storeys)	2:1 (Area 4)
<b>Residential Frame Precinct</b>				
3–9 Batchelor Avenue	R2	R4	10 metres (3 storeys)	0.75:1
4–30 Braesmere Road	R2	R4	10 metres (3 storeys)	0.75:1
19–45 Braesmere Road	R2	R4	13 metres (4 storeys)	1:1
2–28 Hinemoa Street	R2	R4	13 metres (4 storeys)	1:1
77–97 Marco Avenue	R2	R4	13 metres (4 storeys)	1:1
99–103A Marco Avenue	R2	R4	19 metres (6 storeys)	1.5:1
107–135 Marco Avenue	R2	R4	10 metres (3 storeys)	0.75:1
1–29 & 2–22 Peffer Street	R2	R4	13 metres (4 storeys)	1:1
1–29 & 2–20 Sherlock Avenue	R2	R4	19 metres (6 storeys)	1.5:1
22–26 Sherlock Avenue	R2	R4	13 metres (4 storeys)	1:1
1–7 & 2–10 Topping Street	R2	R4	10 metres (3 storeys)	0.75:1
204–218 Tower Street	R2	R4	19 metres (6 storeys)	1.5:1
222–236 Tower Street	R2	R4	13 metres (4 storeys)	1:1
171–185 Weston Street	R2	R4	13 metres (4 storeys)	1:1
<b>Terrace Housing Precinct</b>				
38–40 Brighton Avenue	R2	R3	10 metres (3 storeys)	0.75:1
1–29 Hinemoa Street	R2	R3	10 metres (3 storeys)	0.75:1



50 Kiora Street	R2	R3	10 metres (3 storeys)	0.75:1
138–212 Marco Avenue	R2	R3	10 metres (3 storeys)	0.75:1
239–257 Tower Street	R2	R3	10 metres (3 storeys)	0.75:1
169 Weston Street	R2	R3	10 metres (3 storeys)	0.75:1
31 Wilson Street	R2	R3	10 metres (3 storeys)	0.75:1

- [2] Apply clause 4.4(4)(a) to properties identified as ‘Area 1’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 2:1 FSR applies.
- [3] Apply clause 4.4(4)(b) to properties identified as ‘Area 2’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies.
- [4] Apply clause 4.4(4)(d) to properties identified as ‘Area 4’ on the Floor Space Ratio Map. This clause will require a minimum 30 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies.



### 1.11 Chapel Road South Neighbourhood Centre

- [1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the Chapel Road South Precinct.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
201–203A Canterbury Road, Bankstown	B1	No change	14 metres (4 storeys)	1.5:1 (Area 2)
205–219 Canterbury Road, Bankstown	B1/ SP2	No change	14 metres (4 storeys)	1.5:1 (Area 2)
201A Canterbury Road, Bankstown	B1/ SP2	B1	14 metres (4 storeys)	1.5:1 (Area 2)
6–8 Chapel Road, Bankstown	B1/ SP2	B1	14 metres (4 storeys)	1.5:1 (Area 2)
10–14 Chapel Road, Bankstown	B1	No change	14 metres (4 storeys)	1.5:1 (Area 2)
10–12 & 16–20 Eldridge Road, Bankstown	R2	B1	14 metres (4 storeys)	1.5:1 (Area 2)
14 Eldridge Road, Bankstown	SP2	B1	14 metres (4 storeys)	1.5:1 (Area 2)

- [2] Apply clause 4.4(4)(b) to properties identified as ‘Area 2’ on the Floor Space Ratio Map. This clause requires a minimum 18 metre lot width at the front building line if development is to achieve the maximum floor space ratio shown on the Floor Space Ratio Map. Otherwise a maximum 1:1 FSR applies.



## 1.12 Other Neighbourhood Centres

- [1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to certain neighbourhood centres within the suburban neighbourhoods.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
<b>Gibson Avenue Neighbourhood Centre</b>				
79–81 Gibson Avenue, Padstow	R2	B1	11 metres (3 storeys)	1.5:1
<b>Revesby North Neighbourhood Centre</b>				
1–19 Doyle Road, Revesby	R2	R3	10 metres (3 storeys)	0.75:1
2–6 Doyle Road, Revesby	B1	No change	No change	1.5:1
91 The River Road, Revesby	SP2	B1	11 metres (3 storeys)	1.5:1



### ***Explanatory Note***

In relation to land use zones and building envelope controls, the proposed amendments reflect the desired character and structure plan for centres. This corresponds with the intended outcome of strengthening the function of centres as the primary commercial and community focal points to service surrounding areas, and enabling the future redevelopment of land within a reasonable walking distance of railway stations and commercial main streets for shop top housing, residential flat buildings and multi dwelling housing.

In relation to lot widths in business zones, clause 4.4 of CBLEP promotes lot consolidations to facilitate higher quality built form and urban design outcomes as follows:

- Within the commercial core, the minimum 18 metre lot width will continue to encourage high quality development with the most efficient parking layout possible, and assumes zero side setbacks.
- At the fringe of the business zone, the minimum lot width increases to 30 metres. These properties function as a built form transition to the Residential Frame, and may be in the form of residential flat buildings. A more generous lot width is required if development is to achieve the maximum floor space ratio, as well as, appropriate building separation distances consistent with the Apartment Design Guide.

In relation to lot widths in the high density residential zone, clause 4.1B(3) of CBLEP promotes lot consolidations to facilitate higher quality built form and urban design outcomes. This clause requires the lot size for residential flat buildings (8 storeys) to be at least 1,700m<sup>2</sup> in area and 40 metres wide at the front building line. A more generous lot width is required if development is to achieve the maximum floor space ratio, as well as, appropriate building separation distances consistent with the Apartment Design Guide.



## 2. Enterprise Corridors

### 2.1 Hume Highway Enterprise Corridor

[1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to certain properties within the Hume Highway Enterprise Corridor.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
1Z Cahill Lane, Greenacre	R2	B6	11 metres (3 storeys)	1:1
306 Noble Avenue, Greenacre	R2	B6	11 metres (3 storeys)	1:1
50 Shellcote Road, Greenacre	R2	B6	11 metres (3 storeys)	1:1

### 2.2 Canterbury Road Enterprise Corridor

[1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to certain properties within the Canterbury Road Enterprise Corridor.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
23 Canterbury Road, Punchbowl	B1	No change	14 metres (4 storeys)	No change
39 Canterbury Road, Punchbowl	B1	B6	No change	No change



268 Canterbury Road, Revesby	R2	B6	11 metres (3 storeys)	1:1
2 Milperra Road, Revesby	R2	B6	11 metres (3 storeys)	1:1
2-4 The River Road, Revesby	R2	B6	11 metres (3 storeys)	1:1

***Explanatory Note***

In relation to land use zones and building envelope controls, the proposed amendments reflect the desired character and structure plan for the enterprise corridors.

<b>Properties</b>	<b>Reason</b>
1Z Cahill Lane, 306 Noble Avenue & 50 Shellcote Road, Greenacre	The proposed zone reflects the existing vehicle sales or hire premises at this location.
39 Canterbury Road, Punchbowl	The proposed zone reflects the established bulky goods character, and would support similar activities at this location in the long term.
2 Milperra Road, 268 Canterbury Road and 2-4 The River Road, Revesby	<p>The proposed zone reflects the existing highway related commercial activities at this location, and would support similar employment activities at this location in the long term.</p> <p>The application of Zone B6 Enterprise Corridor is also consistent with the Department of Planning, Industry &amp; Environment's Practice Note 11-002 (dated 10 March 2011). The practice note outlines the purpose of Zone B6, which is to provide for commercial or industrial development along main roads such as those identified by the metropolitan, regional and subregional strategies. The uses may include business premises, hotel or motel accommodation, light industries, hardware and building supplies, garden centres and warehouse or distribution centres. Retail activity needs to be limited to ensure that enterprise corridors do not detract from the centres hierarchy.</p>



### 3. Employment Lands

#### 3.1 Roberts Road, Greenacre

[1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to certain properties in Greenacre.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
52–60 Roberts Road, Greenacre	R2	B6	No change	No change
74–78 Roberts Road, Greenacre	B1	B6	No change	No change
239 Roberts Road, Greenacre	R2	B6	11 metres (3 storeys)	1:1



### 3.2 Rookwood Road, Yagoona

- [1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the property at 140 Rookwood Road in Yagoona.

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
140 Rookwood Road, Yagoona	R2	B6	11 metres (3 storeys)	1:1

#### ***Explanatory Note***

In relation to land use zones and building envelope controls, the proposed amendments reflect the desired employment activities along arterial roads with high traffic volume.

