



AGENDA FOR THE CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

30 June 2020 - 6.00pm

ORDER OF BUSINESS

APOLOGIES AND DECLARATIONS

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

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Canterbury Bankstown Local Planning Panel - 30 June 2020

ITEM 1 **Canterbury Bankstown Consolidated Local Environmental Plan**

AUTHOR **Planning**

PURPOSE AND BACKGROUND

This report summarises the exhibition of the Draft Consolidated Canterbury Bankstown Local Environmental Plan (LEP) which occurred for eleven weeks over March, April and May 2020. It is recommended that Council progress the LEP to finalisation, subject to amendments arising from submissions.

ISSUE

Council is currently following a tight timeframe set out in a strict funding agreement with the Department of Planning, Industry and Environment to complete its new planning framework, which includes a Consolidated LEP and supporting strategies.

In February 2020, Council resolved to exhibit the Draft Housing Strategy, Draft Employment Lands Strategy, Draft Affordable Housing Strategy and Draft Amendments to the Planning Agreements Policy.

Council also resolved to remove itself from the decision making process in relation to the Draft Consolidated LEP to ensure all conflicts of interest are appropriately managed. The Canterbury Bankstown Local Planning Panel is responsible for making decisions in relation to the Draft Consolidated LEP to ensure that satisfactory probity measures are in place. The Local Planning Panel resolved to exhibit the Draft Consolidated LEP in March 2020.

The exhibition commenced in March 2020 and midway was impacted by the COVID 19 pandemic. Council did not intend for the exhibition of such an important change to its planning rules to coincide with the COVID 19 pandemic. The Mayor wrote to the NSW Minister for Planning and Public Spaces requesting a twelve month extension. The Department of Planning, Industry and Environment responded by granting Council a four week extension.

As a number of Councils across the metropolitan area are also in the process of exhibiting their LEPs and are subject to individual Community Participation Plans that require newspaper advertisement and other forms of community engagement, during the exhibition period the NSW Government amended State planning legislation to only require the exhibition material to be made available on Council's website given that physical access to Customer Service Centres and libraries was unavailable and local newspapers ceased printing.

Council received 500 submissions in response to the exhibition with the majority focussing on the proposed built form in the centres along the East Hills Line, including Padstow, Revesby, Panania and East Hills. In considering the submissions, it is recommended that the Local Planning Panel adopt the Draft Consolidated LEP subject to amendments as outlined in this report.

Should the Local Planning Panel adopt the Draft Consolidated LEP, the next step is to submit the Draft Consolidated LEP to the Department of Planning, Industry and Environment in July 2020 to finalise and make the Consolidated LEP.

RECOMMENDATION That -

1. Council adopt the planning proposal as provided in Attachment A.
2. Council submit the planning proposal to the Department of Planning, Industry and Environment to make the Consolidated Local Environmental Plan.

ATTACHMENTS

- A. Attachment A–Planning Proposal
- A. Attachment A–Planning Proposal–Land Use Matrix
- A. Attachment A–Planning Proposal–Maps
- A. Attachment A–Planning Proposal–Appendix 1
- A. Attachment A–Planning Proposal–Appendix 2
- A. Attachment A–Planning Proposal–Appendix 3
- B. Attachment B–Submissions Report
- C. Attachment C–Proposed Amendments to the Planning Proposal (Draft Consolidated LEP)

POLICY IMPACT

In September 2019, Council resolved to prepare the Consolidated LEP in accordance with the Department of Planning, Industry and Environment’s Accelerated Local Environmental Plan Program and Council’s Community Strategic Plan, *CBCity 2028*.

The Consolidated Canterbury Bankstown LEP will replace Bankstown LEP 2015 and Canterbury LEP 2012. The consolidation and harmonisation process will result in some policy changes to the aims, objectives, land use table and planning controls currently applying in the Canterbury Bankstown Local Government Area (LGA). It will also require the preparation of supporting planning documents including a Consolidated Development Control Plan, Contributions Plan, Guidelines and mapping.

In October 2019, Council forwarded the Draft Consolidated LEP to the Department of Planning, Industry and Environment to seek a Gateway Determination.

In February 2020, the Department of Planning, Industry and Environment issued a Gateway Determination. It enables Council to update and rationalise the aims, objectives, land use tables and planning provisions of Bankstown LEP 2015 and Canterbury LEP 2012 into a Draft Consolidated LEP subject to the following conditions:

- The Draft Consolidated LEP can only rezone properties that are included in the Local Area Plans.
- The Draft Consolidated LEP cannot change the permissibility of residential land uses or related development standards.

- The Draft Consolidated LEP cannot include policy changes in relation to the harmonisation of R2 Low Density Residential and R3 Medium Density Residential zones, special character areas, dual occupancy controls and reclassification of drainage reserves.
- The exhibition of the Draft Consolidated LEP is for a minimum 28 days.

In February 2020, Council resolved to remove itself from the decision making process in relation to the Draft Consolidated LEP to ensure all conflicts of interest are appropriately managed. The Canterbury Bankstown Local Planning Panel is responsible for making decisions in relation to the Draft Consolidated LEP to ensure that satisfactory probity measures are in place. The Local Planning Panel resolved to exhibit the Draft Consolidated LEP in March 2020.

Following the exhibition period, the Local Planning Panel will consider submissions and decide whether to adopt the Draft Consolidated LEP. Council has until July 2020 to submit the Draft Consolidated LEP to the Department of Planning, Industry and Environment to finalise and make the Consolidated LEP.

The Draft Housing Strategy, Draft Employment Lands Strategy, Draft Affordable Housing Strategy and Draft Amendments to the Planning Agreements Policy were reported to Council in June 2020. Pursuant to the Local Government Act 1993 and Council's Code of Meeting Practice, Council was not required to transfer their decision making powers to the Local Planning Panel for these matters.

FINANCIAL IMPACT

The Accelerated Local Environmental Plan Program has provided funding for the preparation of the Draft Consolidated LEP and supporting planning documents, including Council's Local Strategic Planning Statement, *Connective City 2036*. The Program requires Council to submit the Draft Consolidated LEP to the Department of Planning, Industry and Environment by the end of July 2020.

COMMUNITY IMPACT

The preparation of the Draft Consolidated LEP constitutes a significant public benefit as it will bring greater consistency to the planning controls currently applying in the Canterbury Bankstown LGA. This will facilitate a simpler and faster development assessment process and provide certainty in planning and development controls across the LGA that will benefit both residents and industry alike. The Draft Consolidated LEP is the product of significant research, analysis and strategic planning.

Based on the restrictions set by the Gateway Determination (outlined in the Policy Impact section above), a number of amendments to the Consolidated LEP are necessary to fully implement Council's intended change to planning policies for the City. These amendments will need to be prepared as separate planning proposals consistent with the actions as outlined in *Connective City 2036* and original planning proposal submitted to the Department of Planning, Industry and Environment in October 2019. Work has already commenced for these further amendments and will be the subject of future reports to Council and community engagement.

DETAILED INFORMATION

EXHIBITION

Council exhibited the Draft Consolidated LEP and supporting strategies from 10 March to 22 May 2020. The exhibition process included:

- Notification letters to all property owners in the local government area
- Notification letters to government authorities and neighbouring councils
- Notification letters to Members of Parliament
- A hotline for the community to call Council staff directly and discuss the draft documents
- Online meetings via teleconference
- Notices in local newspapers that circulate within the area (Inner West Times, Torch and Vietnamese, Chinese and Arabic papers)
- Displays on Council's website and Customer Service Centres (Bankstown and Campsie Branches)
- Information at the planning kiosks at the Bankstown, Riverwood and Campsie Libraries
- Translated information in Arabic, Greek, Simplified Chinese and Vietnamese
- Advertisements on SBS radio in Arabic, Greek, Mandarin and Vietnamese
- Promotion via social media.

Impact of COVID 19 and extension to the exhibition period

Council initially proposed to exhibit the Draft Consolidated LEP for a seven week period until 24 April 2020, and to hold a drop-in session in each ward to provide the community with the opportunity to speak with Council staff directly. However, the onset of the COVID 19 pandemic and social distancing restrictions resulted in the cancellation of the drop-in sessions. In its place, the community were given the ability to hold online discussions with Council staff and where circumstances allowed including safe distancing, in person meetings, with free transport provided.

The NSW Government amended State planning legislation to only require exhibition material to be made available on Council's website given that physical access to Council's Customer Service Centres and libraries was unavailable and that local newspapers ceased hard copy printing and moved to online editions only. Changes were made to the *Environmental Planning and Assessment Act 1979* stating that any document that is required to be made available for public inspection at a physical location is instead to be made available on the NSW Planning Portal or any other website approved by the Planning Secretary. This extended to local Council websites.

The Mayor wrote to the NSW Minister for Planning and Public Spaces to seek a twelve month extension to the Accelerated Local Environmental Plan Program to enable Council to engage with the community beyond the COVID 19 pandemic. The Department of Planning, Industry and Environment granted Council a four week extension to the Program.

As a result, Council extended the exhibition period a further four weeks to 22 May 2020 (eleven weeks total duration), and informed the community via Council's website, social media and local newspapers (online).

In total, 4,375 people viewed the exhibition material on Council’s website. Council officers responded to approximately 200 phone enquiries and 40 online call-back requests.

Council received 500 submissions from residents, community groups, property owners and government authorities, with the majority focussing on the proposed built form in the centres along the East Hills Line, including Padstow, Revesby, Panania and East Hills as shown in Figure 1. A summary of the submissions and Council’s response is provided at Attachment B.

Figure 1: Overview of submissions

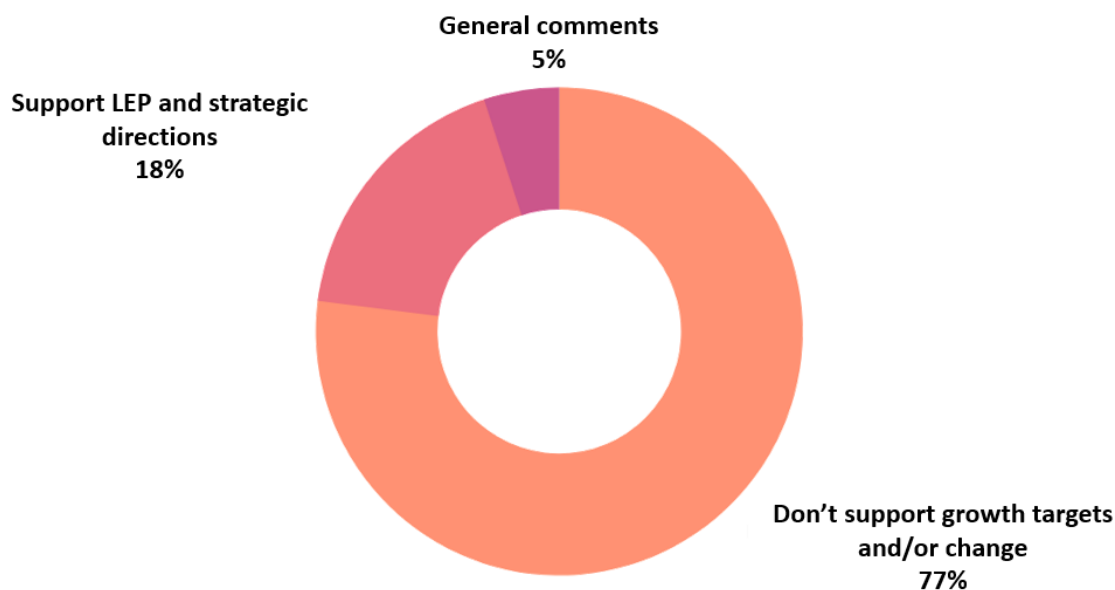
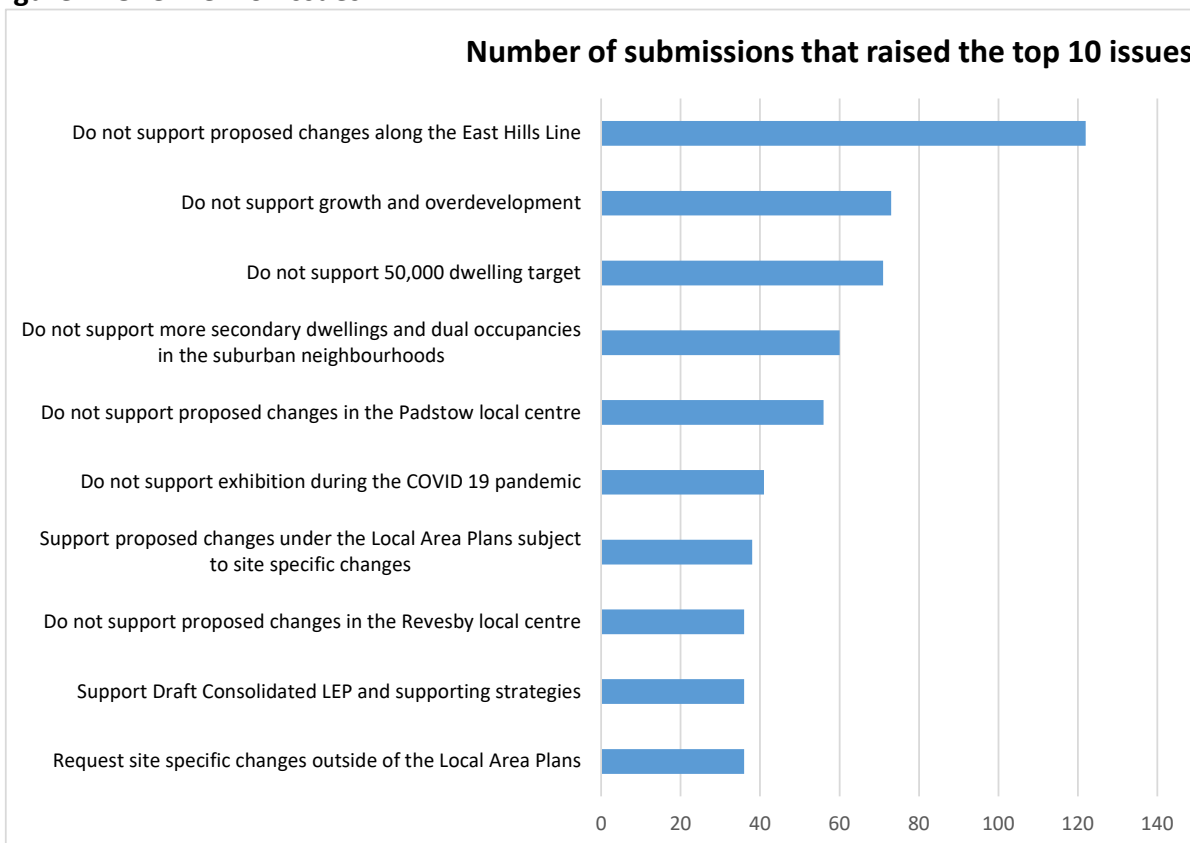


Figure 2: Overview of issues



KEY ISSUES

The submissions raised a broad range of issues in relation to the Draft Consolidated LEP. Attachment B provides a summary of the submissions and Council's response.

The key issues raised by submissions in relation to the Draft Consolidated LEP include:

Issue 1: Do not support the proposed built form in the centres along the East Hills Line (Padstow, Revesby, Panania and East Hills)

Most submissions raise concern with the proposed density, zoning and building heights in the centres along the East Hills Line, including Padstow, Revesby, Panania and East Hills for the following reasons:

Building Design

- The existing low-rise village character and quiet suburban nature are reasons why existing residents chose to reside in these suburbs. Existing residents do not want to see it change. While realising that this plan is catering for the younger generation in the years to come, Council should focus on servicing existing residents and should push back against the NSW Government and developers' pressure for overdevelopment in these suburbs.
- The proposed building heights are incompatible with the low-rise village character, aesthetics, amenity, landscape, history and community spirit of the local centres. The preferences range from retaining the existing controls to allowing a maximum 6 storeys. Most submissions do not support the proposed building heights of 7+ storeys in Padstow and Revesby, and 5+ storeys in Panania.
- The proposed building heights would impact on the amenity of neighbouring properties e.g. overshadowing, privacy loss and noise, particularly at the interfaces with the low density suburban neighbourhoods.
- Apartments are poorly designed and are incompatible next to schools due to potential overlooking of school yards. There is no accountability in the private certification process.

Infrastructure

- It is questioned whether Council has coordinated with state agencies in relation to infrastructure capacity to accommodate the proposed densities.
- The existing road network and narrow streets cannot accommodate increased traffic/on-street parking. It must be recognised that existing development do not provide adequate off-street parking and residents will use cars despite living close to a railway station. There is also the situation that COVID 19 will limit the use of public transport and require more people to travel by car.
- Increased traffic in narrow streets will impact on the safety of motorists, residents and garbage collection.
- There is a lack of parking in the local centres to support additional commuters, visitors and people with mobility issues.
- There is a lack of services (such as public transport services, schools, hospitals, health services, child care centres, aged care facilities, libraries, supermarkets, electricity, gas, water, sewerage, NBN, footpaths, bus stops, emergency services) to support the proposed densities.