The application of Zone B6 Enterprise Corridor is also consistent with the Department of Planning, Industry & Environment's Practice Note 11-002 (dated 10 March 2011). The practice note outlines the purpose of Zone B6, which is to provide for commercial or industrial development along main roads such as those identified by the metropolitan, regional and subregional strategies. The uses may include business premises, hotel or motel accommodation, light industries, hardware and building supplies, garden centres and warehouse or distribution centres. Retail activity needs to be limited to ensure that enterprise corridors do not detract from the centres hierarchy.



#### 4. Open Space

##### 4.1 Land that forms part of the open space network

[1] Amend the Land Zoning Map as it applies to the following properties:

Properties	Current zone	Proposed zone
110 Stansfield Avenue, Bankstown	R2	RE1
111, 112, 113 & 114 Stansfield Avenue, Bankstown	R2	RE1
168 Wattle Street, Bankstown	R2	RE1
68 Australia Street, Bass Hill	R2	RE1
231 Johnston Road, Bass Hill	R2	RE1
50 & 70 Lucinda Avenue, Bass Hill	R2	RE1
28 Yvonne Crescent, Bass Hill	R2/ RE1	RE1
15 Cooper Road, Birrong	R2	RE1
22 Ferrier Road, Birrong	R2	RE1
13 Pobje Avenue, Birrong	R2/ RE1	RE1
30 Mitchell Street, Condell Park	SP2	RE1
374 Marion Street, Condell Park	SP2	RE1
574 Henry Lawson Drive, East Hills	R2/ SP2	RE1/ SP2
574B Henry Lawson Drive, East Hills	R2/ SP2	RE1/ SP2
2D Lehn Road, East Hills	RE1	RE1
40 Sturt Avenue, Georges Hall	R2	RE1
7A Bettina Court, Greenacre	R2	RE1
98 Greenacre Road, Greenacre	R2/ RE1	RE1
116 Greenacre Road, Greenacre	R2/ RE1	RE1
65 Norfolk Road, Greenacre	R2	RE1
239A Roberts Road, Greenacre	R2	RE1
32 Stiller Place, Greenacre	R2	RE1
15 Wesley Street, Greenacre	R2	RE1
12 Amiens Avenue, Milperra	R2/SP2/RE1	RE1
Part 2 Auld Avenue, Milperra	RU4/ RE1	RE1
17A Martin Crescent, Milperra	RU4	RE1
7A Piper Close, Milperra	RU4	RE1
24A Berrima Avenue, Padstow	R2	RE1
24B Berrima Avenue, Padstow	R2	RE1
24C Berrima Avenue, Padstow	R2	RE1
133 Davies Road, Padstow	R2	RE1
135 Davies Road, Padstow	R2	RE1
137 Davies Road, Padstow	R2	RE1



200 Gibson Avenue, Padstow	R2	RE1
8 Patterson Close, Padstow	R2	RE1
2 & 18 Redgum Drive, Padstow	R2	RE1
21A Wainwright Avenue, Padstow	R2	RE1
7A & 7B Weenamana Place, Padstow	R2	RE1
242 Marco Avenue, Panania	SP2/ RE1	RE1
10 Victor Avenue, Panania	R2/ RE1	RE1
739 Henry Lawson Drive, Picnic Point	R2/ SP2	RE1/ SP2
31 Seidel Avenue, Picnic Point	R2	RE1
87 Thomas Street, Picnic Point	R2	RE1
11 Cooper Road, Potts Hill	R2	RE1
1 Hanna Street, Potts Hill	R2	RE1
54 & 61 Jones Avenue, Potts Hill	R2	RE1
17 Purvis Avenue, Potts Hill	R3	RE1
20 Purvis Avenue, Potts Hill	R2/ RE1	RE1
52 Rowe Drive, Potts Hill	R2	RE1
Part 52 Uranus Road, Revesby	R2	RE1
60 Albury Street, Yagoona	R2	RE1
19 Terpentine Place, Yagoona	R2	RE1

- [2] Do not apply the Height of Buildings Map, Floor Space Ratio Map and Lot Size Map to these properties as the maps do not apply to Zone RE1 Public Recreation.
- [3] Amend the Land Zoning Map by rezoning the property at 170 Wattle Street in Bankstown from Zone R2 Low Density Residential to Zone RE1 Public Recreation. Council will consult with the property owner (Roads & Maritime Services) in relation to the proposed rezoning following receipt of the Gateway Determination.

***Explanatory Note***

In relation to land use zones and building envelope controls, the proposed amendments recognise the contribution these properties make to the green grid and open space network.



## 5. Local Infrastructure

### 5.1 Land surplus to infrastructure needs

[1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the following properties that are surplus to infrastructure needs:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
64 Australia Street, Bass Hill	RE1	R2	9 metres (2 storeys)	0.5:1
222 Waldron Road, Chester Hill	SP2	R4	13 metres (4 storeys)	1:1
38 Cantrell Street, Yagoona	RE1	R2	9 metres (2 storeys)	0.5:1

#### ***Explanatory Note***

In relation to 64 Australia Street in Bass Hill and 38 Cantrell Street in Yagoona, these properties are privately owned and accommodate existing dwelling houses. These properties are surplus to open space needs in the locality and there are no proposals by Council to acquire these properties. The proposed zone reflects the existing uses on these properties and surrounding land.

In relation to 222 Waldron Road, Chester Hill, this property is privately owned and accommodates an existing seniors housing complex. This property is surplus to educational needs in the locality and there are no proposals by state agencies to acquire this property. The proposed zone reflects the existing use on the property and surrounding land.



## 5.2 Land for infrastructure purposes

- [1] Amend the Land Zoning Map, Height of Buildings Map and Floor Space Ratio Map as it applies to the following properties:

Properties	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)	Proposed building height (in accordance with the Height of Buildings Map shown in Part 4)	Proposed floor space ratio (in accordance with the Floor Space Ratio Map shown in Part 4)
175 Rookwood Road, Chullora	SP2	IN2	No change	No change
8 Simmat Avenue, Condell Park	SP2/ R2	SP2	Do not apply	Do not apply

- [2] Amend the Land Reservation Acquisition Map by removing the property at 175 Rookwood Road in Chullora.

### ***Explanatory Note***

In relation to 175 Rookwood Road in Chullora, Council acquired this property for road purposes. There is no longer a need to refer to this property on the Land Reservation Acquisition Map.

In relation to 8 Simmat Avenue in Condell Park, this amendment removes the split zone by aligning the land use zone with the property boundary resulting from the subdivision of the land.

## 5.3 Roads

- [1] Do not apply the Height of Buildings Map and Floor Space Ratio Map to roads in the former Canterbury LGA.

### ***Explanatory Note***

The proposed amendment is consistent with the maps of the former Bankstown LGA, which do not apply building heights or floor space ratios to roads.



## 6. Kelso Waste Precinct

[1] Amend the Land Zoning Map as it applies to the Kelso Waste Precinct.

Properties	Property owner	Affected by current additional permitted use (Schedule 1, Item 4)	Current zone	Proposed zone (in accordance with the Land Zoning Map shown in Part 4)
213 Ashford Avenue, Panania (Lot 8, DP 732013)	Roads & Maritime Services	No	RE1	SP2 Waste or resource management facility
220 Ashford Avenue, Panania (Lot 7, DP 732013)	Roads & Maritime Services	No	RE1	SP2 Waste or resource management facility
217 Bransgrove Road, Panania (Lot 154, DP 752013)	Crown land	Yes	RE1	RE1/ SP2 Waste or resource management facility
252 Bransgrove Road, Panania (Lot 9, DP 732013)	Council	No	RE1	SP2 Waste or resource management facility
565 Henry Lawson Drive, Panania (Lot 152, 651309 & Lot 5, DP 732013)	Council	Yes	RE1	SP2 Waste or resource management facility
565 Henry Lawson Drive, Panania (Lot 1, DP 448570)	Council	Yes	RE1	RE1/ SP2 Waste or resource management facility
555A Henry Lawson Drive, Panania (Lot 2, DP 610872)	Department of Planning	No	RE1	SP2 Waste or resource management facility
557A Henry Lawson Drive, Panania (Lot 6, DP 732013)	Roads & Maritime Services	No	RE1	SP2 Waste or resource management facility
195 Horsley Road, Panania (Lots 26–27, DP 4804)	Council	Yes	RE1	SP2 Waste or resource management facility
195 Horsley Road, Panania (Lot 25, DP 1080158)	Council	Yes	RE1	RE1/ SP2 Waste or resource management facility

Council will consult with the relevant state agencies in relation to the proposed rezoning following receipt of the Gateway Determination.