- There is a lack of open spaces, recreation spaces, parks, playgrounds and sporting fields for the physical and mental wellbeing of local people.
- Increased traffic around schools will impact on the safety of students.
- There is a lack of dedicated cycleways/shared paths which would be a good way to help reduce the number of cars on the roads for small trips (such as from a home to the railway station) and to give people easy and safer options for recreation.
- There is a lack of large supermarkets with adequate visitor parking.

Social Implications

- The proposed densities do not create a healthy environment and may worsen the spread of COVID 19 or other virus pandemics.
- The proposed densities will impact on the mental well-being of residents and quality of family life, and will create an undesirable place to live.
- The proposed densities will increase the probability of crime, unsociable behaviour and social security issues, consequently straining the police force.
- The proposed densities will result in litter, rubbish, pollution and reduced air quality in streets and the Georges River.
- Council is proposing to increase densities to collect more rates.

Comment: The proposed built form in the centres along the East Hills Line implements the directions set by the Greater Sydney Commission and *Connective City 2036*.

The NSW Government established the Greater Sydney Commission to guide growth in Sydney. All councils must align their strategic planning with the directions set by the Greater Sydney Commission as outlined in the Greater Sydney Region Plan and South District Plan. These include:

- The South District Plan requires an additional 13,250 dwellings in the Canterbury Bankstown LGA by 2021 and sets an implied target of over 58,000 dwellings to be built in the LGA by 2036.
- The South District Plan seeks to locate future housing within a 5–10 minute walk of centres that are focussed on local transport. The South District Plan identifies the centres along the East Hills Line as appropriate for future housing.

The preparation of *Connective City 2036* and the Draft Consolidated LEP and supporting strategies are a response to the housing targets, as well as a legal requirement.

Council engaged widely during the exhibition of *Connective City 2036* to provide a pathway to manage growth and change across the Canterbury Bankstown LGA to 2036. Based on community feedback, a key action is to protect the low density character of the suburban neighbourhoods.

For this reason, Council is aiming to distribute 80% of future growth in centres, particularly those with good transport connectivity, high amenity, ready access to services and facilities, and 20% in the suburban neighbourhoods, largely through low density, infill development that is permitted under existing controls. It is important to note that the final step in the making of *Connective City 2036* was the endorsement from the NSW Government.

Council has commenced the next step in the process, which is the staged implementation of *Connective City 2036*. The first stage is to integrate current land use strategies into the

planning framework. The land use strategies include the North Central, North East, South East and South West Local Area Plans, which detail Council's endorsed approach to accommodate some of the residential and employment growth based on the centres hierarchy; and the delivery of supporting infrastructure, facilities and open space.

These land use strategies are informed by detailed analysis and community consultation, and demonstrate the proposed built form that is appropriate for the future role and function of the Greenacre, Padstow, Revesby and Yagoona Local Centres; Rookwood Village Centre; Birrong, Condell Park, East Hills, Panania and Regents Park Small Village Centres; and certain neighbourhood centres.

In considering the submissions to the Draft Consolidated LEP, the following comments are provided:

- **Building Design:** In considering community and industry feedback, it is considered that the proposed built form achieves an appropriate fit in the context of the centres hierarchy under *Connective City 2036*. The proposed built form also responds to a key concern raised by the community, which is to protect the low density character of the suburban neighbourhoods. This is achieved by concentrating apartments and multi dwelling housing in compact centres (i.e. 5–10 minute walking catchment measured from railway stations and commercial main streets) and limiting the ability for future unplanned and ad-hoc rezonings in more sensitive neighbourhood locations.

The proposed built form in the commercial core of centres mostly comprises of low and medium-rise buildings that create an urban form, generally of a similar height and not more than 4–6 storeys. It is proposed to address the existing 'village' scale through appropriate upper level setbacks which is ordinarily controlled via a development control plan.

There is the opportunity for a small number of taller elements (8 storeys) at appropriate core locations (namely adjacent to the railway stations of Padstow and Revesby) to create a diverse and visually interesting skyline. The only site where 12 storeys may be achieved is 7A–17 Marco Avenue, Revesby subject to the delivery of public benefits (central plaza and public parking spaces) to Council's satisfaction. Otherwise an 8 storey limit applies.

Importantly it is proposed to frame the centres with low-rise 3–4 storey buildings to act as a height transition to the suburban neighbourhoods with consideration being given to important amenity elements such as solar access and privacy through the development control plan.

However in considering the submissions, it is proposed to revise some of the proposed zonings and building heights at the mid-block interfaces with the suburban neighbourhoods to minimise the amenity impact on neighbouring properties. Attachment C outlines the locations where it is proposed to revise the proposed zonings and building heights to address this issue.

In relation to the building design guidelines, the NSW Government applies SEPP 65 and the Apartment Design Guide to provide appropriate guidance to apartments. In

addition, Council is proposing the following actions to support design quality:

- Draft Consolidated LEP (clause 1.9)–Apply SEPP 65 to boarding houses.
 - Draft Consolidated LEP (clause 6.14)–Apply design quality requirements to apartments, multi dwelling housing, boarding houses, seniors housing, mixed use development, shop top housing, commercial premises, industrial buildings, warehouses or distribution centres, centre–based child care centres, schools, places of public worship, registered clubs and community facilities.
 - Establish a Design Review Panel to improve building designs at the pre–DA lodgement stage, consistent with *Connective City 2036* (Action E8.2).
 - Review the Development Control Plan in relation to design quality, consistent with *Connective City 2036* (Action E8.3).
- *Infrastructure:* As part of the exhibition process, Council consulted all relevant government authorities. The government authorities such as Transport for NSW; NSW Health; Department of Communities and Justice; Department of Planning, Industry and Environment (Environment, Energy and Science Group); NSW Environmental Protection Authority and Sydney Water did not identify any significant impact on services as a result of the proposed changes in the centres. Council will continue to work with the NSW Government on future improvements to infrastructure across the centres.

In addition, Council has taken the following actions to address the need for supporting infrastructure:

- Council exhibited an Integrated Access and Movement Strategy with *Connective City 2036*, which provides the LGA's overall traffic and transport strategy.
 - Council will update its contributions plans to incorporate the local infrastructure requirements identified by land use strategies. The contributions plans will help to fund local infrastructure improvements in centres, including:
 - New multi–purpose community facilities in a number of centres
 - Improvements to recreation and leisure facilities.
 - Open space embellishments.
 - Footpath and pedestrian crossing upgrades to provide a balanced transport system where cars travel slowly in the centres, making streets easier to cross and a pleasant place to walk, sit and talk.
 - Ongoing implementation of Council's Town Centre Improvement Program.
 - Gradual increases in parking capacity at convenient locations around the centres.
 - Formalisation of the regional on–road cycle route which traverses through the local streets with painted markings.
 - Council will continue to advocate the NSW Government for public transport and state road improvements.
- *Social Implications:* The location of future housing within a 5–10 minute walk of centres is consistent with the directions set by the Greater Sydney Commission, including the need to provide housing choices for a range of households close to local shops, services and public transport. In relation to littering on the streets, Council operates a number of programs and services aimed at reducing littering and illegal dumping. This will continue to be addressed as part of Council's ordinary operational activities.

Action: To address the issue of the proposed building heights at the mid-block interfaces with the suburban neighbourhoods, it is proposed to make the following amendments to minimise the amenity impact on neighbouring properties:

Centres	Proposed controls on exhibition	Recommended amendments
Padstow Local Centre		
1–31 Ryan Road and 2–24 Lock Avenue	Zone R4 (3 storeys/ 0.75:1 FSR)	Zone R3 (3 storeys/ 0.75:1 FSR)
Revesby Local Centre		
166 The River Road	Zone B2 (8 storeys/ 3:1 FSR)	Zone B2 (5 storeys/ 2:1 FSR)
35–37 Simmons Street and 160–164 The River Road	Zone R4 (4 storeys/ 1:1 FSR)	Zone R4 (3 storeys/ 0.75:1 FSR)
10A–20 Polo Street and 1B Iluka Street	Zone R4 (4 storeys/ 1:1 FSR)	Zone R3 (3 storeys/ 0.75:1 FSR)
Yagoona Local Centre		
2 Venture Crescent and 251 Cooper Road	Zone R4 (4 storeys/ 1:1 FSR)	Maintain the existing R2 zone
Panania Small Village Centre		
138–212 Marco Avenue, 31 Wilson Street and 38–40 Brighton Avenue	Zone R3 (3 storeys/ 0.75:1 FSR)	Maintain the existing R2 zone
35 Anderson Avenue	Zone B2 (6 storeys/ 2.5:1 FSR)	Zone B2 (4 storeys/ 2:1 FSR)
99–103 Marco Avenue	Zone R4 (6 storeys/ 1.5:1 FSR)	Zone R4 (4 storeys/ 1:1 FSR)
210–224 Weston Street and Railway Corridor	Zone B2 (6 storeys/ 2.5:1 FSR)	Maintain the existing SP2 zone
185–217 Tower Street and 30A Hinemoa Street	Zone B2 (4 storeys/ 2:1 FSR)	Zone R3 (3 storeys/ 0.75:1 FSR)
East Hills Small Village Centre		
20–40 Monie Avenue and 84–92 Park Road	Zone R4 (4 storeys/ 1:1 FSR)	Maintain the existing R2 zone

Issue 2: Support the proposed built form in the centres

Some submissions support the proposed high density zonings and building heights in the centres for the following reasons:

- The proposed densities strengthen the function of centres and will have a positive effect in supporting local businesses in the local centres. Increased patronage would mean that smaller local shops could compete in their local niche with larger stores in other suburbs and allow for more employment and a healthy rate of growth.
- The proposed densities provide residents with transport choice to walk or cycle to shops and services, and reduce the dependence on cars.
- The proposed densities promote sustainability rather than continued urban sprawl.
- The proposed densities will create homes for first home buyers.
- The centres are in proximity to public recreational land and green spaces.
- Increased foot traffic and higher density housing close to railway stations may improve the overall safety of residents that often walk to and from the stations every day.

- By increasing the ability to access small local shops for basic day-to-day necessities, this will help develop a community feel that would greatly improve the liveability of the area.
- The proposed densities will create capacity for new development to occur when demand for new homes and businesses increases following the COVID 19 pandemic.

In addition, some of these submissions request site specific changes to increase the building envelope controls at certain sites within the centres. Attachment B outlines the reasons given by submissions to support the requests. The site specific change requests include:

Locations	Proposed controls on exhibition	Submission requests
Chester Hill Local Centre		
222 Waldron Road	Zone R4 (4 storeys/ 1:1 FSR)	Bonus 0.5:1 for seniors housing only + 15m height
Greenacre Local Centre		
6 Banksia Road	Zone R3 (3 storeys/ 0.75:1 FSR)	Zone R3 (4 storeys/ 1:1 FSR)
46–58 Boronia Road	Zone R2 (2 storeys/ 0.5:1 FSR)	Zone R3 (3 storeys/ 0.75:1 FSR)
Padstow Local Centre		
9–13 and 19 Banks Street	Zone R4 (4 storeys/ 1:1 FSR)	Zone R4 (6 storeys/ 1.5:1 FSR)
43–49 Cahors Road and 2 Banks Street	Zone R4 (6 storeys/ 1.5:1 FSR)	Zone B2 (8 storeys/ 3:1 FSR)
12–16 Faraday Road	Zone R4 (6 storeys/ 1.5:1 FSR)	Zone B2 (6 storeys/ 2.5:1 FSR)
2–14 Howard Road	Zone B2 (6 storeys/ 2.5:1 FSR)	Zone B2 (8 storeys/ 3:1 FSR)
22 and 24–26 Howard Road	Zone B2 (6 storeys/ 2.5:1 FSR)	Zone B2 (8 storeys/ 3:1 FSR)
30–34 Padstow Parade and 10 Faraday Road	Zone B2 (6 storeys/ 2.5:1 FSR)	Zone B2 (7 storeys/ 2.5:1 FSR) or (8 storeys/ 3.1:1 FSR)
Revesby Local Centre		
11–17 Marco Avenue	Zone B2 (38 metres/ 12 storeys)	Zone B2 (42.75 metres/ 12 storeys)
25–45 Selems Parade	Zone B2 (8 storeys/ 3:1 FSR)	Zone B2 (16 storeys/ 4:1 FSR)
35–43 Simmons Street	Zone R4 (4 storeys/ 1:1 FSR)	Zone R4 (4 storeys/ >1:1 FSR)
Yagoona Local Centre		
173–181 Auburn Road	Zone R4 (4 storeys/ 1:1 FSR)	Zone R4 (6 storeys/ 1.5:1 FSR)
283–289 Cooper Road and 2 Palomar Parade	Zone R4 (4 storeys/ 1:1 FSR)	Zone R4 (>4 storeys/ >1:1 FSR)
Rookwood Village Centre		
326 Hume Highway	Zone B6 (7 storeys/ 2.5:1)	Zone B6 (7 storeys/ 3:1)
Panania Small Village Centre		
Braesmere Road	Zone R4 (3 storeys/ 0.75:1 FSR)	Zone R4 (5 storeys/ 1.5:1 FSR)

Peffer Street	Zone R4 (4 storeys/ 1:1 FSR)	Zone R4 (6 storeys/ 1.5:1 FSR)
Sherlock Avenue	Zone R4 (6 storeys/ 1.5:1 FSR)	Zone R4 (10 storeys)
Suburban Neighbourhoods		
101–111 Cann Street, Bass Hill	Zone B5	Zone B1
479 and 507 Henry Lawson Drive, Milperra	Zone RE1	Zone IN2 or Zone B6
Employment Lands		
140 Rookwood Road, Yagoona	Zone B6	Include residential land uses

Comment: In relation to the site specific requests, consideration was given to the Department of Planning, Industry and Environment's strategic merit test, as outlined in the publication *A Guide to Preparing Local Environmental Plans*. Based on the test, a request would demonstrate strategic merit if it is consistent with the Region and District Plans, or it is consistent with the Local Area Plans or it is responding to a change of circumstances.

In summary, it is proposed to continue with the proposed controls as exhibited for the following reasons:

- According to the Gateway Determination, the Draft Consolidated LEP can only rezone properties that are included in the established Local Area Plans.
- It is not proposed to increase the building envelope controls as the requests do not demonstrate strategic merit. The requests are inconsistent with the Local Area Plans and there is no change in circumstances that would:
 - Require the centres to further increase their proposed capacity to meet State and local policies.
 - Require increased building heights, particularly if the overshadowing and visual impacts on the street and surrounding buildings would be greater.

Action: No changes to planning rules are proposed.

Issue 3: Requests for other amendments to the Draft Consolidated LEP

Some submissions requested amendments to other provisions in the Draft Consolidated LEP in relation to the aims, zone objectives, local provisions and maps. Attachment B outlines the reasons given by submissions to support the requests.

Comment: In considering these submissions, it is proposed to make certain amendments to the Draft Consolidated LEP as outlined in Attachment C.

Action: Amend the Draft Consolidated LEP as outlined in the table below.

Draft provisions on exhibition	Recommended amendments	Reasons
Part 1–Preliminary		
Clause 1.2(2)(c) reads: To protect the natural, cultural and built heritage of Canterbury Bankstown.	Amend the aim to read: To protect <i>Aboriginal</i> , natural, cultural and built heritage of Canterbury Bankstown.	Heritage NSW and NSW Health recommend broadening the scope to include Aboriginal cultural heritage.
Clause 1.2(2)(e) reads: To minimise risk to the community in areas subject to	Amend the aim to read: To minimise risk to the community in areas subject to	NSW Environmental Protection Authority recommends the revised wording to be

environmental hazards by restricting development in sensitive areas.	environmental <i>urban and natural hazards</i> by restricting development in sensitive areas.	consistent with the South District Plan.
Draft provisions on exhibition	Recommended amendments	Reasons
Land Use Table		
Zones R2, R3 and R4 do not contain an objective to minimise conflict between land uses within these zones and land uses within adjoining zones.	Add a zone objective to read: <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i>	NSW Environmental Protection Authority recommends this zone objective.
Zones R3 and R4 do not contain an objective in relation to supporting public transport and active transport.	Add a zone objective to read: <i>To allow for increased residential density in accessible locations that maximise public transport patronage and encourage walking and cycling.</i>	Transport for NSW recommends this zone objective.
Zones IN1 and IN2 do not contain an objective to prevent and minimise potential impacts on the environment.	Add a zone objective to read: <i>To minimise adverse effects of development on the environment.</i>	NSW Environmental Protection Authority recommends this zone objective.
Zone IN2 does not permit resource recovery facilities.	Permit resource recovery facilities.	NSW Environmental Protection Authority recommends this change to improve the collection and management of waste.
Zones RE1 and RE2 do not contain an objective to achieve design and amenity outcomes.	Add a zone objective to read: <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>	NSW Health recommends this zone objective.
Part 4—Principal Development Standards		
Clause 4.1(1)(d), 4.1A(1)(b), 4.1AA(1)(d) and 4.1B(1)(b) read: To ensure that lots are of sufficient size to protect natural or cultural features including heritage items, trees, natural topographical features and the like.	Amend the objective to read: To ensure that lots are of sufficient size to protect natural or cultural features including heritage items, <i>heritage conservation areas</i> , trees, natural topographical features and the like.	Heritage NSW recommends this amendment to include heritage conservation areas as a consideration.
Clause 4.3(1)(c) of Canterbury LEP 2012 reads: To support building design that contributes positively to the streetscape and visual amenity of an area.	Add this objective to clause 4.3.	This objective is found to support the DA assessment process.
Clause 4.4D applies a site specific provision to the catalyst site at 7A–17 Marco Avenue in relation to design excellence and public benefits.	Amend this clause by permitting a maximum 40 metre building height and applying the design excellence criteria as set out in Bankstown LEP 2015 (clause 6.12).	This amendment clarifies the criteria to achieve design excellence at this catalyst site.

Part 5–Miscellaneous Provisions		
Clause 5.6(1)(b) reads: to provide opportunities for architectural roof features that form an integral part of the building design.	Amend the objective to read: To provide opportunities for architectural roof features that form an integral part of the building design <i>and contribute to a high quality built form.</i>	This amendment is found to more adequately support the DA assessment process.
Part 6–Additional Local Provisions		
Clause 6.15 does not contain an objective to minimise conflict between pedestrian, cyclist and vehicular movements.	Add an objective to read: <i>To minimise conflict between pedestrian, cyclist and vehicular movements.</i>	NSW Health recommends this objective.
Schedule 1–Additional Permitted Uses		
The existing zone prohibits registered clubs at 25–43 Anglo Road, Campsie (Campsie RSL).	Amend Schedule 1 by permitting a ‘registered club’ as an additional permitted use.	Reflects the existing use of the site for the purposes of a registered club.
The existing zone prohibits recreational facilities (indoor) at 328 Hector Street, Bass Hill (former Bass Hill RSL).	Amend Schedule 1 by permitting a ‘recreational facility (indoor)’ as an additional permitted use, subject to the gross floor area not exceeding 800m ² .	Reflects the existing use of the site for the purposes of a recreational facility (indoor) i.e. gym.
The recent rezoning of 165 Milton Street, Ashbury to a high density residential zone did not include cafes as a supporting use.	Amend Schedule 1 by permitting a ‘restaurant or cafe’ as an additional permitted use, subject to the gross floor area not exceeding 100m ² .	Restaurants/ cafes are compatible uses that would support the new residents at this out-of-centre location.
The existing zone prohibits restaurants and cafes at 30 and 31 Webster Street, Milperra	Amend Schedule 1 by permitting a ‘restaurant or cafe’ as an additional permitted use.	Reflects the existing development approval for the site (DA 224/2014) for the purposes of a function centre and restaurant.
Maps		
The Floor Space Ratio Map shows 6–22 Church Road, 1 Breasley Place and 8A Petty Avenue, Yagoona as 1.75:1 FSR.	Maintain the existing 2:1 FSR.	Community feedback raised concern with the proposed reduction of the existing FSR. This change is inconsistent with Council’s strategic policy intent for increased housing in centres.
The Height of Buildings Map shows 34–48 Anderson Avenue, Panania as 11 metres (3 storeys).	Maintain the existing 14 metres (4 storeys).	It is proposed to maintain the existing 4 storey limit as it is compatible with the existing 2:1 FSR and would achieve a better design outcome.

Issue 4: Other amendments to the Draft Consolidated LEP

Other amendments are proposed to the Draft Consolidated LEP to ensure consistency with the Gateway Determination as outlined in Attachment C.

Action: Amend the Draft Consolidated LEP as outlined in the table below.

Draft provisions on exhibition	Recommended amendments	Reasons
Part 6—Local Provisions		
The Draft Consolidated LEP does not incorporate Bankstown LEP 2015 (Amendment No. 10). The LEP amendment introduced clause 6.12, which applies to 83–99 North Terrace and 62 The Mall, Bankstown (known as the Compass Centre and former library). The intended outcome is to achieve design excellence at this catalyst site.	Incorporate Bankstown LEP 2015 (clause 6.12) in the Draft Consolidated LEP.	The Department of Planning, Industry and Environment published Bankstown LEP 2015 (Amendment No. 10) on the NSW legislation website in May 2020, following the exhibition of the Draft Consolidated LEP. It is proposed to incorporate this recent LEP amendment in the Draft Consolidated LEP.
Maps		
The Draft Consolidated LEP does not incorporate Canterbury LEP 2012 (Amendment No. 18), which rezoned 149–165 Milton Street from Zone IN2 Light Industrial to Zone R4 High Density Residential.	Incorporate the LEP amendment in the Land Zoning, FSR, Height of Buildings and Lot Size Maps.	The Department of Planning, Industry and Environment published Canterbury LEP 2012 (Amendment No. 18) on the NSW legislation website in March 2020, following the exhibition of the Draft Consolidated LEP. It is proposed to incorporate this LEP amendment in the Draft Consolidated LEP.
The Draft Consolidated LEP proposed to rezone certain properties subject to contamination and acid sulfate soils investigations.	Maintain the existing zonings.	Council requested the property owners of these properties to submit the contamination and acid sulfate soils investigations. Council did not receive a response. It is therefore proposed to retain the existing zones as there is insufficient information to satisfy the relevant Ministerial Directions.
582–614 Henry Lawson Drive is shown as Zone RE1 Public Recreation.	Maintain the existing zoning as Zone R2 Low Density Residential.	The exhibition of the Draft Consolidated LEP inadvertently mapped these properties from Zone R2 to Zone RE1.
647–663 Henry Lawson Drive and 2 Cook Crescent is shown as Zone R2 Low Density Residential.	Maintain the existing zoning as part Zone R2 Low Density Residential and Zone SP2 Infrastructure (Road Infrastructure Facility) for road widening purposes.	The exhibition of the Draft Consolidated LEP inadvertently mapped these properties from Zone R2/ SP2 to Zone R2.

1–17 Segers Avenue, Padstow is shown as 'Area 1' on the Floor Space Ratio Map.	Amend the Floor Space Ratio Map by applying 'Area 3' to the site.	The exhibition of the Draft Consolidated LEP inadvertently mapped these properties as 'Area 1' rather than 'Area 3', which requires a wider lot width at the front building line to facilitate quality built form and urban design outcomes. This is in keeping with Council's resolution of April 2019 in relation to the rezoning of the site.
15 Close Street, Canterbury is shown as Zone R4 High Density Residential.	Zone RE1 Public Recreation subject to removing the FSR/ building height controls and the additional permitted use.	This amendment implements the Council resolution of 26 May 2020, to rezone the site to Zone RE1 consistent with <i>Connective City 2036</i> . Retaining open space close to where people live is a critical part of that vision, and the former Canterbury Bowling Club site is singled out as an opportunity for providing more and much needed open space in Canterbury.

NEXT STEPS

In considering community and industry feedback, it is recommended that the Local Planning Panel adopt the Draft Consolidated LEP as provided in Attachment A. Should the Local Planning Panel decide to adopt the Draft Consolidated LEP, the next step would be to forward the Draft Consolidated LEP to the Department of Planning, Industry and Environment to finalise and make the Consolidated LEP.



ATTACHMENT A

Planning Proposal PP_2019_CBANK_005

Canterbury Bankstown Consolidated Local Environmental Plan

June 2020

Note:

The post-exhibition amendments to the planning proposal are shown as:

- ~~Double strike through~~ is deleted text.
- **Red text** is added text

Introduction	3
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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.

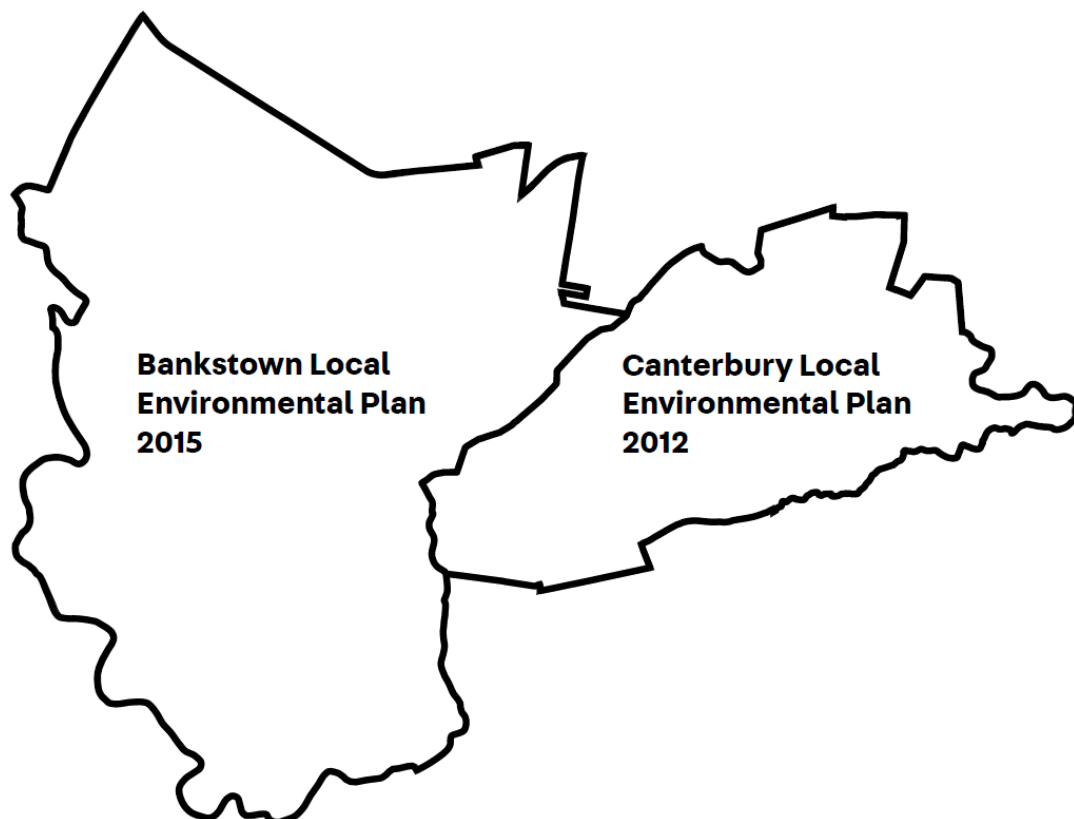


Figure 1: Local Environmental Plans currently applying in the Canterbury Bankstown Local Government Area, creating a complex and inconsistent land use planning framework

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~~ **July** 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:

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.

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.

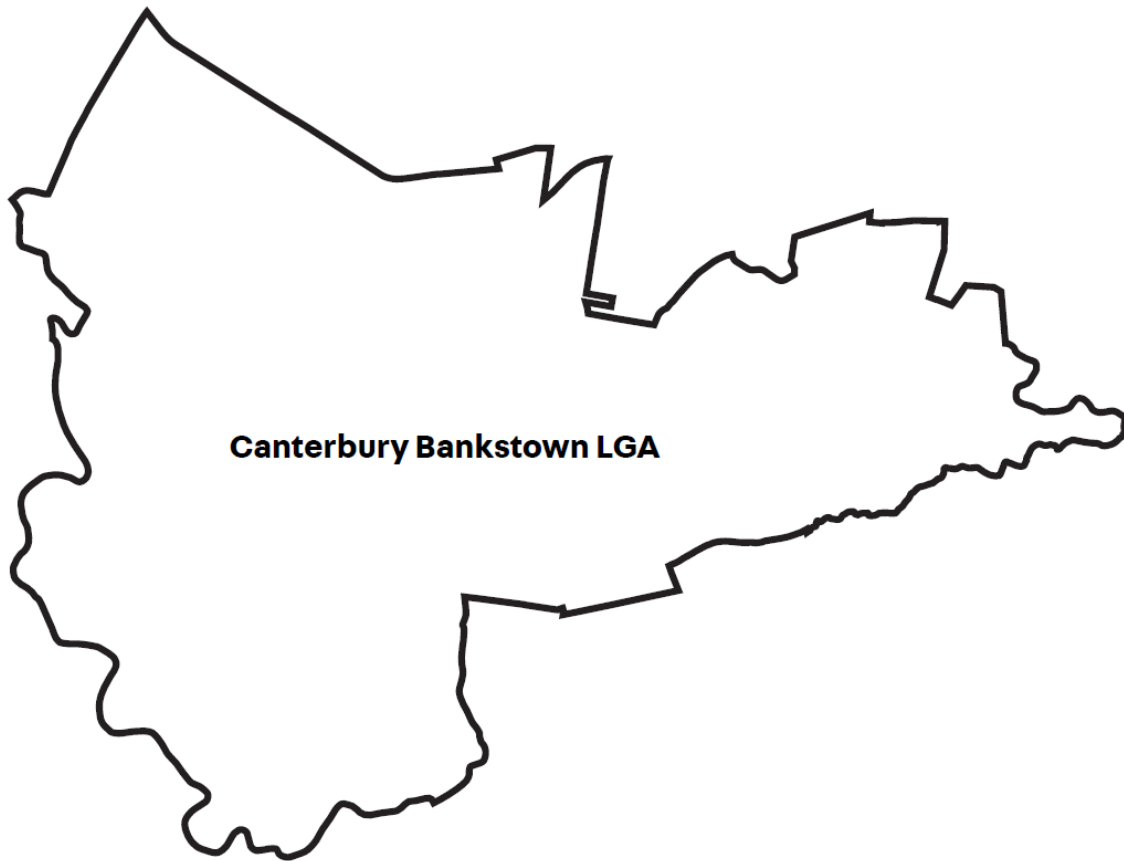


Figure 3: Canterbury Bankstown Local Government Area

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
1.1 Name of Plan [compulsory]	Mandated
1.1AA Commencement [compulsory]	Mandated
1.2 Aims of Plan [compulsory]	<p>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:</p> <ul style="list-style-type: none"> [1] Amend subclause (2)(c) to read: <i>To protect Aboriginal, natural, cultural and built heritage of Canterbury Bankstown.</i> [2] Amend subclause (2)(d) to read: <i>to provide development opportunities that are compatible with the character and amenity of Canterbury Bankstown,</i> [3] Amend subclause (2)(e) to read: <i>To minimise risk to the community in areas subject to environmental urban and natural hazards by restricting development in sensitive areas.</i> [4] Insert subclause (2)(m) to read: <i>to provide for infrastructure to meet the demands arising from growth,</i> [5] Insert subclause (2)(n) to read: <i>to promote ecologically sustainable development.</i>
1.3 Land to which Plan applies [compulsory]	Mandated
1.4 Definitions [compulsory]	Mandated
1.5 Notes [compulsory]	Mandated

Clauses	Proposed Actions
1.6 Consent authority [compulsory]	Mandated
1.7 Maps [compulsory]	Mandated
1.8 Repeal of planning instruments applying to land [compulsory]	Mandated
1.8A Savings provision relating to development applications [optional]	Insert clause 1.8A of BLEP as the basis for this clause.
1.9 Application of SEPPs [compulsory]	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).
1.9A Suspension of covenants, agreements and instruments [optional]	Insert clause 1.9A of BLEP as the basis for this clause.