- [2] Amend Schedule 1 and the Additional Permitted Uses Map by removing the listing in relation to 217 Bransgrove Road, 565 Henry Lawson Drive and 195 Horsley Road in Panania.

***Explanatory Note***

Based on current land use strategies, Council assessed the feasibility of extending the life of the Kelso Waste Precinct, with a view to providing low impact processing options to assist with managing Council's liability and stabilising the current waste disposal costs. The analysis found the Kelso Waste Precinct is strategically located and is large enough to explore emerging low impact, high recovery processing options.

To maximise the useability of this essential infrastructure to meet long term waste and resource management needs, it is proposed to partly rezone the Kelso Waste Precinct from public recreation to special use (waste or resource management facility).

Based on the above amendment, there is no longer a need to apply an additional permitted use provision for the purposes of waste or resource management facility under Schedule 1. It is therefore proposed to remove this reference from Schedule 1 and the Additional Permitted Uses Map.

**7. Map correction**

- [1] Correct a mapping anomaly by applying the Height of Buildings Map to the properties at 33–41 Leith Street in Croydon Park, which are located within Zone R2 Low Density Residential. The zone is subject to a maximum 8.5 metre building height.



Maps	Proposed Actions
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**Lot Size Map**

Consolidate the BLEP and CLEP Lot Size Map, subject to the following amendments as part of the consolidation and harmonisation process (in accordance with the Lot Size Map in Part 4):

- [1] Apply the subdivision lot size in industrial zones to the former Canterbury LGA.
- [2] Integrate current land use strategies by not applying the Lot Size Map to the following properties:

Properties	Current zone	Proposed zone
<b>Greenacre Local Centre</b>		
2–8 Chiswick Road	R2	B2
197–201 & 202–214 Waterloo Road	R2	B2
107–117 & 209–211 Waterloo Road	R2	B2
128 Macquarie Street	R2	B2
<b>Padstow Local Centre</b>		
103–105 Arab Road	R2	B2
37–41 Cahors Road	R2	B2
112–114A & 117A–117B Iberia Street	R2	B2
10 Faraday Road	R4	B2
10–12 & 16–34 Padstow Parade	R4	B2
38–42 Parmal Avenue	R2	B2
1–17 Segers Avenue	R2	B2
<b>Revesby Local Centre</b>		
38–60 Selems Parade	R2	B2
45 Simmons Street	B2/ R2/ SP2	B2
1A Swan Street	R2	B2
133 The River Road	R2	B2
<b>Birrong Small Village Centre</b>		
24 Wentworth Street	R2	B1
<b>East Hills Small Village Centre</b>		
22 Cook Crescent	R2	B2
94 Park Road	R2	B2
<b>Panania Small Village Centre</b>		
30A Hinemoa Street	R2	B2
156–178 & 185–217 Tower Street	R2	B2



<b>Chapel Road South Neighbourhood Centre</b>		
10–12 Eldridge Road, Bankstown	R2	B1
16–20 Eldridge Road, Bankstown	R2	B1
<b>Other Neighbourhood Centres</b>		
79–81 Gibson Avenue, Padstow	R2	B1
<b>Hume Highway Enterprise Corridor</b>		
17 Cahill Lane, Greenacre	R2	B6
306 Noble Avenue, Greenacre	R2	B6
50 Shellcote Road, Greenacre	R2	B6
<b>Roberts Road Employment Lands</b>		
140 Rookwood Road, Yagoona	R2	B6
<b>Rookwood Road Employment Lands</b>		
52–60, 239 Roberts Road, Greenacre	R2	B6

- [5] Do not apply the Lot Size Map to roads in the former Canterbury LGA.
- [6] Correct a mapping anomaly by applying the Lot Size Map to the property at 8 Harp Street in Campsie, which is located within Zone R4 High Density Residential.

***Explanatory Note***

The Lot Size Map does not apply to business zones or roads.



Maps	Proposed Actions
<b>Additional Permitted Uses Map</b>	Consolidate the BLEP and CLEP Additional Permitted Uses Map, subject to the proposed updates to Schedule 1 (in accordance with the Additional Permitted Uses Map in Part 4).
<b>Land Reservation Acquisition Map</b>	Consolidate the BLEP and CLEP Land Reservation Acquisition Map, subject to the removal of 175 Rookwood Road in Chullora (in accordance with the Land Reservation Acquisition Map in Part 4). Council acquired this property for road purposes and there is no longer a need to refer to this property on the map.
<b>Heritage Map</b>	Consolidate the BLEP and CLEP Heritage Map, subject to the proposed updates to Schedule 5 (in accordance with the Heritage Map in Part 4).
<b>Acid Sulfate Soils</b>	Consolidate the BLEP and CLEP Acid Sulfate Soils Map (in accordance with the Acid Sulfate Soils Map in Part 4).
<b>Terrestrial Biodiversity Map</b>	Apply the BLEP Terrestrial Biodiversity Map to the Canterbury Bankstown LGA, subject to the integration of current land use strategies (in accordance with the Terrestrial Biodiversity Map in Part 4). Based on the current land use strategies, the proposed amendment protects areas of high biodiversity significance and the ecological processes necessary for their continued existence.
<b>Riparian Lands and Watercourses Map</b>	Apply the BLEP Riparian Lands and Watercourses Map to the Canterbury Bankstown LGA (in accordance with the Riparian Lands and Watercourses Map in Part 4).
<b>Foreshore Building Line Map</b>	Apply the BLEP Foreshore Building Line Map to the Canterbury Bankstown LGA (in accordance with the Foreshore Building Line Map in Part 4).
<b>Special Provisions Map</b>	Apply the BLEP Special Provisions Map to the Canterbury Bankstown LGA (in accordance with the Special Provisions Map in Part 4).
<b>Active Street Frontages Map</b>	Apply the Active Street Frontages Map to the Canterbury Bankstown LGA (in accordance with the Active Street Frontages Map in Part 4).
<b>Lot Size for Dual Occupancy Development Map</b>	Apply the Lot Size for Dual Occupancy Development Map to the Canterbury Bankstown LGA (in accordance with the Lot Size for Dual Occupancy Development Map in Part 4).



## **PART 3–JUSTIFICATION**

### **Section A–Need for the planning proposal**

#### **1. Is the planning proposal a result of any strategic study or report?**

This planning proposal is the result of the Department of Planning, Industry & Environment’s Accelerated Local Environmental Plan Program. The program requires Council to exhibit and submit this planning proposal to the Department for approval by June 2020.

This planning proposal takes into consideration:

- Environmental Planning & Assessment Act 1979, namely section 3.8 which requires Council to review the Local Environmental Plan as soon as practicable after a district strategic plan is made.
- Greater Sydney Region Plan and South District Plan
- State Environmental Planning Policies and Ministerial Directions
- Government Architect NSW’s Better Placed Design Policy
- Council’s Community Strategic Plan, *Connective City 2036*, Housing Strategy, Employment Land Strategy and current land use strategies
- Department of Planning, Industry & Environment’s publications: *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*
- Department of Planning, Industry & Environment’s Practice Notes.

#### **2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The Accelerated Local Environmental Plan Program states that this planning proposal is the best means to achieve the intended outcomes.



## Section B–Relationship to strategic planning framework

### 3. Is the planning proposal consistent with the objectives and actions of the applicable regional, subregional or district plan or strategy (including any exhibited draft plans or strategies)?

This planning proposal is consistent with the Greater Sydney Region Plan (GSRP) and South District Plan (SDP) as outlined below.