PART 2–PERMITTED OR PROHIBITED DEVELOPMENT

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

LAND USE TABLE

Zones	Proposed Actions
Zone RU4 Primary Production Small Lots	
Zone objectives [compulsory]	Mandated
Land Use Table [compulsory]	Update the Land Use Table based on the Land Use Matrix
Zone R2 Low Density Residential	
Zone objectives [compulsory]	<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"> • <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> • <i>To allow for the development of land uses that achieve a high standard of urban design and have regard to local amenity.</i> • <i>To require landscape as a key characteristic in the low density residential environment.</i> • <i>To minimise and manage traffic and parking impacts.</i> • <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i>
Land Use Table [compulsory]	Update the Land Use Table based on the Land Use Matrix

Zones	Proposed Actions
Zone R3 Medium Density Residential	
Zone objectives [compulsory]	<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"> • <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> • <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> • <i>To require landscape as a key characteristic in the medium density residential environment.</i> • <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i> • <i>To allow for increased residential density in accessible locations that maximise public transport patronage and encourage walking and cycling.</i>
Land Use Table [compulsory]	Update the Land Use Table based on the Land Use Matrix
Zone R4 High Density Residential	
Zone objectives [compulsory]	<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"> • <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> • <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i> • <i>To allow for increased residential density in accessible locations that maximise public transport patronage and encourage walking and cycling.</i>
Land Use Table [compulsory]	Update the Land Use Table based on the Land Use Matrix
Zones	Proposed Actions
Zone B1 Neighbourhood Centre	
Zone objectives [compulsory]	<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"> • <i>To provide for certain residential uses that are compatible with the mix of uses in neighbourhood centres.</i> • <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>

Land Use Table [compulsory]	Update the Land Use Table based on the Land Use Matrix
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Zone B2 Local Centre	
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Zone objectives [compulsory]	<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"> • <i>To provide for certain residential uses that are compatible with the mix of uses in local centres.</i> • <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>
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Land Use Table [compulsory]	Update the Land Use Table based on the Land Use Matrix
--	--

Zones	Proposed Actions
Zone B4 Mixed Use	
Zone objectives [compulsory]	<p>In addition to the mandated zone objectives, harmonise the zone objectives of BLEP to read:</p> <ul style="list-style-type: none"> • <i>To reinforce and strengthen the role of the Bankstown CBD as a major metropolitan centre.</i> • <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>
Land Use Table [compulsory]	Update the Land Use Table based on the Land Use Matrix
Zone B5 Business Development	
Zone objectives [compulsory]	<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"> • <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>
Land Use Table [compulsory]	Update the Land Use Table based on the Land Use Matrix
Zone B6 Enterprise Corridor	
Zone objectives [compulsory]	<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"> • <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> • <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>
Land Use Table [compulsory]	Update the Land Use Table based on the Land Use Matrix

Zones	Proposed Actions
Zone B7 Business Park	
Zone objectives [compulsory]	<p>In addition to the mandated zone objectives, harmonise the zone objectives of BLEP to read:</p> <ul style="list-style-type: none"> <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>
Land Use Table [compulsory]	Update the Land Use Table based on the Land Use Matrix
Zone IN1 General Industrial	
Zone objectives [compulsory]	<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"> <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> <i>To minimise adverse effects of the development on the environment.</i>
Land Use Table [compulsory]	Update the Land Use Table based on the Land Use Matrix
Zone IN2 Light Industrial	
Zone objectives [compulsory]	<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"> <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> <i>To minimise adverse effects of the development on the environment.</i>
Land Use Table [compulsory]	Update the Land Use Table based on the Land Use Matrix

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

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

PART 3–EXEMPT AND COMPLYING DEVELOPMENT

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

PART 4–PRINCIPAL DEVELOPMENT STANDARDS

Clauses	Proposed Actions
4.1 Minimum subdivision lot size [optional]	<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"> (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> (b) <i>to ensure that the subdivision of low density residential zoned land reflects and reinforces the predominant subdivision pattern of the area,</i> (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> (d) <i>to ensure that lots are of sufficient size to protect natural or cultural features including heritage items, heritage conservation areas, trees, natural topographical features and the like,</i> (e) <i>to ensure that lots are provided with adequate and safe access,</i> (f) <i>to minimise any likely adverse impact of subdivision and development on the amenity of the area,</i> (g) <i>to prevent the fragmentation or isolation of land.</i> <p>[2] Transfer clause 4.1C of BLEP to this clause.</p>
4.1AA Minimum subdivision lot size for community title schemes [optional if clause 4.1 is adopted]	<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, heritage conservation areas, 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 Existing Subclauses	CBLEP Proposed Subclauses	Proposed Provision
(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, heritage conservation areas, 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 ² 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
4.1C Minimum lot sizes for dwelling houses in certain residential zones	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.
4.2 Rural subdivision [compulsory if clause 4.1 adopted and land to which Plan applies includes land zoned RU4]	Mandated

Clauses	Proposed Actions
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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)	<p>Consolidate and harmonise the existing objectives of BLEP and CLEP to read:</p> <ul style="list-style-type: none"> (a) to establish the height of development consistent with the character, amenity and landform of the area in which the development will be located, (b) 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, (c) to provide appropriate height transitions between development, particularly at zone boundaries, (d) to minimise overshadowing and ensure there is a desired level of solar access and public open space, (e) to minimise the visual impact of development on heritage items and heritage conservation areas, (f) to support building design that contributes positively to the streetscape and visual amenity of an area.
(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)	<p>Consolidate and harmonise the existing objectives of BLEP and CLEP to read:</p> <ul style="list-style-type: none"> (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> (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> (c) <i>to require lot consolidations in commercial centres to facilitate higher quality built form and urban design outcomes,</i> (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> (e) <i>to provide a suitable balance between landscaping and built form in residential areas.</i>
(2)	(2)	No change.
(2A)	(3)	No change.
(2B)	–	Remove subclause (2B).
(2C)	(4)	<p>Include the subclause subject to:</p> <ul style="list-style-type: none"> [1] Updating the subclause to apply to Zones B1 and B2. [2] Updating subclause (4)(b) by reducing the minimum lot width at the front building line from 20 metres to 18 metres. [3] Updating the “Area” numbering order to read: <ul style="list-style-type: none"> (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> (b) <i>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,</i> (c) <i>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,</i> (d) <i>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.</i>

(2D)–(2G)	(5)	<p>Include the subclause subject to updating the “Area” numbering order to read:</p> <p><i>(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,</i></p> <p><i>(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,</i></p> <p><i>(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,</i></p> <p><i>(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.</i></p>
CLEP	CBLEP	Proposed Provision
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
4.4A Additional gross floor area for more sustainable development in Bankstown CBD commercial core [optional]	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>
4.4B Development at 1–17 Segers Avenue, Padstow	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.
4.4C Development at 2–16 Sixth Avenue, Campsie [optional]	Insert clause 4.4B of CLEP as the basis for this clause.
4.4D Development at 7A–17 Marco Avenue, Revesby	<p>Apply a site specific provision to the catalyst site at 7A–17 Marco Avenue in relation to public benefits, which may read:</p> <ul style="list-style-type: none"> (1) <i>The objectives of this clause are:</i> <ul style="list-style-type: none"> (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> (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> (2) <i>This clause will apply to the land 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> (3) <i>Development may achieve a maximum building height of 38 40 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> <ul style="list-style-type: none"> (a) The highest standard of architectural, urban and landscape design. <i>The development exhibits design excellence.</i> (b) <i>The consolidation of the properties at 7A–17 Marco Avenue into a single site.</i> (c) <i>The construction of a new central plaza that connects Abel Reserve, the railway station, and the pedestrian connection across the railway line.</i> (d) <i>The provision of public parking spaces.</i>

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- (4) *In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—*
- (a) *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
 - (b) *whether the form and external appearance of the development will improve the quality and amenity of the public domain,*
 - (c) *how the development addresses the following matters—*
 - (i) *the suitability of the land for development,*
 - (ii) *existing and proposed uses and use mix,*
 - (iii) *the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
 - (iv) *bulk, massing and modulation of buildings,*
 - (v) *street frontage heights,*
 - (vi) *environmental impacts such as sustainable design, wind and reflectivity,*
 - (vii) *pedestrian, cycle, vehicular and service access, circulation and requirements,*
 - (viii) *the impact on, and any proposed improvements to, the public domain,*
 - (ix) *achieving appropriate interfaces at ground level between the development and the public domain,*
 - (x) *integration of landscape design, including the configuration and design of communal access and communal recreation areas.*
- (5) *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 land.*

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.

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

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

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

Clauses	Proposed Actions
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 (Repealed) [compulsory]	Mandated
5.6 Architectural roof features [optional]	<p>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:</p> <p>(a) <i>to enable minor architectural roof features to exceed the maximum height for a building,</i></p> <p>(b) <i>to provide opportunities for architectural roof features that form an integral part of the building design and contribute to a high quality built form.</i></p>
5.7 Development below mean high water mark [compulsory if land to which Plan applies contains tidal waters]	Insert clause 5.7 of BLEP as the basis for this clause.
5.8 Conversion of fire alarms [compulsory]	Mandated
5.9, 5.9AA (Repealed)	Mandated
5.10 Heritage conservation [compulsory]	Mandated
5.11 Bush fire hazard reduction [compulsory]	Mandated

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

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

PART 6–ADDITIONAL LOCAL PROVISIONS

Clauses	Proposed Actions
6.1 Acid sulfate soils	Insert clause 6.1 of BLEP as the basis for this clause.
6.2 Earthworks	Insert clause 6.2 of BLEP as the basis for this clause.
6.3 Flood planning	Insert clause 6.3 of BLEP as the basis for this clause.
6.4 Stormwater management and water sensitive urban design	<p>Insert clause 6.4 of CLEP as the basis for this clause, subject to updating the clause to read:</p> <ol style="list-style-type: none"> (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> (2) <i>This clause applies to land in residential zones, business zones, industrial zones, private recreation zone and special use zones.</i> (3) <i>Council must not grant development consent unless it is satisfied that:</i> <ol style="list-style-type: none"> (a) <i>water sensitive urban design principles are incorporated into the design of the development, and</i> (b) <i>riparian, stormwater and flooding measures are integrated, and</i> (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> (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> (4) <i>For the purposes of this clause, the water sensitive urban design principles are:</i> <ol style="list-style-type: none"> (a) <i>protection and enhancement of water quality, by improving the quality of stormwater runoff from urban catchments,</i> (b) <i>minimisation of harmful impacts of urban development on water balance and on surface and groundwater flow regimes,</i> (c) <i>integration of stormwater management systems into the landscape in a manner that provides multiple benefits, including water quality protection, stormwater retention and detention, public open space, and recreational and visual amenity,</i> (d) <i>retention, where practical, of on-site stormwater for use as an alternative supply to mains water, groundwater or river water.</i>

Clauses	Proposed Actions
6.5 Biodiversity	Insert clause 6.4 of BLEP as the basis for this clause.
6.6 Riparian land and watercourses	Insert clause 6.4A of BLEP as the basis for this clause.
6.7 Limited development on foreshore area	Insert clause 6.5 of BLEP as the basis for this clause.
6.8 Development in areas subject to aircraft noise	Insert clause 6.6 of BLEP as the basis for this clause.
6.9 Essential services	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>
6.10 Development for certain commercial premises in residential zones	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
6.11 Special provisions applying to centre-based child care facilities	Insert clause 6.8 of BLEP as the basis for this clause.
6.12 Restrictions on development in Zone B4 Mixed	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)</i> <i>is to be used for the purposes of commercial premises or other non-residential purposes after the erection or change of use.</i>
6.13 Location of sex services premises	Insert clause 6.10 of BLEP as the basis for this clause.
6.14 Design quality	Insert a clause to read: <i>(1) The objective of this clause is to ensure that development achieves good urban design and supports quality places for people.</i> <i>(2) This clause applies to the following development: residential flat buildings, multi dwelling housing, boarding houses, seniors housing, 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"> <i>• the erection of a new building, or</i> <i>• in the Council's opinion, significant alterations or additions that are visible from the public domain.</i>

- (3) *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:*
- (a) *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,*
 - (b) *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,*
 - (c) *whether the development uses external materials that are good quality, durable and low-maintenance,*
 - (d) *whether the development achieves a high standard of architectural detailing and colours that are appropriate to the building type and location,*
 - (e) *whether the development achieves the principles of ecologically sustainable development,*
 - (f) *whether the development achieves internal layouts that are functional, efficient and fit for purpose,*
 - (g) *whether the development integrates a high quality landscape design with the built form,*
 - (h) *how the development satisfactorily addresses the following matters:*
 - *impacts on heritage items, heritage conservation areas or historically significant buildings on the site or in the vicinity of 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
6.15 Active street frontages	<p>Insert a clause to read:</p> <ol style="list-style-type: none"> (1) <i>The objectives of this clause are:</i> <ol style="list-style-type: none"> (a) <i>to promote uses that attract pedestrian traffic along certain ground floor street frontages,</i> (b) <i>to minimise conflict between pedestrian, cyclist and vehicular movements.</i> (2) <i>This clause applies to land identified as ‘Active street frontage’ on the Active Street Frontages Map.</i> (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"> (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> (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> (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>
6.16 Development on Riverlands Golf Course	Insert clause 6.11 of BLEP as the basis for this clause.
6.17 Land at 134–140 Brighton Avenue	Insert clause 6.8 of CLEP as the basis for this clause.
6.18 Design excellence at certain sites at Bankstown	Insert clause 6.12 of BLEP as the basis for this clause.

SCHEDULES

Schedules	Proposed Actions
Schedule 1 Additional Permitted Uses [compulsory]	Consolidate Schedule 1 of BLEP and CLEP, subject to the following updates 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 permit a veterinary hospital as an additional permitted use to complement and support the existing garden centre on the site, which permits pets and pet supplies.

BLEP	CLEP	CBLEP	Proposed Listings	
Existing Listings	Existing Listings	Proposed Listings		
–	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 permit a function centre and restaurant or cafe as additional permitted uses to reflect the existing the existing development approval for the site (DA 224/2014).
–	–	14	80 Kentucky Road, Riverwood (Lot 2, DP 1228475)	It is proposed to permit a restaurant or cafe as an additional permitted use to complement and support the existing library on the site.
–	–	19	Hume Highway	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: <ul style="list-style-type: none"> the development is part of a mixed use development, and the area of the lot is equal to or greater than 5,000m².

BLEP	CLEP	CBLEP	Proposed Listings	
Existing Listings	Existing Listings	Proposed Listings		
–	–	15	62 Hume Highway, Chullora (Lot 2, DP 1009196)	It is proposed 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"> • Reflect the existing land use, which is currently prohibited in the zone. • 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. • 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.
–	–	17	60 McGirr Street, Revesby (Lot B, DP 405261)	It is proposed to permit a registered club as an additional permitted use to reflect the existing land use, which provides recreation and entertainment services to the Revesby Local Centre.
–	–	25	25–43 Anglo Road, Campsie	It is proposed to permit a registered club as an additional permitted use to reflect the existing land use.
–	–	26	328 Hector Street, Bass Hill (Lot 101, DP 1053893)	It is proposed to permit a recreational facility (indoor) as an additional permitted use subject to the gross floor area not exceeding 800m ² .
–	–	27	165 Milton Street, Ashbury (Lot A, DP 30778)	It is proposed to permit a restaurant or cafe as an additional permitted use subject to the gross floor area not exceeding 100m ² .

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.

BLEP	CLEP	CBLEP	Proposed Listings	
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
Schedule 2 Exempt Development [compulsory]	Consolidate Schedule 2 of BLEP and CLEP, subject to the following updates as part of the consolidation and harmonisation process:

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		
Schedule 3 Complying Development [compulsory]	No change.		
Schedule 4 Classification and Reclassification of Public Land [compulsory]	Remove the existing listings of BLEP and CLEP.		
Schedule 5 Environmental Heritage [compulsory]	Consolidate Schedule 5 of BLEP and CLEP, subject to the removal of the following listings as part of the consolidation and harmonisation process:		
Suburb	Item name	Address	Property Description
Part 1			
Bankstown	House	89 Restwell Street	Lot 20, DP 13055
Lakemba	House	78 Quigg Street South	Lot A, DP 371916
Part 3			
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
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.			
Schedule 6 Pond–Based and Tank–Based Aquaculture [compulsory]	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.

Maps	Proposed Actions
Land Application Map	Consolidate the BLEP and CLEP Land Application Map (in accordance with the Land Application Map in Part 4).
Land Zoning Map	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).
Height of Buildings Map	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).
Floor Space Ratio Map	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.

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)
Main Street Precinct				
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)

Residential Frame Precinct				
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
Terrace Housing Precinct				
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)
Northern Commercial Core Precinct				
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 No change	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)
Southern Commercial Core Precinct				
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 3)
Residential Frame Precinct				
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
2–24 Lock Avenue	R2	R4 R3	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 R3	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
Terrace Housing Precinct				
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

- [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(4) 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)
Northern Commercial Core Precinct				
1B Marco Avenue	RE1	No change	No change	No change
7A Marco Avenue	SP2	B2	38 40 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 40 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) 17 metres (5 storeys)	3:1 (Area 3) 2:1 (Area 4)
168 The River Road	B2	No change	26 metres (8 storeys)	3:1 (Area 1)
Southern Commercial Core Precinct				
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)
Residential Frame Precinct				
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 R3	13 metres (4 storeys) 10 metres (3 storeys)	1:1 0.75:1
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–20 Polo Street	R2	R4 R3	13 metres (4 storeys) 10 metres (3 storeys)	1:1 0.75:1
22–34 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
35–37 Simmons Street	R2	R4	13 metres (4 storeys) 10 metres (3 storeys)	1:1 0.75:1
39–43 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 The River Road	R2	R4	13 metres (4 storeys)	1:1
160–164 The River Road	R2	R4	13 metres (4 storeys) 10 metres (3 storeys)	1:1 0.75:1
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)
Village Heart Precinct				
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
Commercial Core Precinct				
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)

Residential Frame Precinct				
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 No change
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 No change
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 & 253–291 Cooper Road	R2	R4	13 metres (4 storeys)	1:1
251 Cooper Road	R2	R4 No change	13 metres (4 storeys) No change	1:1 No change
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 No change
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 No change	13 metres (4 storeys) No change	1:1 No change
199–247 William Street	R2	R4	13 metres (4 storeys)	1:1
Bankstown CBD (Nth Frame) Precinct				
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.

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)
324–326 Hume Highway	B6	No change	11 metre height to	2.5:1
342–350 Hume Highway	B6	No change	apply to portion of land within 10 metres of highway.	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)
Gateway Precinct				
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)
Residential Frame Precinct				
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

- [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)
Gateway Precinct				
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 No change	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
Residential Frame Precinct				
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 No change	13 metres (4 storeys) No change	1:1 No change

20–40 Monie Avenue	R2	R4 No change	13 metres (4 storeys) No change	1:1 No change
21–29 Park Road	R2	R4	13 metres (4 storeys)	1:1
84–92 Park Road	R2	R4 No change	13 metres (4 storeys) No change	1:1 No change

- [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)
Residential Frame Precinct				
2–18 Auburn Road & 2–4 Corliss Street	R2	R4	19 metres (6 storeys)	1.5:1
Terrace Housing Precinct				
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
Industrial Precinct				
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)
Commercial Core Precinct				
35 Anderson Avenue	B2	No change	20 metres (6 storeys) 14 metres (4 storeys)	2.5:1 (Area 1) 2:1 (Area 2)
47–63 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 Pepper 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 No change	14 metres (4 storeys) No change	2:1 (Area 2) No change
Railway corridor	SP2	SP2/B2 No change	No change	No change
Commercial Fringe Precinct				
34–48 Anderson Avenue	B2	No change	11 metres (3 storeys) No change	No change

30A Hinemoa Street	R2	B2 R3	14 metres (4 storeys) 10 metres (3 storeys)	2:1 (Area 4) 0.75:1
147 Tower Street	B2	No change	No change	2:1 (Area 4)
156–174 Tower Street	R2	B2	14 metres (4 storeys)	2:1 (Area 4)
185–217 Tower Street	R2	B2 R3	14 metres (4 storeys) 10 metres (3 storeys)	2:1 (Area 4) 0.75:1
Residential Frame Precinct				
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
99–103 Marco Avenue	R2	R4	19 metres (6 storeys) 13 metres (4 storeys)	1.5:1 1:1
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

Terrace Housing Precinct				
38–40 Brighton Avenue	R2	R3 No change	10 metres (3 storeys) No change	0.75:1 No change
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 No change	10 metres (3 storeys) No change	0.75:1 No change
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 No change	10 metres (3 storeys) No change	0.75:1 No change

- [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 No change	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 No change	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)
Gibson Avenue Neighbourhood Centre				
79–81 Gibson Avenue, Padstow	R2	B1	11 metres (3 storeys)	1.5:1
Revesby North Neighbourhood Centre				
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 No change	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 1,700m² 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	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.

Properties	Reason
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 & 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
15 Close Street, Canterbury	R4	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 No change	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.

- [2] Incorporate the following map corrections:

Properties	Existing zones	Proposed zones on exhibition	Proposed map correction
647–663 Henry Lawson Drive and 2 Cook Crescent, East Hills	R2/ SP2	R2	Maintain the existing zoning.
1335–1349 Canterbury Road, Punchbowl	R2/ SP2	R2	Maintain the existing zoning.
153–171 King Georges Road, Wiley Park	R2/ SP2	R2	Maintain the existing zoning.
110–112 Duke Street and 3–5 Una Street, Campsie	R4	B6	Maintain the existing zoning.

- [3] Incorporate CLEP (Amendment No. 18) in relation to the rezoning of 149–165 Milton Street, Ashbury to Zone R4 High Density Residential.

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
Greenacre Local Centre		
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
Padstow Local Centre		
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
Revesby Local Centre		
38–60 Selems Parade	R2	B2
45 Simmons Street	B2/ R2/ SP2	B2
1A Swan Street	R2	B2
133 The River Road	R2	B2
Birrong Small Village Centre		
24 Wentworth Street	R2	B1
East Hills Small Village Centre		
22 Cook Crescent	R2	B2
94 Park Road	R2	B2
Panania Small Village Centre		
30A Hinemoa Street	R2	B2
156–178 & 185–217 Tower Street	R2	B2
Chapel Road South Neighbourhood Centre		
10–12 Eldridge Road, Bankstown	R2	B1
16–20 Eldridge Road, Bankstown	R2	B1
Other Neighbourhood Centres		
79–81 Gibson Avenue, Padstow	R2	B1
Hume Highway Enterprise Corridor		
1Z Cahill Lane, Greenacre	R2	B6

306 Noble Avenue, Greenacre	R2	B6
50 Shellcote Road, Greenacre	R2	B6
Roberts Road Employment Lands		
140 Rookwood Road, Yagoona	R2	B6
Rookwood Road Employment Lands		
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
Additional Permitted Uses Map	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).
Land Reservation Acquisition Map	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.
Heritage Map	Consolidate the BLEP and CLEP Heritage Map, subject to the proposed updates to Schedule 5 (in accordance with the Heritage Map in Part 4).
Acid Sulfate Soils	Consolidate the BLEP and CLEP Acid Sulfate Soils Map (in accordance with the Acid Sulfate Soils Map in Part 4).
Terrestrial Biodiversity Map	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.
Riparian Lands and Watercourses Map	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).
Foreshore Building Line Map	Apply the BLEP Foreshore Building Line Map to the Canterbury Bankstown LGA (in accordance with the Foreshore Building Line Map in Part 4).
Special Provisions Map	Apply the BLEP Special Provisions Map to the Canterbury Bankstown LGA (in accordance with the Special Provisions Map in Part 4).
Active Street Frontages Map	Apply the Active Street Frontages Map to the Canterbury Bankstown LGA (in accordance with the Active Street Frontages Map in Part 4).
Lot Size for Dual Occupancy Development Map	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	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.
GSRP (Objective 7) and SDP (Planning Priority S4)– Fostering healthy, creative, culturally rich and socially connected communities	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.

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
Evolution 1–Coordination, Community, Collaboration and Context	
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.
Evolution 3–Places for Commerce and Jobs	
E3.6–Protect and enhance employment lands	<p>This planning proposal is consistent with Action E3.6.69 as it retains and manages industrial zoned land.</p> <p>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.</p>
Evolution 4–Blue Web	
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
Evolution 5–Green Web	
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.
Evolution 6–Urban and Suburban Places, Housing the City	
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.
Evolution 7–Cultural Places and Spaces	
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
Evolution 8–Design Quality	
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.
Evolution 9–Sustainable and Resilient Places	
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) B2 (2:1 FSR/ 14m 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/ 10m height) R4 (1:1/ 13m 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) No change	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.
SEPP 55 (Remediation of Land)	This planning proposal is consistent with the SEPP as the Department of Planning, Industry and Environment transferred the relevant provisions to Ministerial Direction 2.6 in April 2020.
Greater Metropolitan Regional Environmental Plan 2–Georges River Catchment	In considering this matter, Council requested the property owners of the affected properties to submit acid sulfate soils investigation studies. Council did not receive a response. It is therefore proposed to maintain the existing zones as there is insufficient information to satisfy the Ministerial Direction.

~~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
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~~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 Pepper 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:~~

Private Properties	Current Zone	Proposed Zone
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	B4
38 Cantrell Street, Vagoona	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
Part 1		
Bankstown	House	89 Restwell Street
Lakemba	House	78 Quigg Street South
Part 3		
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

2.6–Remediation of Land

The objective of the Ministerial Direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.

Council prepared a preliminary contamination investigation study 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 Pepper Street, Panania	SP2	B2
1A Macarthur Avenue, Revesby	SP2	B2
7A & 33 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

The study concludes that these properties may be rezoned consistent with the Ministerial Direction.

Council also requested the property owners of the following properties to submit preliminary contamination investigation studies:

Private Properties	Current Zone	Proposed Zone
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
210–224 Weston Street, Panania	SP2	B2
91 The River Road, Revesby	SP2	B1
38 Cantrell Street, Yagoona	RE1	R2

Council received studies for 222 Waldron Road, Chester Hill and 38 Cantrell Street, Yagoona which conclude that these properties may be rezoned consistent with the Ministerial Direction.

For the remaining properties, Council did not receive a response. It is therefore proposed to maintain the existing zones as there is insufficient information to satisfy the Ministerial Direction.

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"> • Direction 1.9 (Support priority economic sectors): This planning proposal protects the employment function of industrial zoned land. • Direction 1.11 (Deliver infrastructure): This planning proposal identifies the planning needs to support future social infrastructure required for the growing population. • 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. • 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. • 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. • Direction 3.1 (Revitalise existing suburbs): This planning proposal supports urban renewal by directing local infrastructure to centres where there is 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
3.1–Residential Zones	<p>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.</p> <p>This planning proposal is generally 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.</p> <p>However, the proposal to rezone 15 Close Street, Canterbury from Zone R4 High Density Residential to Zone RE1 Public Recreation is inconsistent with clause 5(b) of the Ministerial Direction, which discourages a reduction in the permissible residential density of the land.</p> <p>In accordance with clause 6(a), this inconsistency is justified by <i>Connective City 2036</i>, which is an endorsed strategy that gives consideration to the objectives of the Ministerial Direction.</p> <p>As background, the former Canterbury City Council proposed to rezone the site from Zone RE1 Public Recreation to Zone R4 High Density. The Department of Planning, Industry and Environment published the LEP amendment on the NSW legislation website in November 2017.</p> <p>At the Ordinary Meeting of 26 May 2020, Council resolved to return the site to Zone RE1 Public Recreation consistent with <i>Connective City 2036</i>. Retaining open space close to where people live is a critical part of that vision, and the former Canterbury Bowling Club site is singled out as an opportunity for providing more and much needed open space in Canterbury.</p>

Ministerial Directions	Comments
3.5–Development near Licensed Aerodromes	<p data-bbox="571 309 1359 454">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 data-bbox="571 499 1359 1003">Council's experience with the Commonwealth Department of Infrastructure, Transport, Regional Development & 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 & Communications and Bankstown Airport Limited have confirmed in writing that it cannot give permission at the rezoning stage.</p> <p data-bbox="571 1048 1359 1429">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 & Communications does not support, and the legislation does not allow blanket shielding at the rezoning stage.</p> <p data-bbox="571 1473 1359 1697">Council officers have met with the Department of Planning, Industry & Environment to discuss this inconsistency between the Commonwealth and State legislation, and the Department of Planning, Industry & 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.~~

In considering this matter, Council requested the property owners of these properties to submit preliminary acid sulfate soils investigation studies. Council did not receive a response. It is therefore proposed to maintain the existing zones as there is insufficient information 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
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 No change	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.~~

Council consulted with the Rural Fire Service. The Rural Fire Service raised no objection to the planning proposal.

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 No change	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 No change	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.~~

Council consulted with the relevant public authorities and Council did not receive any objection to the rezoning proposals.

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
25–43 Anglo Road, Campsie	Additional permitted use
328 Hector Street, Bass Hill	Additional permitted use
165 Milton Street, Ashbury	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

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

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.~~

Council consulted with State and Commonwealth public authorities in accordance with the Gateway Determination and received the following responses:

Issues	Comments
Sydney Metro Airports	
Obstacle Limitation Surface and PANS–OPS. This submission supports the inclusion of clause 6.8 in relation to development in areas subject to aircraft noise. Development in the vicinity of a Licensed Aerodrome must also consider the National Airport Safeguarding Framework Principles and Guidelines. This submission also highlights that building heights must consider the Obstacle Limitation Surface and PANS–OPS surface.	Action: No change is proposed. Reason: The Draft Consolidated LEP considers these issues.

Issues	Comments
Heritage NSW	
<p>Requests change to clause 1.2–Aims of Plan.</p> <p>This submission requests the inclusion of Aboriginal heritage in clause 1.2(2)(c).</p>	<p>Action: Amend clause 1.2(2)(c) to read: <i>To protect Aboriginal, natural, cultural and built heritage of Canterbury Bankstown.</i></p> <p>Reason: Heritage NSW and NSW Health recommend broadening the scope to include Aboriginal heritage, consistent with the South District Plan and <i>Connective City 2036</i>.</p>
<p>Supports changes to the Heritage Map.</p> <p>This submission raises no objection to the removal of certain local items from the map. It understands that the removal of these items is a result of Council’s Heritage Review, which found that they no longer meet the threshold required to support heritage listing at a local level.</p>	<p>Action: No change is proposed.</p> <p>Reason: This submission is noted.</p>
<p>Consideration of certain heritage items.</p> <p>This submission notes the Canterbury Bankstown LGA contains the Commonwealth Heritage listed ‘Villawood Immigration Centre’, 15 State Heritage Register items and 68 Recorded Aboriginal Sites. Council should ensure that any amendments made to the planning controls do not have a negative impact on these heritage items and sites.</p>	<p>Action: No change is proposed.</p> <p>Reason: The Draft Consolidated LEP does not propose changes to the heritage provisions.</p>
NSW Department of Communities and Justice	
<p>No issues in relation to the Draft Consolidated LEP.</p> <p>This submission does not raise comment in relation to the Draft Consolidated LEP.</p>	<p>Action: No change is proposed.</p> <p>Reason: This submission is noted.</p>

Issues	Comments
NSW Department of Planning, Industry and Environment– Environment, Energy and Science Group	
<p>No issues in relation to the Draft Consolidated LEP.</p> <p>This submission does not raise comment in relation to the Draft Consolidated LEP as it is unlikely to create adverse impacts to natural hazards or Aboriginal cultural heritage issues.</p>	<p>Action: No change is proposed.</p> <p>Reason: This submission is noted.</p>
NSW Environmental Protection Authority	
<p>Requests inclusion of circular economy infrastructure.</p> <p>This submission requests the inclusion of circular economy infrastructure, which would encompass facilities that store, transfer, sort, reprocess or repurpose materials and goods to retain their productive value and prevent their disposal to landfill. Examples of circular economy infrastructure would include reuse and repair facilities, sharing and leasing facilities, reverse vending machines, community recycling centres, collection points for producer responsibility schemes, water reuse schemes, material bulking, sorting, storing facilities, material reprocessing and remanufacturing, washing or pelletising facilities, reverse logistics facilities, some thermal treatment of waste, anaerobic digestion and chemical treatment of waste.</p> <p>To help support Council’s direction in transitioning to a circular economy, the LEP would benefit from the inclusion of supporting objectives and provisions as follows:</p> <ul style="list-style-type: none"> • Include a circular economy infrastructure definition. • Include an aim to read: To provide land use and development controls that contribute to a circular economy that recognises waste as a resource and the collection and transport of waste and recycling as an essential service that must be undertaken in a manner that is safe, efficient, cost effective and does not negatively impact on liveability and the environment. • Permit circular economy infrastructure and activities in the residential, business and industrial zones. • Include a zone objective in Zones B1, B4, B5 and B6 to read: To encourage the development of circular economy infrastructure close to where people live and work that enable the community to reuse, repair, recycle or dispose of their waste at safe, clean and easily accessible facilities. • Include zone objectives in Zones IN1 and IN2 to read: <ul style="list-style-type: none"> — To encourage a range of uses that support the creation of jobs and new skill sets in a circular economy around repair, reuse, recycling, remanufacturing and reprocessing. 	<p>Action: No change is proposed.</p> <p>Reason: The Standard Instrument (Local Environmental Plans) Order 2006 mandates the definitions and land uses which the Draft Consolidated LEP may include. The NSW Environmental Protection Authority may seek to discuss this matter with the Department of Planning, Industry and Environment as it involves the introduction of a land use that is inconsistent with the Order.</p>

<p>— To support a closed loop industrial ecology network that allows the precinct to circulate and reuse materials, products, energy and water.</p> <ul style="list-style-type: none"> • Explore how the following circular economy infrastructure could be provided in these zones. These include community gardens, reverse vending machines or CDS collection point, repair cafes, and the reuse or sharing of facilities/ shops. <p>Include a local provision to apply to new development based on WSROC's work, <i>Implementation Guidance Document Escalating Waste and Recycling Provisions</i>.</p>	
<p>Requests changes to clause 1.2–Aims of Plan.</p> <p>This submission requests the following changes to be consistent with the South District Plan:</p> <ul style="list-style-type: none"> • To minimise risk to the community in areas subject to urban and natural hazards by restricting development in sensitive areas. • To achieve waterway health outcomes identified by the community and realised by integrated water management. 	<p>Action: Amend clause 1.2(2)(c) to read: <i>To minimise risk to the community in areas subject to urban and natural hazards by restricting development in sensitive areas.</i></p> <p>Reason: NSW Environmental Protection Authority recommends the revised wording to be consistent with the South District Plan.</p>