Objectives and Planning Priorities	Comments
GSRP (Objective 2) and SDP (Planning Priority S1)– Planning for a city supported by infrastructure	<p>This planning proposal locates up to 80% of new dwellings in and around certain centres with good access to jobs, shops, public transport, services and infrastructure.</p> <p>In relation to infrastructure funding, the GSRP recognises that Council is limited in its ability to invest in infrastructure and its maintenance, within the current settings for council rates and development contributions.</p> <p>To expedite the funding and delivery of community infrastructure to support dwelling growth, this planning proposal provides the framework to enable community infrastructure to co-locate with mixed use development, if required on available public land.</p>
GSRP (Objective 6) and SDP (Planning Priority S3)– Providing services and social infrastructure to meet people’s changing needs	<p>This planning proposal optimises the use of available public land to renew social infrastructure in the heart of certain centres. This ensures new social infrastructure (such as multi-purpose community facilities) meet community needs and is accessible to people of all ages and abilities.</p>
GSRP (Objective 7) and SDP (Planning Priority S4)– Fostering healthy, creative, culturally rich and socially connected communities	<p>This planning proposal locates up to 80% of new dwellings in and around certain centres to provide residents with the choice to walk or cycle to shops, schools and recreation facilities.</p>



Objectives and Planning Priorities	Comments
GSRP (Objective 10) and SDP (Planning Priority S5)– Providing housing supply, choice and affordability, with access to jobs, services and public transport	<p>The GSRP recognises that Council is in the best position to investigate and confirm which parts of the LGA are suited for additional medium and high density opportunities. Not all areas are appropriate for significant additional development.</p> <p>Based on current land use strategies, this planning proposal locates up to 80% of new dwellings in and around certain centres with good access to jobs, shops, public transport, services and infrastructure. It is proposed to limit dwelling growth in the suburban neighbourhoods to reinforce the low density character.</p>
GSRP (Objective 12) and SDP (Planning Priority S6)– Creating and renewing great places and local centres	<p>Based on current land use strategies, this planning proposal incorporates a place based planning approach to inform the proposed built form changes in centres. This planning proposal also adds objectives and provisions to deliver a well–designed built environment and public domain.</p>
GSRP (Objective 14) and SDP (Planning Priority S12)– Delivering integrated land use and transport planning and a 30 minute city	<p>The GSRP recognises that most people use their car to travel. In particular, residents drive from low density neighbourhoods to transport interchanges, centres and places of employment. Parking is becoming constrained near railway stations, transport interchanges and centres.</p> <p>To support other forms of transport, this planning proposal locates up to 80% of new dwellings in and around certain centres to provide residents with the choice to walk or cycle to shops, schools and recreation facilities.</p>
GSRP (Objective 22) and SDP (Planning Priority S9)– Growing investment, business opportunities and jobs in centres	<p>Based on current land use strategies, this planning proposal adds objectives and provisions to ensure there is adequate commercial floor space capacity to meet community needs.</p>



Objectives and Planning Priorities	Comments
GSRP (Objective 23) and SDP (Planning Priority S10)– Retaining and managing industrial and urban services land	This planning proposal retains and manages industrial zoned land to safeguard industries from competing pressures such as residential/ mixed use zones and sensitive land uses. The GSRP requires industrial zoned land to support the economic activities of the Greater Sydney Region.
GSRP (Objective 25) and SDP (Planning Priority S13)– Protecting and improving the health and enjoyment of the District’s waterways	This planning proposal limits dwelling growth in the proximity of waterways, and amends the stormwater management provision to ensure development considers the water sensitive urban design principles.
GSRP (Objective 27) and SDP (Planning Priority S14)– Protecting and enhancing bushland and biodiversity	This planning proposal amends the Terrestrial Biodiversity Map to protect areas of high biodiversity significance and the ecological processes necessary for their continued existence.
GSRP (Objectives 31/ 32) and SDP (Planning Priorities S15/ S16)–Delivering high quality open space and Green Grid connections	This planning proposal amends the Land Zoning Map to strengthen the function of existing open spaces that serve community and visitor needs.
GSRP (Objective 37) and SDP (Planning Priority S18)– Adapting to the impacts of urban and natural hazards and climate change	This planning proposal limits dwelling growth in areas subject to urban and natural hazards.
GSRP (Objective 39) and SDP (Planning Priority S18)– Preparing local strategic planning statements informed by local strategic planning	This planning proposal is consistent with <i>Connective City 2036</i> and current land use strategies.



**4. Is the planning proposal consistent with a council’s local strategy or other local strategic plan?**

**4.1 Community Strategic Plan, *CBCity2028***

The vision of the Community Strategic Plan is to build a City that is thriving, dynamic and real. The ‘Prosperous & Innovative’ and ‘Liveable & Distinctive’ Directions intend to achieve the vision by delivering opportunities for economic and employment growth, and delivering a well–designed, attractive City which preserves the identity and character of local villages. This planning proposal is consistent with the Community Strategic Plan.

**4.2 Local Strategic Planning Statement, *Connective City 2036***

This planning proposal is consistent with *Connective City 2036* as outlined below.

Evolutions	Comments
<b>Evolution 1–Coordination, Community, Collaboration and Context</b>	
E1.6–Undertake the City’s evolution through a well–tested, design led process	This planning proposal is consistent with Action E1.6.24 as it consolidates and harmonises Bankstown LEP 2015 and Canterbury LEP 2012 into a single planning instrument.
<b>Evolution 3–Places for Commerce and Jobs</b>	
E3.6–Protect and enhance employment lands	This planning proposal is consistent with Action E3.6.69 as it retains and manages industrial zoned land.
	This planning proposal is consistent with Action E3.6.72 as it reviews the land use controls for industrial zoned land, and does not permit sensitive or conflicting land uses at these localities.
<b>Evolution 4–Blue Web</b>	
E4.10–Improve water quality when planning urban, suburban and natural places	This planning proposal is consistent with Action E4.10.92 as it amends the stormwater management provision to ensure development considers the water sensitive urban design principles.



Evolutions	Comments
<b>Evolution 5–Green Web</b>	
E5.5–Develop and integrated citywide network of parks and trails	This planning proposal is consistent with Action E5.5.98 as it delivers the priorities of current land use strategies to strengthen the function of existing open spaces that serve community and visitor needs.
E5.8–Use ecological areas and waterways as the foundation for all open spaces	This planning proposal is consistent with Action E5.8.102 as it identifies areas of high biodiversity significance and ecological connectivity.
<b>Evolution 6–Urban and Suburban Places, Housing the City</b>	
E6.1–Create the hierarchy of centres to guide future growth	Based on current land use strategies, this planning proposal is consistent with Action E6.1.110 as it incorporates the centres hierarchy to inform the proposed built form changes in centres.
	Based on current land use strategies, this planning proposal is consistent with Action E6.1.111 as it locates up to 80% of new dwellings within walking distance of suitable centres.
E6.3–Improve design quality throughout the City	This planning proposal is consistent with Action E6.3.118 as it adds objectives and provisions to deliver a well–designed built environment and public domain.
E6.8–Implement current land use strategies	This planning proposal is consistent with Action E6.8.128 as it integrates current land use strategies into the land use planning framework.
<b>Evolution 7–Cultural Places and Spaces</b>	
E7.5–Match community infrastructure size and type with centre size and type	Based on current land use strategies, this planning proposal is consistent with Action E7.5.147 as it incorporates the centres hierarchy to inform the proposed built form changes in centres. To expedite the funding and delivery of community infrastructure to support dwelling growth, this planning proposal provides the framework to enable community infrastructure to co–locate with mixed use development, if required on available public land.



Evolutions	Comments
<b>Evolution 8–Design Quality</b>	
E8.3–Ensure high quality design underpins Council policies and controls	This planning proposal is consistent with Action E8.3.167 as it adds objectives and provisions to deliver a well–designed built environment and public domain.
<b>Evolution 9–Sustainable and Resilient Places</b>	
E9.6–Manage energy, water and waste efficiently to support more resilient and liveable communities	This planning proposal is consistent with Action E9.6.181 as it plans for the future of the Kelso Waste Precinct and associated resource recovery facilities.
E9.11–Optimise water conservation and reuse by adopting water sensitive urban design	This planning proposal is consistent with Action E9.11.191 as it amends the stormwater management provision to ensure development considers the water sensitive urban design principles.

### 4.3 Local Area Plans

*Connective City 2036* provides a pathway to manage growth and change across the Canterbury Bankstown Local Government Area to 2036. According to *Connective City 2036*, the first stage is to integrate current land use strategies into the planning framework. The land use strategies detail Council’s endorsed approach to sustainably accommodate residential and employment growth based on the centres hierarchy, and outline the delivery of supporting infrastructure, facilities and open space.

Based on current land use strategies, the proposed changes to the Consolidated Local Environmental Plan are outlined below.

[Proposed amendments to the Land Zoning Map, Lot Size Map, Height of Buildings Map, Floor Space Ratio Map and Active Street Frontages Map](#)

In relation to current land use strategies, the Gateway Determination permits the planning proposal to implement key actions of the Local Area Plans. The key actions will:

- Change zones and building envelopes in parts of the centres in Greenacre, Padstow, Revesby, Yagoona, Birrong, Condell Park, East Hills, Panania, Regents Park and certain neighbourhood centres.
- Change zones and building envelopes at key development sites along main roads and other employment lands.
- Better reflect the existing use of the Kelso Waste Precinct.