Issues	Comments
NSW Environmental Protection Authority	
<p>Requests change to the zone objectives.</p> <p>This submission notes that while industrial/ commercial development has an important role in protecting the amenity of those surrounding sensitive land uses, there is also a reverse need to ensure the planning of these places also considers how the intrinsic value of industrial land can be protected in response to surrounding change. If not resolved, the consequence can be conflict where resolution can be challenging to resolve post development.</p> <p>To address this issue, it is recommended that the following additional objective be placed in Zones R2, R3 and R4: To minimise conflict between land uses within this zone and land uses within adjoining zones.</p>	<p>Action: Add a zone objective to Zones R2 Low Density Residential, R3 Medium Density Residential and R4 High Density Residential to read: <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i></p> <p>Reason: NSW Environmental Protection Authority recommends this zone objective. While industrial/ commercial development has an important role in protecting the amenity of surrounding sensitive land uses, there is also a reverse need to ensure the planning of residential uses protects the value of employment lands.</p>
<p>Requests change to the zone objectives.</p> <p>This submission requests an additional objective to strengthen the zone objectives in Zones IN1 and IN2 in relation to preventing and minimising potential impacts on the environment. The objective would read ‘to prevent and minimise any adverse effect of development on the environment’.</p>	<p>Action: Add a zone objective to Zones IN1 General Industrial and IN2 Light Industrial to read: <i>To minimise adverse effects of the development on the environment.</i></p> <p>Reason: NSW Environmental Protection Authority recommends this zone objective.</p>

Issues	Comments
NSW Environmental Protection Authority	
<p>Permit resource recovery facilities in Zone IN2 Light Industrial.</p> <p>This submission requests the inclusion of resource recovery facilities as a permissible use in the light industrial zone. Council may wish to consider the role of light industrial land in helping to deliver types of circular economy infrastructure and activities that would be permissible in these zones.</p>	<p>Action: Permit resource recovery facilities in Zone IN2 Light Industrial.</p> <p>Reason: NSW Environmental Protection Authority recommends this change to improve the collection and management of waste.</p>
<p>Requests change to clause 4.4A–Additional Gross Floor Area for More Sustainable Development in Bankstown CBD Commercial Core.</p> <p>This submission requests the inclusion of an additional requirement to help deliver waste and recycling servicing in commercial/ mixed use development, to read: That a separate waste and recycling room designed to store the bins needed for the commercial premises is integrated into the building envelope.</p>	<p>Action: No change is proposed.</p> <p>Reason: A review of the Development Control Plan may provide supporting guidance in relation to the design standards.</p>
<p>Requests change to clause 6.2–Earthworks.</p> <p>The management of demolition waste, including fill materials, requires careful management in order to avoid land pollution and site contamination. Any potential hazards/risks such as asbestos or other contaminants must be fully understood and avoided. To address this matter the following additional consideration should be included: That any fill material must be virgin excavated natural material (VENM) or fill that meets all of the conditions of a recourse recovery order issued by the EPA.</p>	<p>Action: No change is proposed.</p> <p>Reason: The Department of Planning, Industry and Environment prepared the earthworks model provision. The NSW Environmental Protection Authority may seek to discuss this matter with the Department as it involves altering a model provision.</p>

Issues	Comments																		
NSW Health–South Western Sydney Local Health District																			
<p>Request changes to clause 1.2–Aims of Plan.</p> <p>This submission requests the following changes to be consistent with the South District Plan:</p> <ul style="list-style-type: none"> To identify, conserve and protect Aboriginal, cultural and natural heritage of Canterbury Bankstown. To support healthy living and enhance the quality of life and social wellbeing of the community. 	<p>Action: Amend clause 1.2(2)(c) to read: <i>To protect Aboriginal, natural, cultural and built heritage of Canterbury Bankstown.</i></p> <p>Reason: Heritage NSW and NSW Health recommend broadening the scope to include Aboriginal heritage, consistent with the South District Plan and <i>Connective City 2036</i>.</p> <p>In relation to healthy living, clause 1.2(2)(l) is considered appropriate to address this issue.</p>																		
<p>Requests changes to the zone objectives.</p> <p>This submission requests additional objectives to strengthen the zone objectives:</p> <table border="1" data-bbox="165 1205 967 2058"> <tr> <td>To support healthy living by ensuring that land is available for local consumption of fresh foods (e.g. artisan food and drink industry, roadside stalls, markets).</td><td>RU4</td></tr> <tr> <td>To maximise public transport patronage and encourage walking and cycling.</td><td>R3, B5, B6, B7, IN1, IN2, RE1, RE2</td></tr> <tr> <td>To provide for a wide range of housing choices in close proximity to commercial centres, public transport and routes.</td><td>R3</td></tr> <tr> <td>To encourage high density residential development in close proximity to centres and public transport hubs.</td><td>R4</td></tr> <tr> <td>To support public transport patronage and encourage walking and cycling.</td><td>B1</td></tr> <tr> <td>To provide a mixture of compatible land uses that support an active day and evening economy.</td><td>B4</td></tr> <tr> <td>To support social wellbeing by encouraging development that provides opportunities for formal and incidental social interaction.</td><td>B4</td></tr> <tr> <td>To allow development that does not substantially diminish public use of, or access to, public open space resources.</td><td>RE1, RE2</td></tr> <tr> <td>To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.</td><td>RE1, RE2</td></tr> </table>	To support healthy living by ensuring that land is available for local consumption of fresh foods (e.g. artisan food and drink industry, roadside stalls, markets).	RU4	To maximise public transport patronage and encourage walking and cycling.	R3, B5, B6, B7, IN1, IN2, RE1, RE2	To provide for a wide range of housing choices in close proximity to commercial centres, public transport and routes.	R3	To encourage high density residential development in close proximity to centres and public transport hubs.	R4	To support public transport patronage and encourage walking and cycling.	B1	To provide a mixture of compatible land uses that support an active day and evening economy.	B4	To support social wellbeing by encouraging development that provides opportunities for formal and incidental social interaction.	B4	To allow development that does not substantially diminish public use of, or access to, public open space resources.	RE1, RE2	To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.	RE1, RE2	<p>Action: Add a zone objective to Zones RE1 Public Recreation and RE2 Private Recreation to read: <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></p> <p>Reason: NSW Health recommends this zone objective, consistent with the South District Plan and <i>Connective City 2036</i>.</p>
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To support social wellbeing by encouraging development that provides opportunities for formal and incidental social interaction.	B4																		
To allow development that does not substantially diminish public use of, or access to, public open space resources.	RE1, RE2																		
To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.	RE1, RE2																		

To ensure development does not adversely impact on natural environment or obstruct navigation of the waterway.	W1	
Requests change to clause 6.4–Stormwater Management and Water Sensitive Urban Design. This submission requests an objective to achieve positive urban design outcomes and best use of water resources.	Action: No change is proposed. Reason: The proposed objectives are considered appropriate to achieve positive urban design outcomes and best use of water resources.	
Requests change to clause 6.15–Active Street Frontages. This submission requests an objective to minimise conflict between pedestrian, cyclist and vehicular movements.	Action: Add an objective to clause 6.15 to read: <i>To minimise conflict between pedestrian, cyclist and vehicular movements.</i> Reason: NSW Health recommends this zone objective, consistent with the South District Plan and <i>Connective City 2036</i> .	
NSW Rural Fire Service		
No issues in relation to the Draft Consolidated LEP. This submission advises that there are no objections in relation to the Draft Consolidated LEP. Future developments located on bush fire prone land must comply with the requirements of <i>Planning for Bush Fire Protection 2019</i> . The Draft Consolidated LEP also proposes additional permitted uses at 2 Auld Avenue, 479 Henry Lawson Drive and 30 and 31 Webster Street, Milperra. These sites must prepare a Bush Fire Emergency Management and Evacuation Plan consistent with the NSW RFS document: <i>A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i> .	Action: No change is proposed. Reason: This submission is noted.	

Issues	Comments
Sydney Water	
<p>No issues in relation to the Draft Consolidated LEP.</p> <p>This submission reviewed the draft plan and no further assessment is required.</p>	<p>Action: No change is proposed.</p> <p>Reason: This submission is noted.</p>
Transport for NSW (TfNSW)	
<p>Requests change to zone objectives.</p> <p>This submission supports planning controls which promote the use of public and active transport and discourage reliance on private vehicle use. Council should consider adding the following objective for the R3 and R4 zones for the Consolidated LEP: To permit increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling. Council may also wish to investigate a range of travel demand management measures, including appropriate maximum parking rates as part of any future master plan and LEP amendments.</p>	<p>Action: Add an objective to Zones R3 and R4 to read: <i>To allow for increased residential density in accessible locations that maximise public transport patronage and encourage walking and cycling.</i></p> <p>Reason: TfNSW recommends this zone objective, consistent with the South District Plan and <i>Connective City 2036</i>.</p>
<p>Supports clause 5.3–Development Near Zone Boundaries.</p> <p>This submission supports the insertion of clause 5.3 as it provides flexibility to the use of land owned by the NSW transport cluster beyond what is typically permissible in SP2 zone where appropriate.</p>	<p>Action: No change is proposed.</p> <p>Reason: This submission is noted.</p>
<p>Supports clause 6.15–Active Street Frontages.</p> <p>This submission supports clause 6.15. This provision should be applied around key transport nodes such as metro stations, to create safe environments and activation of place around these Stations and be reflected accordingly in the accompanying Active Street Frontages Map. In addition, the map should also show locations of existing street frontages across the LGA to ensure future development responds accordingly.</p>	<p>Action: No change is proposed.</p> <p>Reason: According to <i>Connective City 2036</i> (Action E6.9), future master planning of the Sydney Metro Southwest corridor may consider this issue.</p>

Issues	Comments
Transport for NSW (TfNSW)	
<p>Land Zoning Map.</p> <p>This submission requests that all existing TfNSW corridors and reservations need to be maintained and appropriately reflected in the Land Zoning and Land Reservation Acquisition maps as SP2 Infrastructure. No new reservations or SP2 zones relating to TfNSW are to be added, removed or amended without prior written approval.</p>	<p>Action: Maintain existing reservations as Zone SP2 Infrastructure.</p> <p>Reason: According to TfNSW, the Land Zoning Map must retain all existing reservations as SP2 Infrastructure. A review of the Land Zoning Map found that the exhibition of the Draft Consolidated LEP inadvertently mapped these properties from Zone R2 Low Density Residential/ Zone SP2 Infrastructure to Zone R2 Low Density Residential. To address this issue, it is proposed to maintain the existing Zone SP2 Infrastructure (Road Infrastructure Facility) affectation on these properties.</p>
<p>Land Zoning Map.</p> <p>This submission notes that TfNSW owns a number of land parcels within the Canterbury Bankstown LGA, with some of these parcels identified as surplus. As part of any future master planning and LEP amendments, TfNSW would appreciate the opportunity to work with Council in relation to the future zoning of these sites to assist Council in achieving its Housing and Employment Strategy objectives.</p>	<p>Action: No change is proposed.</p> <p>Reason: According to <i>Connective City 2036</i> (Action E6.9), future master planning of the Sydney Metro Southwest corridor may consider this issue.</p>

Issues	Comments
Transport for NSW (TfNSW)	
<p>Transport infrastructure.</p> <p>This submission notes that the Draft Consolidated LEP will facilitate development potential in local centres within Greenacre, Birrong, East Hills, Panania, Padstow, and Revesby. TfNSW would welcome an opportunity to work collaboratively with Council in any future reviews of planning controls in these local centres.</p>	<p>Action: No change is proposed.</p> <p>Reason: As part of the Local Area Plan process, Council consulted government authorities. The government authorities such as TfNSW and the Roads and Maritime Services did not identify any significant impact on services as a result of the proposed changes in the centres. Council will continue to work with TfNSW on future improvements to the centres.</p>
Georges River Council	
<p>No issues in relation to the Draft Consolidated LEP.</p> <p>This submission advises that there are no objections or issues in relation to the Draft Consolidated LEP.</p>	<p>Action: No change is proposed.</p> <p>Reason: This submission is noted.</p>

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 July 2020	Submit Draft Local Environment Plan to the Department of Planning, Industry & Environment

ATTACHMENT A–State Environmental Planning Policies

SEPPs (as at June 2020)		Applicable	Consistent
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 Yes
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
	(Activation Precincts) 2020	No	N/A
	(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 Yes
	Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	Yes	Yes

ATTACHMENT B–Ministerial Directions

Direction & Issue Date		Applicable	Consistent
Employment and Resources			
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
Environment and Heritage			
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
2.6	Remediation of Contaminated Land [17/04/20]	Yes	Yes
Housing, Infrastructure and Urban Development			
3.1	Residential Zones [14/04/16]	Yes	Yes No
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

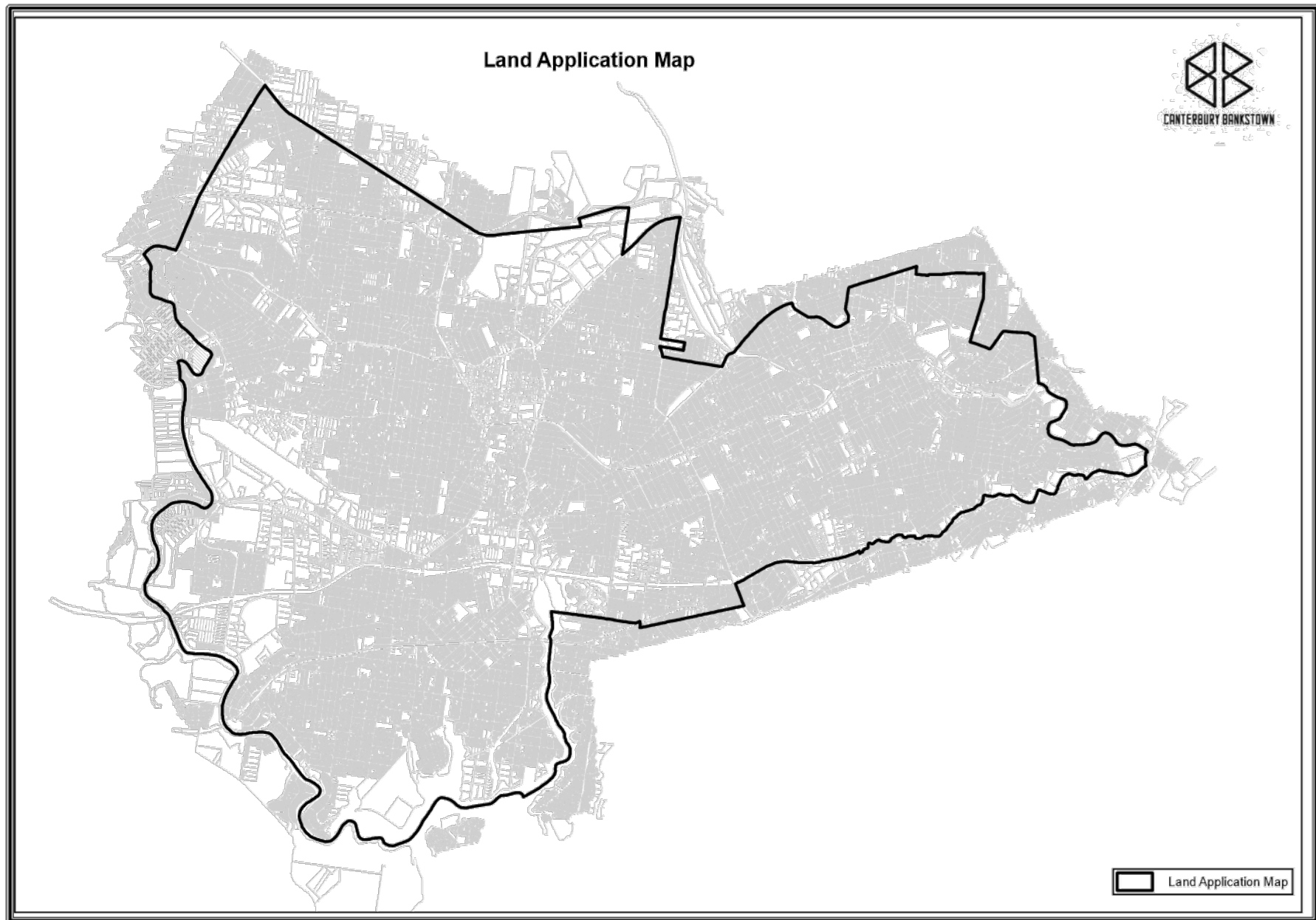
Hazard and Risk			
4.1	Acid Sulfate Soils [01/07/09]	Yes	No
4.2	Mine Subsidence & Unstable Land [14/04/16]	No	N/A
4.3	Flood Prone Land [01/07/09]	Yes	No
4.4	Planning for Bushfire Protection [01/07/09]	Yes	No Yes
Regional Planning			
5.1	Implementation of Regional Strategies [01/05/17]	No	N/A
5.2	Sydney 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