- Protect existing local open space and biodiversity.
- Achieve better standards of design quality and sustainability across the City.
- Change zones to remove open space zoned land at 38 Cantrell Street, Yagoona and 64 Australia Street, Bass Hill, which are privately owned. Based on a review, these properties are surplus to open space needs and there are no proposals by Council to acquire these properties. These properties currently accommodate dwelling houses.
- Change zones to remove special use zoned land at 222 Waldron Road, Chester Hill, which is privately owned. Based on a review, this property is surplus to infrastructure needs and there is no proposal by State agencies to acquire this property. This property currently accommodates seniors housing.

Part 2 of this planning proposal details the implementation of key actions of the Local Area Plans, including proposed changes and supporting justification. The key actions also include some changes to the Local Area Plans, which have been incorporated into the planning proposal and maps for the following reasons:

Properties	Proposed Controls under Local Area Plans	Proposed Changes to Local Area Plans	Reasons
1–17 Segers Avenue, Padstow	R4 (1.5:1 FSR/ 19m height)	B2 (2.5:1 FSR/ 20m height)	Integrates Council’s resolution of 30 April 2019 to proceed with a planning proposal for this site.
89–99 Howard Road, 2–6 Gloucester Avenue and 2–6 Segers Avenue, Padstow	Deferred matter	R4 (1:1 FSR/ 13m height)	Responds to Council’s resolution of 11 May 2016 to defer these properties for further review.
41–75C Marco Avenue, Revesby	R4 (1.5:1 FSR/ 19m height)	R4 (1.75:1 FSR/ 25m height)	This approach improves the distribution of growth in locations that are consistent with the proposed height plane on the northern side of the railway line and are less than 800 metres to the railway station. In this case, this site offers high amenity adjacent to Amour Park and the Leisure & Aquatic Centre. It would also have minimal impact on surrounding land as it would only overshadow the railway line to the south.



Properties	Proposed Controls under Local Area Plans	Proposed Changes to Local Area Plans	Reasons
35–63 Anderson Avenue, Panania	Deferred matter	B2 (2.5:1 FSR/ 20m height)	Responds to Council’s resolution of 11 May 2016 to defer these properties for further review.
99–103A Marco Avenue, Panania	Deferred matter	R4 (1.5:1/ 19m height)	Responds to Council’s resolution of 11 May 2016 to defer these properties for further review.
34–48 Anderson Avenue, Panania	Deferred matter	B2 (2:1 FSR/ 11m height)	This approach is more consistent with the desired low rise character for the north–west fringe of the centre, which acts as a transition to Zone R2.
107–135 Marco Avenue, 4–30 Braesmere Road, 3–9 Batchelor Avenue, 1–7 and 2–10 Topping Street, Panania	R4 (1:1 FSR/ 13m height)	R4 (0.75:1 FSR/ 10m height)	

Proposed amendments to Schedule 1 and the Additional Permitted Uses Map

The proposed additional permitted uses reflect and support the ongoing operation of existing bulky goods premises at 62 Hume Highway in Chullora and 122–148 Canterbury Road in Padstow, and a registered club at 60 McGirr Street in Revesby.

Proposed amendments to the Terrestrial Biodiversity Map

The proposed amendments are to protect existing areas of high biodiversity significance.

Proposed amendments to the Land Reservation Acquisition Map

The proposed amendment removes the property at 175 Rookwood Road in Chullora, which Council has acquired for road purposes.



#### **4.4 Mid Georges River Floodplain Risk Management Plan**

*Connective City 2036* provides a pathway to manage growth and change across the Canterbury Bankstown Local Government Area to 2036. According to *Connective City 2036*, the first stage is to integrate current land use strategies into the planning framework.

This planning proposal implements a key action of the Mid Georges River Floodplain Risk Management Plan by prohibiting sensitive land uses in Carinya Road, Picnic Point, including child care centres, community facilities, educational establishments, health consulting rooms, hospitals, places of public worship and respite day care centres. The intended outcome is to minimise risk to the community in areas subject to environmental hazards by restricting development in sensitive areas.



**5. Is the planning proposal consistent with applicable state environmental planning policies (SEPPs)?**

**5.1 Consistency with applicable state environmental planning policies**

This planning proposal is consistent with applicable state environmental planning policies as provided in Attachment A, namely:

SEPPs	Comments
SEPP 19 (Bushland in Urban Areas)	This planning proposal considers the aims and provisions to protect and preserve bushland.
SEPP 65 (Design Quality of Residential Apartment Development)	This planning proposal considers the design principles and the Apartment Design Guide in developing the building envelope provisions. This planning proposal also gives effect to clause 4(4), which enables an environmental planning instrument to apply the SEPP to boarding houses and serviced apartments.
SEPP (Infrastructure) 2007	This planning proposal considers the relevant guidelines for land adjacent to rail lines and road corridors.

**5.2 Inconsistency with applicable state environmental planning policies**

At this point in time, this planning proposal is inconsistent with the following applicable state environmental planning policies subject to additional information:

SEPPs	Comments
SEPP 55 (Remediation of Land)	This SEPP requires Council to consider land contamination where it is proposed to enable development for residential purposes and other sensitive land uses. Schedule 6 of the Environmental Planning & Assessment Act 1979 reinforces this direction. In considering this matter, this planning proposal is currently inconsistent with this SEPP for the following properties under Council ownership:

Council Properties	Current Zone	Proposed Zone
43 Simmat Avenue, Condell Park	SP2	B2
265 Wangee Road, Greenacre	SP2	R4



183–185 Wilbur Street, Greenacre	SP2	R4
132 Cahors Road, Padstow	SP2	B2
21 Howard Road, Padstow	B2/ SP2	B2
77 Anderson Avenue, Panania	SP2	B2
31 Peffer Street, Panania	SP2	B2
1A Macarthur Avenue, Revesby	SP2	B2
7A Marco Avenue, Revesby	SP2	B2
75A–75C Marco Avenue, Revesby	RE1	R4
184 The River Road, Revesby	SP2	B2
1 Spence Street, Revesby	RE1	R4

Council will prepare preliminary contamination investigation studies for these properties following receipt of the Gateway Determination to satisfy this SEPP.

This planning proposal is also inconsistent with this SEPP for the following properties under private ownership:

<b>Private Properties</b>	<b>Current Zone</b>	<b>Proposed Zone</b>
6–8 Chapel Road, Bankstown	B1/ SP2	B1
14 Eldridge Road, Bankstown	SP2	B1
64 Australia Street, Bass Hill	RE1	R2
222 Waldron Road, Chester Hill	SP2	R4
36A Maclaurin Avenue, East Hills	SP2	B2
35 Cahors Road, Padstow	SP2	B2
9 Victor Avenue, Panania	R2/ RE1	R2
9A Victor Avenue, Panania	R2/ RE1	R2
210–224 Weston Street, Panania	SP2	B2
91 The River Road, Revesby	SP2	B1
38 Cantrell Street, Yagoona	RE1	R2

Council will request the property owners of these properties to submit preliminary contamination investigation studies following receipt of the Gateway Determination to satisfy this SEPP.



SEPPs	Comments
Greater Metropolitan Regional Environmental Plan 2–Georges River Catchment	This planning proposal is consistent with this SEPP with the exception of clause 9 in relation to planning principle (1)– acid sulfate soils. This planning principle requires Council to take into account acid sulfate soils and the capacity of land to sustain the proposed land uses (see Section B(6) of this planning proposal for a more detailed summary).



## 6. Is the planning proposal consistent with applicable Ministerial Directions?

### 6.1 Consistency with applicable Ministerial Directions

This planning proposal is consistent with applicable Ministerial Directions as provided in Attachment B, namely:

Ministerial Directions	Comments
1.1–Business and Industrial Zones	<p>The objectives of the Ministerial Direction are to encourage employment growth in suitable locations, and to protect employment land in business and industrial zones.</p> <p>This planning proposal is consistent with the Ministerial Direction as it retains and manages industrial and business zoned land, and provides additional capacity in certain centres and industrial areas. It also reviews the land use controls for industrial and certain business zoned land by not permitting sensitive or conflicting land uses at these localities.</p>
1.2–Rural Zones	<p>The objective of the Ministerial Direction is to protect the agricultural production value of rural land.</p> <p>This planning proposal is consistent with the Ministerial Direction as it does not propose to rezone land from a rural zone to a residential, business or industrial zone. It proposes to rezone land from a rural zone to a public recreation zone.</p>
2.1–Environment Protection Zones	<p>The objective of the Ministerial Direction is to protect and conserve environmentally sensitive areas.</p> <p>This planning proposal is consistent with the Ministerial Direction as it facilitates the protection and conservation of environmentally sensitive areas, and does not reduce the environmental protection standards that apply to these areas.</p>
2.2–Coastal Management	<p>The objective of the Ministerial Direction is to protect and manage coastal areas of NSW.</p> <p>This planning proposal is consistent with the Ministerial Direction as it does not enable more intensive land uses on land within coastal wetlands.</p>



Ministerial Directions	Comments
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2.3–Heritage Conservation

The objective of the Ministerial Direction is to conserve items and places of environmental heritage significance.

This planning proposal is consistent with the Ministerial Direction as it conserves existing items and places of environmental heritage significance.

The removal of the items and places listed below is based on a heritage review, which found these properties to no longer contain any substantial archaeological and documentary evidence to support the existing heritage listings.

Suburb	Item name	Address
<b>Part 1</b>		
Bankstown	House	89 Restwell Street
Lakemba	House	78 Quigg Street South
<b>Part 3</b>		
Chullora	Site of ‘Royal Arms Inn’	2–2A Hume Highway
Yagoona	Site of ‘Globe Inn’	2/20 and 3/20 Diffy Lane and 656 Hume Highway
Yagoona	Site of ‘Crooked Billet Inn’	724–734 Hume Highway

3.1–Residential Zones

The objectives of the Ministerial Direction are to encourage a variety and choice of housing types, and to ensure new housing has appropriate access to infrastructure and services.

This planning proposal is consistent with the Ministerial Direction as it broadens the choice of building types, makes efficient use of existing infrastructure and services in centres, and incorporates a design quality control to ensure the provision of housing is of good design.



Ministerial Directions	Comments
3.4–Integrating Land Use and Transport	<p>The objective of the Ministerial Direction is to improve access to housing, jobs and services by walking, cycling and public transport.</p> <p>This planning proposal is consistent with the Ministerial Direction as it ensures the urban structures and building forms directly relate to the walkable catchments to public transport. Reducing travel demand, including the number of trips generated by development and the distance travelled, also helps to reduce dependence on cars.</p>
7.1–Implementation of A Plan for Growing Sydney	<p>The objective of the Ministerial Direction is to give legal effect to the directions contained in the Metropolitan Plan, <i>A Plan for Growing Sydney</i>.</p> <p>This planning proposal is consistent with the directions of the Metropolitan Plan, namely:</p> <ul style="list-style-type: none"> <li>• Direction 1.9 (Support priority economic sectors): This planning proposal protects the employment function of industrial zoned land.</li> <li>• Direction 1.11 (Deliver infrastructure): This planning proposal identifies the planning needs to support future social infrastructure required for the growing population.</li> <li>• Direction 2.1 (Accelerate housing supply across Sydney): This planning proposal enables increased residential development in and around centres that are close to jobs and public transport.</li> <li>• Direction 2.2(Accelerate urban renewal across Sydney): This planning proposal facilitates urban renewal and enables increased residential development within a reasonable walking distance of railway stations.</li> <li>• Direction 2.3 (Improve housing choice): This planning proposal responds to the growing demand for a range of housing types, and delivers a range of building forms and types to cater for different household sizes.</li> <li>• Direction 3.1 (Revitalise existing suburbs): This planning proposal supports urban renewal by directing local infrastructure to centres where there is</li> </ul>



growth.

- Direction 3.2 (Create a network of open spaces):  
This planning proposal identifies the green spaces that form part of the city's green grid, and identifies options for multi-purpose spaces within centres.
- Direction 3.3 (Create healthy built environments):  
This planning proposal introduces appropriate controls for designing and developing a healthy built environment.
- Direction 3.4 (Promote Sydney's heritage and culture):  
Based on a heritage review, this planning proposal conserves items and places of that are found to have environmental heritage significance.
- Direction 4.1 (Protect biodiversity):  
This planning proposal protects areas of high biodiversity significance.
- Direction 4.2 (Build Sydney's resilience to hazards):  
This planning proposal does not accommodate residential and employment growth in areas with unacceptable risk.
- Direction 4.3 (Manage impacts on the environment):  
This planning proposal identifies and protects land for waste management facilities and recycling infrastructure.



## 6.2 Inconsistency with applicable Ministerial Directions

This planning proposal is likely to be inconsistent with certain Ministerial Directions, namely:

Ministerial Directions	Comments
3.5–Development near Licensed Aerodromes	<p>The objectives of the Ministerial Direction are to ensure the effective and safe operation of regulated airports, and to ensure their operation is not compromised by development.</p> <p>Council's experience with the Commonwealth Department of Infrastructure, Transport, Regional Development &amp; Communications and Bankstown Airport Limited on previous draft plans indicates this planning proposal is likely to be inconsistent with clause 4(d) of the Ministerial Direction. Clause 4(d) requires Council to obtain permission from the Commonwealth Government (or delegate) if a planning proposal is to allow (as permissible with consent) development that encroaches above the Obstacle Limitation Surface. The Department of Infrastructure, Transport, Regional Development &amp; Communications and Bankstown Airport Limited have confirmed in writing that it cannot give permission at the rezoning stage.</p> <p>The reason is the Commonwealth Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 require all penetrations of the prescribed airspace to be approved on a case-by-case basis, subject to safety assessments and advice from the Civil Aviation Safety Authority and Airservices Australia. This would occur at the development application stage. Therefore, the Department of Infrastructure, Transport, Regional Development &amp; Communications does not support, and the legislation does not allow blanket shielding at the rezoning stage.</p> <p>Council officers have met with the Department of Planning, Industry &amp; Environment to discuss this inconsistency between the Commonwealth and State legislation, and the Department of Planning, Industry &amp; Environment has advised Council to proceed with planning proposals despite the inconsistency with this direction.</p>



Ministerial Directions	Comments
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4.1–Acid Sulfate Soils

The objective of the Ministerial Direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.

Land with high probability of containing acid sulfate soils

In relation to land with a high probability of containing acid sulfate soils, this planning proposal is currently inconsistent with clause 6 of the Ministerial Direction as there is no formal assessment into the proposed intensification of development on the following properties under private ownership:

Properties	Current Zone	Proposed Zone	Acid Sulfate Soil Class
23 Canterbury Road, Punchbowl	B1	No change	3
2–6 Monash Avenue, East Hills	R2 / SP2	R4 / SP2	2

Council will request the property owners of these properties to submit preliminary acid sulfate soils investigation studies following receipt of the Gateway Determination to satisfy the Ministerial Direction.

Land with low probability of containing acid sulfate soils

In relation to land with a low probability of containing acid sulfate soils (namely class 5), this planning proposal is inconsistent with clause 6 of the Ministerial Direction as there is no formal assessment into the proposed intensification of this land.

However, in accordance with clause 8(b) of the Ministerial Direction, this inconsistency is considered to be of minor significance. The reason is the class of land and the provisions of CBLEP indicate the proposed densities are possible.



Ministerial Directions	Comments
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4.3–Flood Prone Land

The objective of the Ministerial Direction is 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.

The current land use strategies cover the Cooks River, Davies Road, Duck River, East Hills, Fairford Road, Greenacre Park, Kelso Swamp, Little Salt Pan Creek, Lucas Road, Milperra, Morris Gully, Padstow, Picnic Point, Punchbowl, Rookwood Road and Salt Pan Creek stormwater catchments. The current land use strategies also cover the Georges River riverine catchment. According to the relevant flood studies and flood risk management plans, certain areas subject to increased densities are affected by medium and high risk stormwater and riverine flooding.