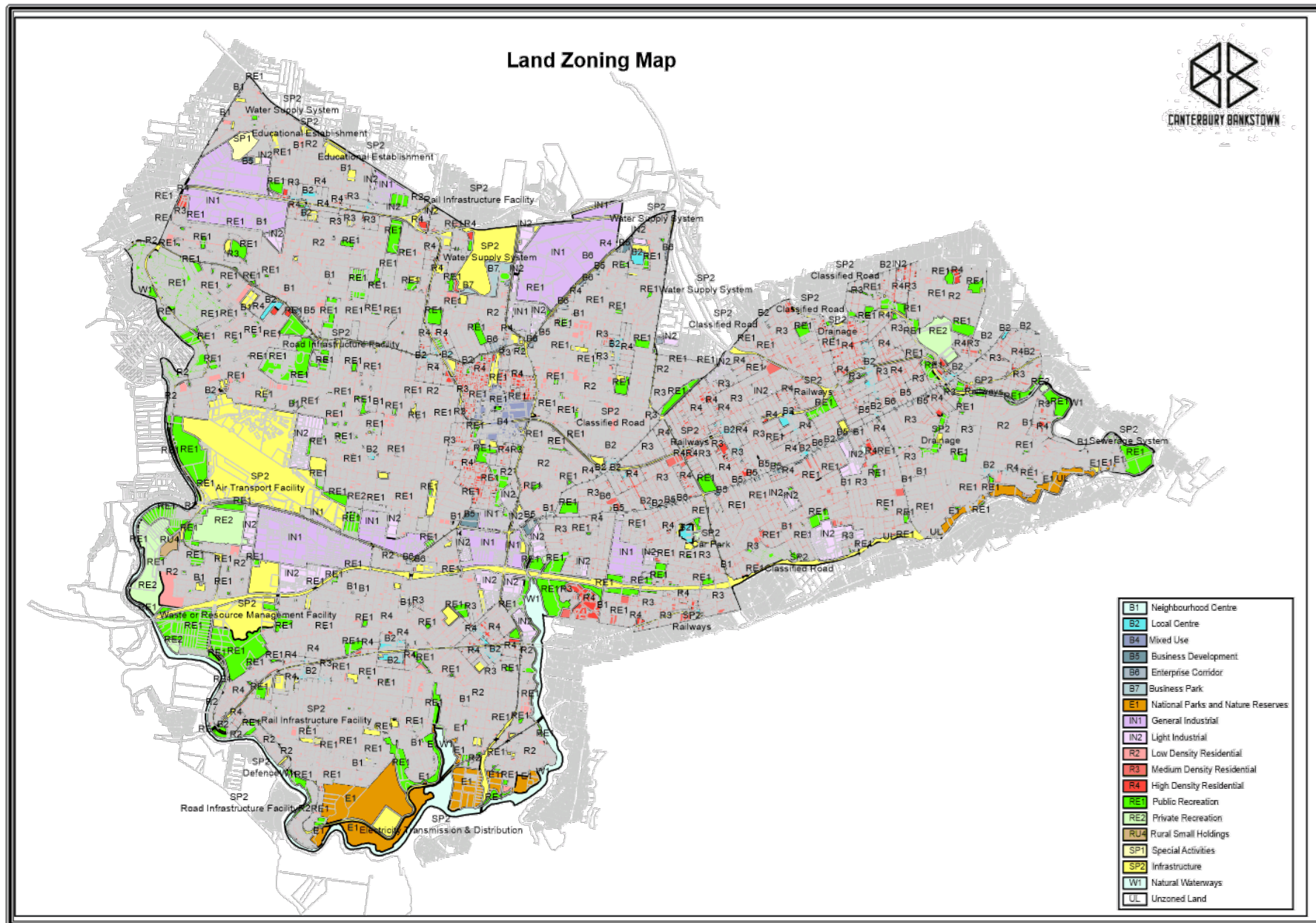
Local Plan Making			
6.1	Approval & Referral Requirements [01/07/09]	Yes	Yes
6.2	Reserving Land for Public Purposes [01/07/09]	Yes	No
6.3	Site Specific Provisions [01/07/09]	Yes	No
Metropolitan Planning			
7.1	Implementation of A Plan for Growing Sydney [14/01/15]	Yes	Yes
7.2	Implementation of Greater 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

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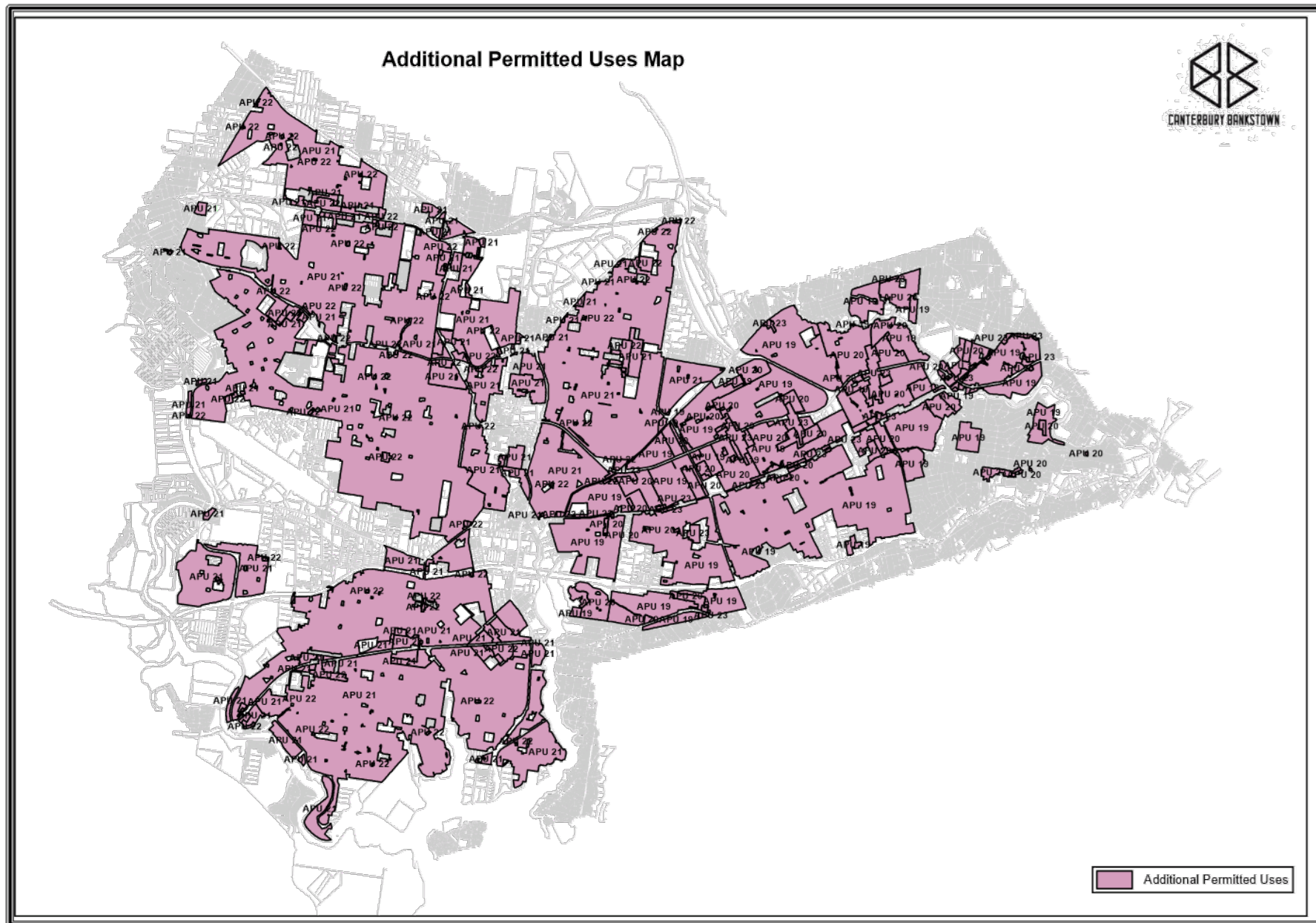
Canterbury Bankstown Consolidated Local Environmental Plan		Rural						Residential					Business							Industrial				SP3	Recr'n	Env Prot'n	Waterways					
Land Use Matrix [DPIE version 4.1]		RU1	RU2	RU3	RU4	RU5	RU6	R1	R2	R3	R4	R5	B1	B2	B3	B4	B5	B6	B7	IN1	IN2	IN3	IN4	SP3	RE1	RE2	E2	E3	E4	W1	W2	W3
Legend o permitted without consent [mandated under the SI]. o permitted without consent. c permitted with consent [mandated under the SI]. c permitted with consent. x prohibited [mandated under the SI]. x prohibited. A permitted under SEPP (Affordable Rental Housing) 2009. I permitted under SEPP (Infrastructure) 2007. E permitted under SEPP (Educational Establishments and Child Care Facilities) 2017 fill colours in green or red mandated under the SI. fill colour in purple public infrastructure permitted under a SEPP.																																
highway service centres					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
industrial retail outlets					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
registered clubs					x				x	x	x		x	c		c	x	x	x	x	x				x	c					x	
restricted premises					x				x	x	x		x	c		c	x	x	x	x	x				x	x					x	
service stations					x				x	x	x		x	c		c	x	c	c	x	x				x	x					x	
sex services premises					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
veterinary hospitals					x				x	x	x		c	c		c	c	c	x	x	x				x	x					x	
wholesale supplies					x				x	x	x		x	x		x	c	c	x	x	x				x	x					x	
(LAND USE terms WITHIN rural industry group term)																																
rural industries (eg use of composting facilities and works)					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
agricultural produce industries					x				x	x	x		x	x		x	x	x	x	x	c	c			x	x					x	
livestock processing industries					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
sawmill or log processing industries					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
stock & sale yards					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
(LAND USE terms WITHIN industry group term)																																
industries					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
heavy industries					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
hazardous industry					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
offensive industry					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
light industries					x				x	x	x		x	x		x	x	c	c	c	c				x	x					x	
artisan food and drink industry					x				x	x	x		x	x		c	x	c	c	c	c				x	x					x	
high technology industries					x				x	x	x		x	x		x	x	c	c	c	c				x	x					x	
home industry					x				x	x	x		x	x		x	x	c	c	c	c				x	x					x	
general industries					x				x	x	x		x	x		x	x	x	x	c	x				x	x					x	
(LAND USE terms OUTSIDE industry group term)																																
boat building and repair facilities					x				x	x	x		x	x		x	x	x	x	x	c	c			x	x					x	
vehicle body repair workshops					x				x	x	x		x	x		x	x	x	x	x	c	c			x	x					x	
vehicle repair stations					x				x	x	x		x	c		x	x	c	x	c	c				x	x					x	
(LAND USE terms WITHIN heavy industrial storage establishment group term)																																
heavy industrial storage establishments					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
hazardous storage establishments					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
liquid fuel depots					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
offensive storage establishments					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
(LAND USE terms WITHIN storage premises group term)																																
storage premises					x				x	x	x		x	x		x	x	x	x	c	c				x	x					x	
self storage units					x				x	x	x		x	x		x	x	x	x	c	c				x	x					x	
(LAND USE terms OUTSIDE storage premises group term)																																
depots					x				x	x	x		x	x		x	x	x	x	c	c				x	x					x	
warehouse or distribution centres					x				x	x	x		x	x		x	c	c	c	c	c				x	x					x	
local distribution premises					x				x	x	x		x	c		c	c	c	c	c	c				x	x					x	
(LAND USE terms WITHIN sewerage system group term)																																
sewerage systems					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
biosolids treatment facilities					I				x	x	x		x	x		x	x	x	x	I	x				x	x					x	
sewage reticulation systems					I				I	I	I		I	I		I	I	I	I	I	I				I	I					I	
sewage treatment plants					I				x	x	x		x	x		x	x	x	x	I	x				x	x					x	
water recycling facilities					I				x	x	x		x	x		x	x	x	x	I	x				x	x					x	
(LAND USE terms WITHIN waste or resource management facility group term)																																
waste or resource management facilities					x				x	x	x		x	x		x	x	x	x	I	x				x	x					x	
resource recovery facilities					x				x	x	x		x	x		x	x	x	x	I	c				x	x					x	
waste disposal facilities					x				x	x	x		x	x		x	x	x	x	I	x				x	x					x	
waste or resource transfer stations					x				x	x	x		x	x		x	I	I	x	I	I				x	x					x	
(LAND USE terms WITHIN water supply system group term)																																
water supply systems					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
water reticulation systems					c				c	c	c		c	c		c	c	c	c	c	c				c	c					x	
water storage facilities					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
water treatment facilities					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
(LAND USE terms WITHIN air transport facility group term)																																
air transport facilities					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
airport					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
heliport					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
(LAND USE terms OUTSIDE air transport facility group term)																																
airstrip					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
helipad					x				x	x	x		x	x		c	x	x	c	x	x				x	x					x	
(Other LAND USE terms relating to infrastructure)																																
car parks					x				c	c	c		c	c		c	c	c	c	c	c				c	c					x	
electricity generating works					I				x	x	x		x	x		x	x	x	x	I	I				x	x					x	
freight transport facilities					x				x	x	x		x	x		x	x	x	x	c	x				x	x					x	
passenger transport facilities					x				x	x	x		x	c		c	c	c	c	x	x				x	x					x	
port facilities					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x	
roads					c				c	c	c		c	c		c	c	c	c	c	c				c	c					x	
transport depots					x				x	x	x		x	x		x	x	x	x	c	x				x	x					x	
truck depots					x				x	x	x		x	x		x	x	x	x	c	x				x	x					x	
wharf or boating facilities					x				x	x	x		x	x		x	x	x	x	x	x				c	x					c	
(LAND USE terms WITHIN educational establishment group term)																																
educational establishments (eg TAFE establishment etc)					E				E	E	E		E	c		c	E	E	E	x	x				x	x					x	
schools					E				E	E	E		E	c		c	E	E	E	x	x				x	x					x	
(LAND USE terms WITHIN health services facility group term)																																
health services facilities					I				x	I	I		x	I		I	I	I	I	x	x				x	x					x	
hospitals					I				x	I	I		x	I		I	I	I	I	x	x				x	x					x	