High risk stormwater flood precinct

In relation to land that is partially within the high risk stormwater flood precinct, this planning proposal is inconsistent with clause 6(c) of the Ministerial Direction as it proposes to increase densities on the following properties:

Properties	Current Zone	Proposed Zone	Portion of land affected by the high risk stormwater flood precinct
2–6 Monash Avenue, East Hills	R2/ SP2	R4/ SP2	Rear yards
45 Boronia Road, Greenacre	R2	R3	Street boundary
239 Roberts Road, Greenacre	R2	B5	Southern boundary
101 Tempe Street, Greenacre	R2	R4	Street boundary
23 Canterbury Road, Punchbowl	B1	No change	Common boundary with drainage reserve
60 McGirr Street, Revesby	R2	R4	Common boundary with Montgomery Reserve
7 Montgomery Avenue, Revesby	R2	R4	Rear boundary
37–43 Simmons Street, Revesby	R2	R4	Rear boundary
38 Simmons Street, Revesby	R2	R4	Common boundary with Winders Lane



Properties	Current Zone	Proposed Zone	Portion of land affected by the high risk stormwater flood precinct
18–20 Swan Street, Revesby	R2	R4	Rear boundary
133 The River Rd in Revesby	R2	B2	Southern boundary
166 The River Road, Revesby	B2	No change	Rear boundary
32 Farnell Road, Yagoona	R2	R4	Common boundary with railway corridor
2 Martha Street, Yagoona	R2	R4	North–west corner
11–12 Martha Street, Yagoona	R2	R4	Street boundary

In accordance with clause 9(b) of the Ministerial Direction, the planning proposal may be inconsistent if the provisions are of minor significance and will not result in an increased risk to life or property.

The primary justification is the portion of land affected by the high risk stormwater flood precinct on each of these properties is small, and the remaining land on these properties is fully developable for mixed use and residential purposes.

Development on the remaining land is subject to Bankstown Development Control Plan 2015–Part B12 (Flood Risk Management) as outlined in the section on the medium risk stormwater flood precinct.

#### Medium risk stormwater flood precinct

The proposed rezoning of certain properties is inconsistent with clause 6(c) of the Ministerial Direction as it proposes to increase densities at certain locations within the medium risk stormwater flood precinct.

In accordance with clause 9(b) of the Ministerial Direction, the planning proposal may be inconsistent if the provisions are of minor significance and will not result in an increased risk to life or property.

The primary justification is based on Bankstown Development Control Plan 2015–Part B12 (Flood Risk Management) which is Council’s current policy and was



prepared in accordance with the Floodplain Development Manual 2005. The properties are subject to Bankstown DCP 2015–Part B12, namely Section 3 and Schedule 5.

According to the DCP, the medium flood risk precinct is defined as: *Medium flood risk precinct is land below the 100-year flood that is not subject to a high hydraulic hazard and where there are no significant evacuation difficulties. There would still be a significant risk of flood damage in this precinct. However, these damages can be minimised by the application of appropriate development controls.*

These appropriate development controls include:

- Floor Level: Habitable floor levels will require a free board.
- Flood Effects: Medium density residential development is not identified as a potentially unsuitable land use in the medium risk precinct in accordance with Schedule 5.
- Parking and Driveway Access: The design of parking and driveway access must minimise inundation and (where practical) incorporate appropriate warning signage and exits.
- Parking and Evacuation: Development must provide reliable access for pedestrians and vehicles from buildings, and must be consistent with any flood evacuation strategy or similar strategy that has been adopted by Council.

Any risks resulting from the future redevelopment of these properties may be satisfactorily addressed by applying the above development controls as part of the development application process. In addition to Bankstown DCP 2015–Part B12, Council adopted the Georges River, Mid Georges River, Duck River and Salt Pan Creek Floodplain Risk Management Plans.

The proposal to increase densities at certain locations within the medium flood risk precinct is therefore appropriate as it is consistent with the principles of the NSW Government’s Flood Policy, the Flood Development Manual 2005 and clause 9(b) of the Ministerial Direction.



Ministerial Directions	Comments
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4.4–Planning for Bushfire Protection

The objectives of the Ministerial Direction are to protect life, property and the environment from bush fire hazards, and to encourage sound management of bush fire prone areas.

This planning proposal is currently inconsistent with clause 4 of the Ministerial Direction as consultation with the Rural Fire Service is required following receipt of the Gateway Determination and prior to exhibition. The consultation is in relation to the following changes that may affect or are in proximity to land mapped as bushfire prone land.

Properties	Current Zoning	Proposed Change
Part 2 Auld Avenue, Milperra	RU4/ RE1	RE1
479 Henry Lawson Drive, Milperra	RE1	Additional Permitted Use (veterinary hospital)
30 and 31 Webster Street, Milperra	RE2	Additional Permitted Use (function centre)

Council will consult with the Rural Fire Service to satisfy the Ministerial Direction.



Ministerial Directions	Comments
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6.2–Reserving Land for Public Purposes This planning proposal is currently inconsistent with clause 4 of the Ministerial Direction as the proposals to create, alter and reduce the following zonings for public purposes require the approval of certain public authorities:

Properties	Current zoning	Proposed zoning	Relevant Public Authority
170 Wattle Street, Bankstown	R2	RE1	Roads & Maritime Services
222 Waldron Road, Chester Hill	SP2	R4	Department of Education
30 Mitchell Street, Condell Park	SP2	RE1	Sydney Water
36A Maclaurin Avenue, East Hills	SP2	B2	Transport for NSW
Part 105 Waterloo Street, Greenacre	R2	SP2 Educational establishment	Department of Education
213 & 220 Ashford Avenue, Panania	RE1	SP2 Waste or resource management facility	Roads & Maritime Services
217 Bransgrove Road, Panania	RE1	RE1/ SP2 Waste or resource management facility	Crown Land
555A Henry Lawson Drive, Panania	RE1	SP2 Waste or resource management facility	Department of Planning, Industry & Environment
557A Henry Lawson Drive, Panania	RE1	SP2 Waste or resource management facility	Roads & Maritime Services
210–224 Weston Street, Panania	SP2	B2	Transport for NSW
7 Corliss Street & 14 Gunya Street, Regents Park	SP2	IN2	Transport for NSW

Council will consult with the relevant public authorities following receipt of the Gateway Determination to satisfy the Ministerial Direction.



Ministerial Directions	Comments
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6.3–Site Specific Provisions This planning proposal is inconsistent with clause 4 of the Ministerial Direction as it introduces site specific provisions to allow particular development to be carried out. The site specific provisions include:

Properties	Site Specific Provisions
62 Hume Highway, Chullora	Additional permitted use
479 Henry Lawson Drive, Milperra	Updated additional permitted use
30 and 31 Webster Street, Milperra	Additional permitted use
122–148 Canterbury Road, Padstow	Additional permitted use
7A–17 Marco Avenue, Revesby	Lot consolidation requirement and provision of certain public benefits to achieve maximum building envelope.
60 McGirr Street, Revesby	Additional permitted use
80 Kentucky Road, Riverwood	Additional permitted use
Certain sites within Zone B6 (Hume Highway) in the former Bankstown Local Government Area	Additional permitted use
Zones R3, R4 and B2 in the former Canterbury Local Government Area	Additional permitted use
Zones R2, R4, B1 and B2 in the former Bankstown Local Government Area	Additional permitted use

However, in accordance with clause 6 of the Ministerial Direction, the inconsistency is considered to be of minor significance as the site specific provisions do not impose unnecessarily restrictive requirements, and do not contain or refer to drawings that show details of development proposals.



## **Section C—Environmental, social and economic impact**

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**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?**

This planning proposal is consistent with Ministerial Direction 2.1 as it does not adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats. This planning proposal will contain provisions to protect areas of high biodiversity significance via the Terrestrial Biodiversity Map.

**8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

This planning proposal addresses natural hazards, namely stormwater flooding. The measures include minimising the intensification of development within the high flood risk areas.

The other significant hazards are:

- Noise and air quality along arterial roads with high traffic volume. This planning proposal takes into consideration the relevant guidelines as required under State Environmental Planning Policy (Infrastructure) 2007.
- The potential for land use conflict arising from sensitive land uses interacting with industrial activities. This planning proposal takes this matter into consideration and proposes to prohibit sensitive land uses within the industrial zones.
- The exposure of sensitive land uses to the industrial/ freight related activities of the Enfield Intermodal Logistics Centre. This planning proposal takes into consideration correspondence from NSW Ports and minimises residents' exposure to freight movements and noise, particularly along Boronia Road in Greenacre.
- The exposure of residential development in and around electricity easements. Council will consult with the relevant electricity provider following receipt of the Gateway Determination in relation to the proposed intensification of development at 23 Canterbury Road in Punchbowl.



**9. Has the planning proposal adequately addressed any social and economic effects?**

This planning proposal provides the framework to achieve integrated social and economic renewal of areas as outlined in the current land use strategies. The renewal process means staging the housing growth:

- To sustain social mix for the long term residents, children and older people.
- To achieve greater access and equity to infrastructure, services and facilities.
- To stage housing growth alongside economic regeneration strategies that can bring 'jobs closer to home' for new residents.
- To provide a broader mix of housing types to cater for changing households and provide residents the opportunity to move up, progress, consolidate and downsize in the long term.

This planning proposal also provides a framework to co-locate community facilities to meet future community needs.



## **Section D–State and Commonwealth interests**

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### **10. Is there adequate public infrastructure for the planning proposal?**

In response to the current land use strategies, state agencies indicate there is adequate public infrastructure to support residential and employment growth.

In addition, the current land use strategies identify the following state infrastructure priorities to further support residential and employment growth:

- Provide Birrong, Punchbowl and Yagoona with accessible railway stations.
- Work with the NSW Government to improve public transport services.
- Embellish the Remembrance Driveway Landscape Corridor.

Council will continue to lobby the relevant state agencies to deliver the state infrastructure priorities.

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

An update to this section of the planning proposal will occur following consultation with State and Commonwealth public authorities in accordance with the Gateway Determination.



## **Part 4–Maps**

The maps accompanying this planning proposal are:

- Land Application Map
- Land Zoning Map
- Additional Permitted Uses Map
- Lot Size Map
- Height of Buildings Map
- Floor Space Ratio Map
- Land Reservation Acquisition Map
- Heritage Map
- Acid Sulfate Soils Map
- Terrestrial Biodiversity Map
- Riparian Lands and Watercourses Map
- Foreshore Building Line Map
- Special Provisions Map
- Active Street Frontages Map
- Lot Size for Dual Occupancy Development Map



## Part 5–Community Consultation

The exhibition period for this planning proposal is likely to take a minimum 28 days and would comprise:

- Notification in the local newspapers that circulate in the areas affected by this planning proposal.
- Displays at the Council administration building (Bankstown and Campsie Branches) and corporate website.
- Written notification to affected property owners, where practical.
- Written notification to public authorities including:
  - Bankstown Airport
  - Commonwealth Department of Infrastructure, Transport, Regional Development & Communications
  - NSW Department of Education
  - NSW Ministry of Health
  - NSW Department of Transport (T4NSW)
  - NSW Rural Fire Service
  - Sydney Water
  - Electricity Providers
  - Telstra
  - Neighbouring Councils.



## Part 6–Project Timeline

Dates	Project timeline
February 2020	Issue of Gateway Determination
March 2020	Exhibition of the planning proposal
June 2020	Report to Council following the exhibition
June 2020	Submit Draft Local Environment Plan to the Department of Planning, Industry & Environment



**ATTACHMENT A–State Environmental Planning Policies**

<b>SEPPs (as at March 2020)</b>		<b>Applicable</b>	<b>Consistent</b>
19	Bushland in Urban Areas	Yes	Yes
21	Caravan Parks	Yes	Yes
33	Hazardous & Offensive Development	Yes	Yes
36	Manufactured Home Estates	No	N/A
44	Koala Habitat Protection	No	N/A
47	Moore Park Showground	No	N/A
50	Canal Estate Development	Yes	Yes
55	Remediation of Land	Yes	No
64	Advertising & Signage	Yes	Yes
65	Design Quality of Residential Apartment Development	Yes	Yes
70	Affordable Housing (Revised Schemes)	Yes	Yes
	(Aboriginal Land) 2019	No	N/A
	(Affordable Rental Housing) 2009	Yes	Yes
	(Building Sustainability Index: BASIX) 2004	Yes	Yes
	(Coastal Management) 2018	Yes	Yes
	(Concurrences and Consents) 2018	Yes	Yes
	(Educational Establishments & Child Care Facilities) 2017	Yes	Yes
	(Exempt & Complying Development Codes) 2008	Yes	Yes



(Gosford City Centre) 2018	No	N/A
(Housing for Seniors or People with a Disability) 2004	Yes	Yes
(Infrastructure) 2007	Yes	Yes
(Koala Habitat Protection) 2019	No	N/A
(Kosciuszko National Park–Alpine Resorts) 2007	No	N/A
(Kurnell Peninsula) 1989	No	N/A
(Mining, Petroleum Production & Extractive Industries) 2007	Yes	Yes
(Penrith Lakes Scheme) 1989	No	N/A
(Primary Production & Rural Development) 2019	Yes	Yes
(State & Regional Development) 2011	Yes	Yes
(State Significant Precincts) 2005	Yes	Yes
(Sydney Drinking Water Catchment) 2011	No	N/A
(Sydney Region Growth Centres) 2006	No	N/A
(Three Ports) 2013	No	N/A
(Urban Renewal) 2010	No	N/A
(Vegetation in Non–Rural Areas) 2017	Yes	Yes
(Western Sydney Employment Area) 2009	No	N/A
(Western Sydney Parklands) 2009	No	N/A
Greater Metropolitan Regional Environmental Plan 2– Georges River Catchment	Yes	No
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	Yes	Yes



## ATTACHMENT B–Ministerial Directions

Direction & Issue Date		Applicable	Consistent
<b>Employment and Resources</b>			
1.1	Business and Industrial Zones [01/05/17]	Yes	Yes
1.2	Rural Zones [14/04/16]	Yes	Yes
1.3	Mining, Petroleum Production & Extractive Industries [01/07/09]	Yes	Yes
1.4	Oyster Aquaculture [01/07/09]	No	N/A
1.5	Rural Lands [28/02/19]	No	N/A
<b>Environment and Heritage</b>			
2.1	Environment Protection Zones [14/04/16]	Yes	Yes
2.2	Coastal Management [03/04/18]	Yes	Yes
2.3	Heritage Conservation [01/07/09]	Yes	Yes
2.4	Recreation Vehicle Areas [14/04/16]	Yes	Yes
2.5	Application of E2 and E3 Zones & Environmental Overlays in Far North Coast LEPs [02/03/16]	No	N/A
<b>Housing, Infrastructure and Urban Development</b>			
3.1	Residential Zones [14/04/16]	Yes	Yes
3.2	Caravan Parks & Manufactured Home Estates [14/04/16]	Yes	Yes
3.3	Home Occupations [01/07/09]	Yes	Yes
3.4	Integrating Land Use & Transport [14/04/16]	Yes	Yes
3.5	Development Near Licensed Aerodromes [20/08/18]	Yes	No



3.6	Shooting Ranges [16/02/11]	Yes	Yes
3.7	Reduction in Non-Hosted Short Term Rental Accommodation Period [15/02/19]	No	N/A
<b>Hazard and Risk</b>			
4.1	Acid Sulfate Soils [01/07/09]	Yes	No
4.2	Mine Subsidence & Unstable Land [14/04/16]	No	N/A
4.3	Flood Prone Land [01/07/09]	Yes	No
4.4	Planning for Bushfire Protection [01/07/09]	Yes	No
<b>Regional Planning</b>			
5.1	Implementation of Regional Strategies [01/05/17]	No	N/A
5.2	Sydney Drinking Water Catchments [03/03/11]	No	N/A
5.3	Farmland of State & Regional Significance on the NSW Far North Coast [01/05/17]	No	N/A
5.4	Commercial & Retail Development along the Pacific Highway, North Coast [21/08/15]	No	N/A
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) [Revoked]	No	N/A
5.6	Sydney to Canberra Corridor [Revoked]	No	N/A
5.7	Central Coast [Revoked]	No	N/A
5.8	Second Sydney Airport: Badgerys Creek [Revoked]	No	N/A
5.9	North West Rail Link Corridor Strategy [30/09/13]	No	N/A
5.10	Implementation of Regional Plans [14/04/16]	Yes	Yes
5.11	Development of Aboriginal Land Council Land [06/02/19]	Yes	Yes



<b>Local Plan Making</b>			
6.1	Approval & Referral Requirements [01/07/09]	Yes	Yes
6.2	Reserving Land for Public Purposes [01/07/09]	Yes	No
6.3	Site Specific Provisions [01/07/09]	Yes	No
<b>Metropolitan Planning</b>			
7.1	Implementation of A Plan for Growing Sydney [14/01/15]	Yes	Yes
7.2	Implementation of Greater Macarthur Land Release Investigation [22/09/15]	No	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy [09/12/16]	No	N/A
7.4	Implementation of North West Priority Growth Area Land Use & Infrastructure Implementation Plan [15/05/17]	No	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use & Infrastructure Plan [25/07/17]	No	N/A
7.6	Implementation of Wilton Priority Growth Area Interim Land Use & Infrastructure Plan [05/08/17]	No	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor [22/12/17]	No	N/A
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use & Infrastructure Plan [20/08/18]	No	N/A
7.9	Implementation of Bayside West Precincts 2036 Plan [25/09/18]	No	N/A
7.10	Implementation of Planning Principles for the Cooks Cove Precinct [25/09/18]	No	N/A