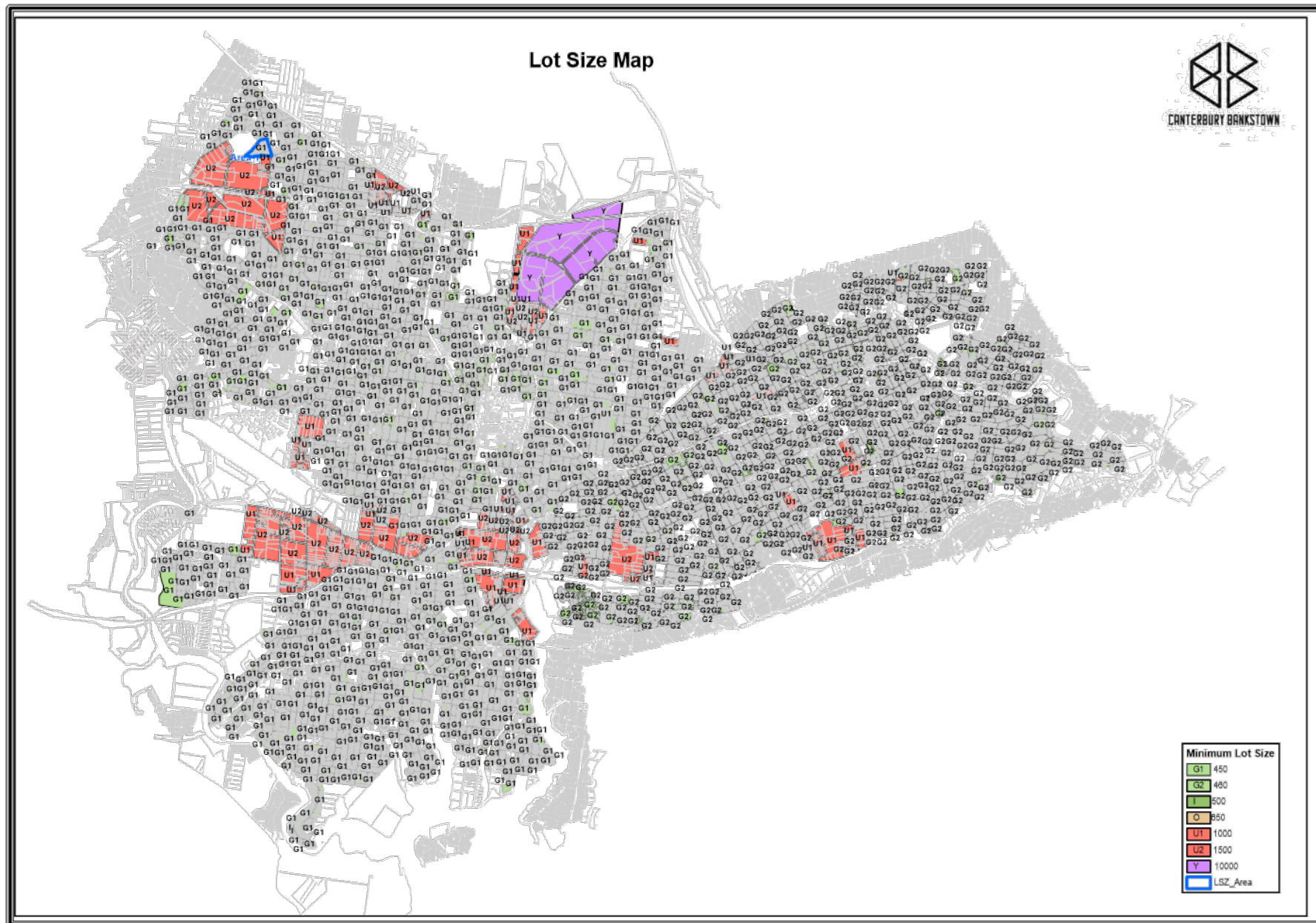
Canterbury Bankstown Consolidated Local Environmental Plan		Rural						Residential					Business							Industrial			SP3	Recr'n	Env Prot'n			Waterways					
Land Use Matrix [DPIE version 4.1]		RU1	RU2	RU3	RU4	RU5	RU6	R1	R2	R3	R4	R5	B1	B2	B3	B4	B5	B6	B7	IN1	IN2	IN3	IN4	SP3	RE1	RE2	E2	E3	E4	W1	W2	W3	
Legend o permitted without consent [mandated under the SI]. o permitted without consent. c permitted with consent [mandated under the SI]. c permitted with consent. x prohibited [mandated under the SI]. x prohibited. A permitted under SEPP (Affordable Rental Housing) 2009. I permitted under SEPP (Infrastructure) 2007. E permitted under SEPP (Educational Establishments and Child Care Facilities) 2017 fill colours in green or red mandated under the SI. fill colour in purple public infrastructure permitted under a SEPP.																																	
community facilities					x				c	c	c		c	c		c	x	c	x	x	x				c	c					x		
correctional centres					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x		
emergency services facilities					I				x	x	x		I	I		I	I	I	I	I	I				e	x					x		
industrial training facilities					x				x	x	x		x	x		x	x	c	x	c	c				x	x					x		
information and education facilities					x				x	x	x		c	c		c	x	c	x	x	x				c	x					x		
places of public worship					x				c	c	c		c	c		c	x	c	x	c	c				x	x					x		
public administration building					x				x	x	x		x	c		c	c	c	c	x	x				x	x					x		
research stations					x				x	x	x		x	x		c	x	c	c	x	c				x	x					x		
respite day care centres					x				c	c	c		c	c		c	c	c	c	x	x				c	c					x		
(LAND USE terms WITHIN signage group term)																																	
signage					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x		
advertising structure					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x		
building identification sign					c				c	c	c		c	c		c	c	c	c	c	c				c	c					x		
business identification sign					c				c	c	c		c	c		c	c	c	c	c	c				c	c					x		
(LAND USE terms relating to recreation)																																	
boat launching ramps					x				x	x	x		x	x		x	x	x	x	x	x				c	x					c		
boat sheds					x				x	x	x		x	x		x	x	x	x	x	x				c	x					c		
charter & tourism boating facilities					x				x	x	x		x	x		x	x	x	x	x	x				c	x					c		
environmental facilities					c				c	c	c		c	c		c	c	c	c	c	c				c	c					c		
jetties					x				x	x	x		x	x		x	x	x	x	x	x				c	x					c		
mannas					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x		
mooring					x				x	x	x		x	x		x	x	x	x	x	x				x	x					c		
mooring pens					x				x	x	x		x	x		x	x	x	x	x	x				x	x					c		
recreation areas					c				c	c	c		c	c		c	c	c	c	x	x				c	c					x		
recreation facilities (indoor)					c				x	x	x		c	c		c	c	c	x	x	c				c	c					x		
recreation facilities (major)					x				x	x	x		x	x		c	x	x	x	x	x				c	c					x		
recreation facilities (outdoor)					c				x	x	x		x	x		c	x	x	x	x	x				c	c					x		
water recreation structures					x				x	x	x		x	x		x	x	x	x	x	x				c	x					c		
(Other miscellaneous LAND USE terms)																																	
cemetery					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x		
crematorium					x				x	x	x		x	x		x	x	x	x	c	x				x	x					x		
environmental protection works					c				c	c	c		c	c		c	c	c	c	c	c				c	c					c		
exhibition homes					x				c	c	c		x	x		x	x	x	x	x	x				x	x					x		
exhibition villages					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x		
extractive industries					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x		
flood mitigation works					c				c	c	c		c	c		c	c	c	c	c	c				c	c					c		
mortuaries					x				x	x	x		c	c		c	c	c	x	c	c				x	x					x		
open cut mining					x				x	x	x		x	x		x	x	x	x	x	x				x	x					x		
(OTHER LAND USES)																																	
development which cannot be characterised into any land uses defined in the SI																																	
Note 1. Zone B8 Metropolitan Centre is not included in the matrix given this zone may only be used in two nominated LGAs. Zone E1 National Parks and Nature Reserves is not included given there is no need to add any additional uses to the zone. Zones SP1 Special Activities and SP2 Infrastructure are not included given the primary uses in these zones should be annotated on the Land Zoning Map.																																	
Note 2. A type of development referred to in the matrix is a reference to that type of development only to the extent it is not regulated by an applicable State Environmental Planning Policy (SEPP). The following SEPPs in particular may be relevant to development on land covered by this Plan: SEPP (Housing for Seniors or People with a Disability) 2004 SEPP (Infrastructure) 2007 SEPP (Mining, Petroleum Production and Extractive Industries) 2007 SEPP (Affordable Rental Housing) 2009 SEPP (Primary Production and Rural Development) 2019 SEPP No 33—Hazardous and Offensive Development SEPP No 50—Canal Estate Development SEPP No 64—Advertising and Signage																																	
Important note This information does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary.																																	
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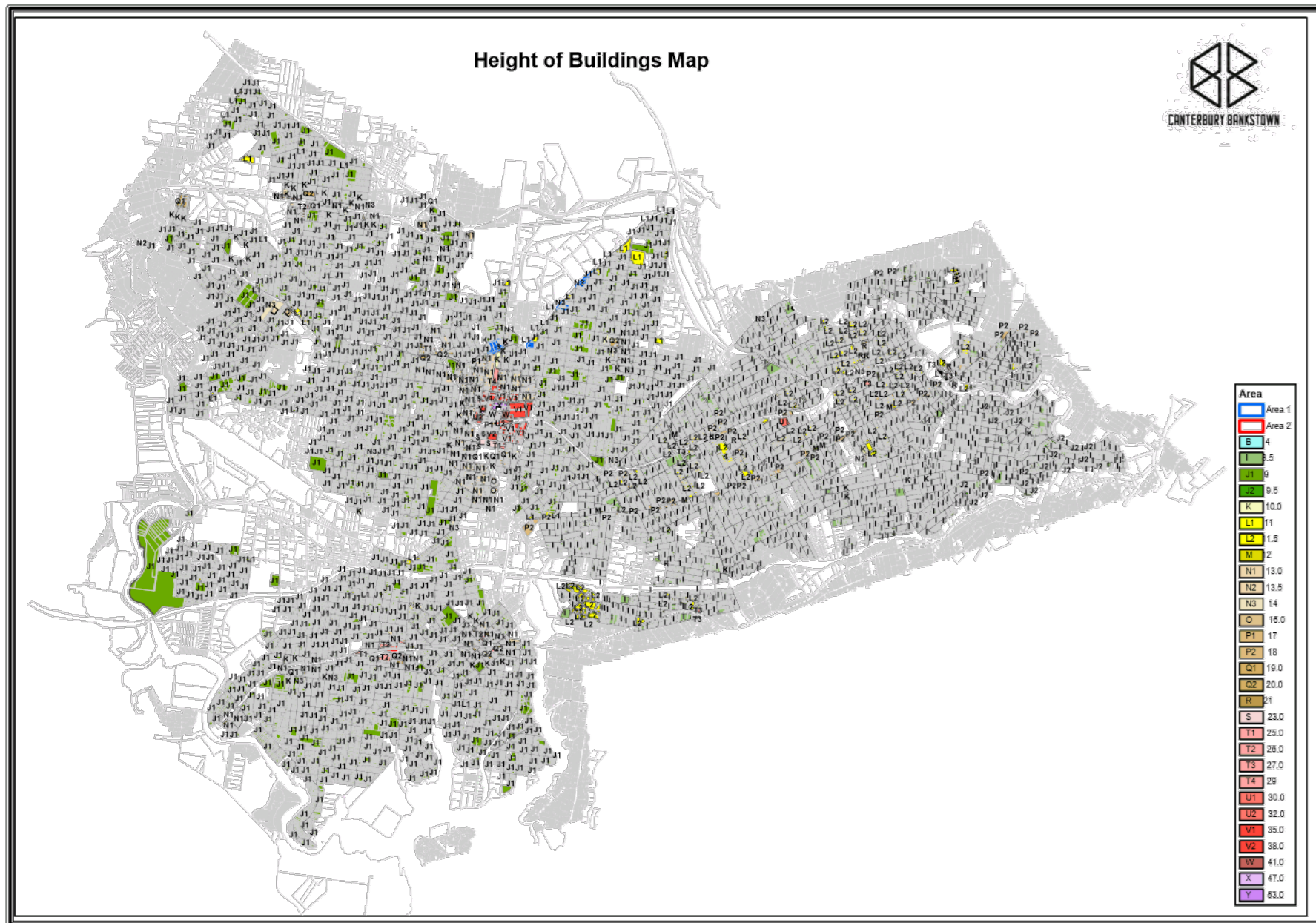


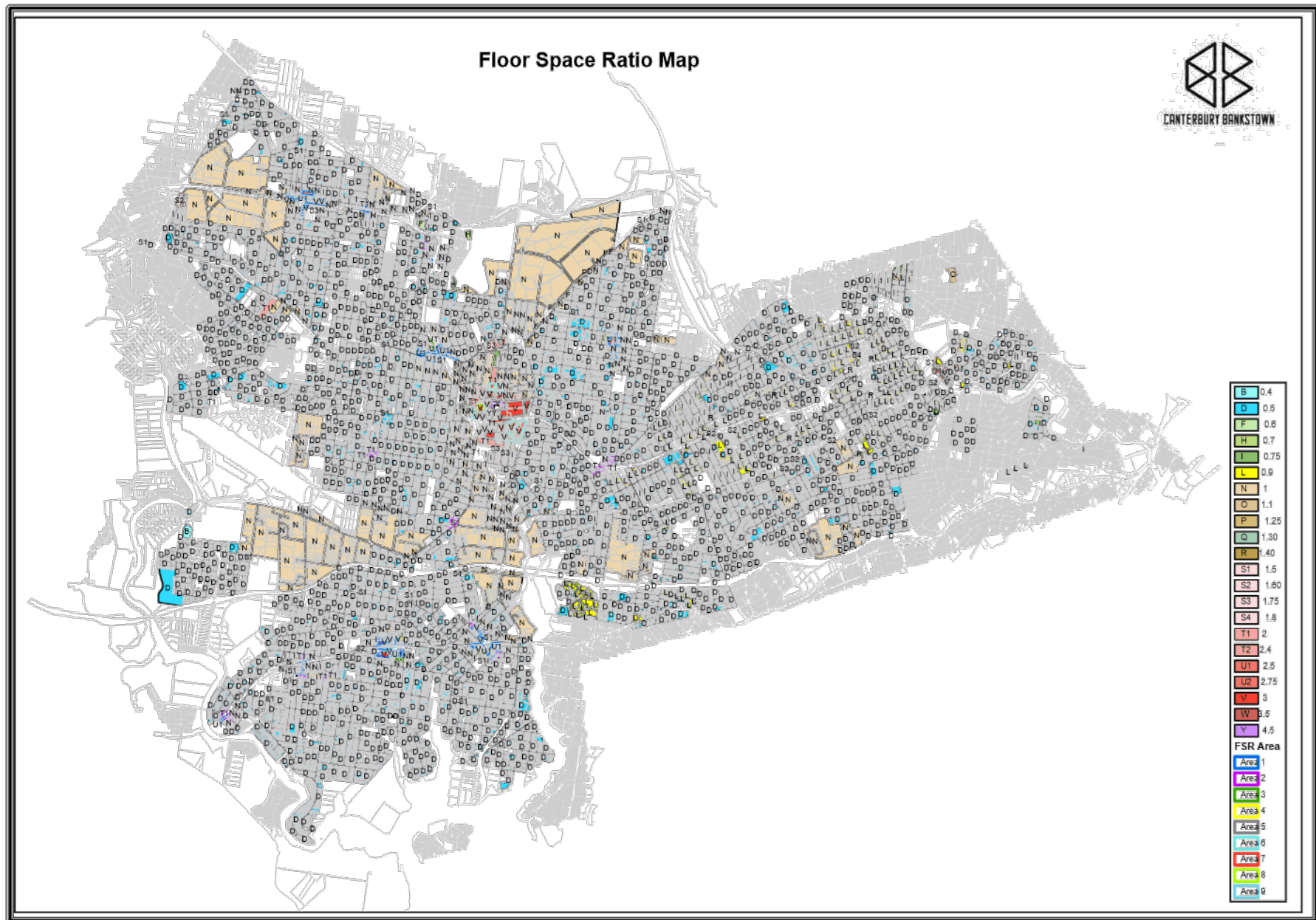




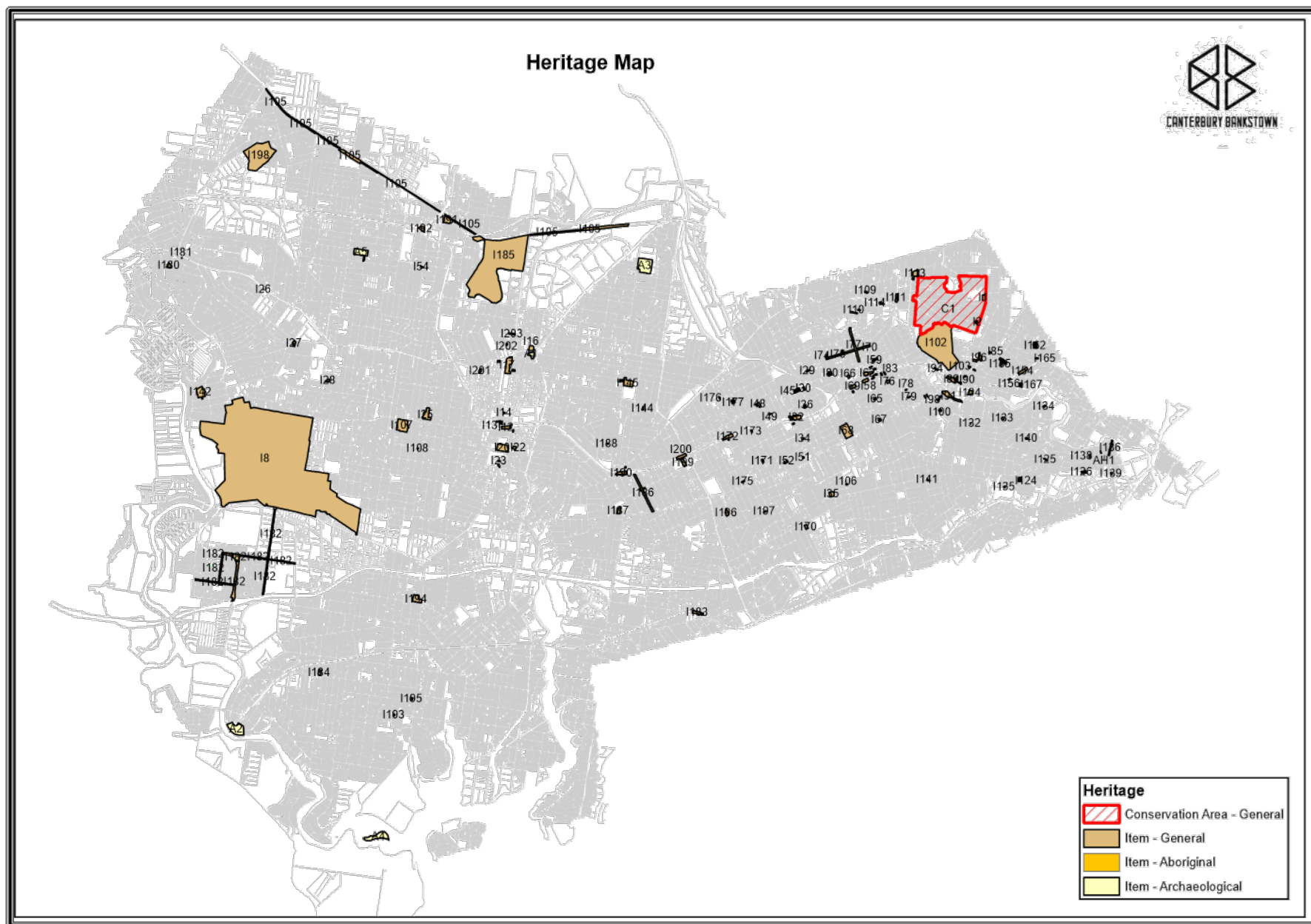


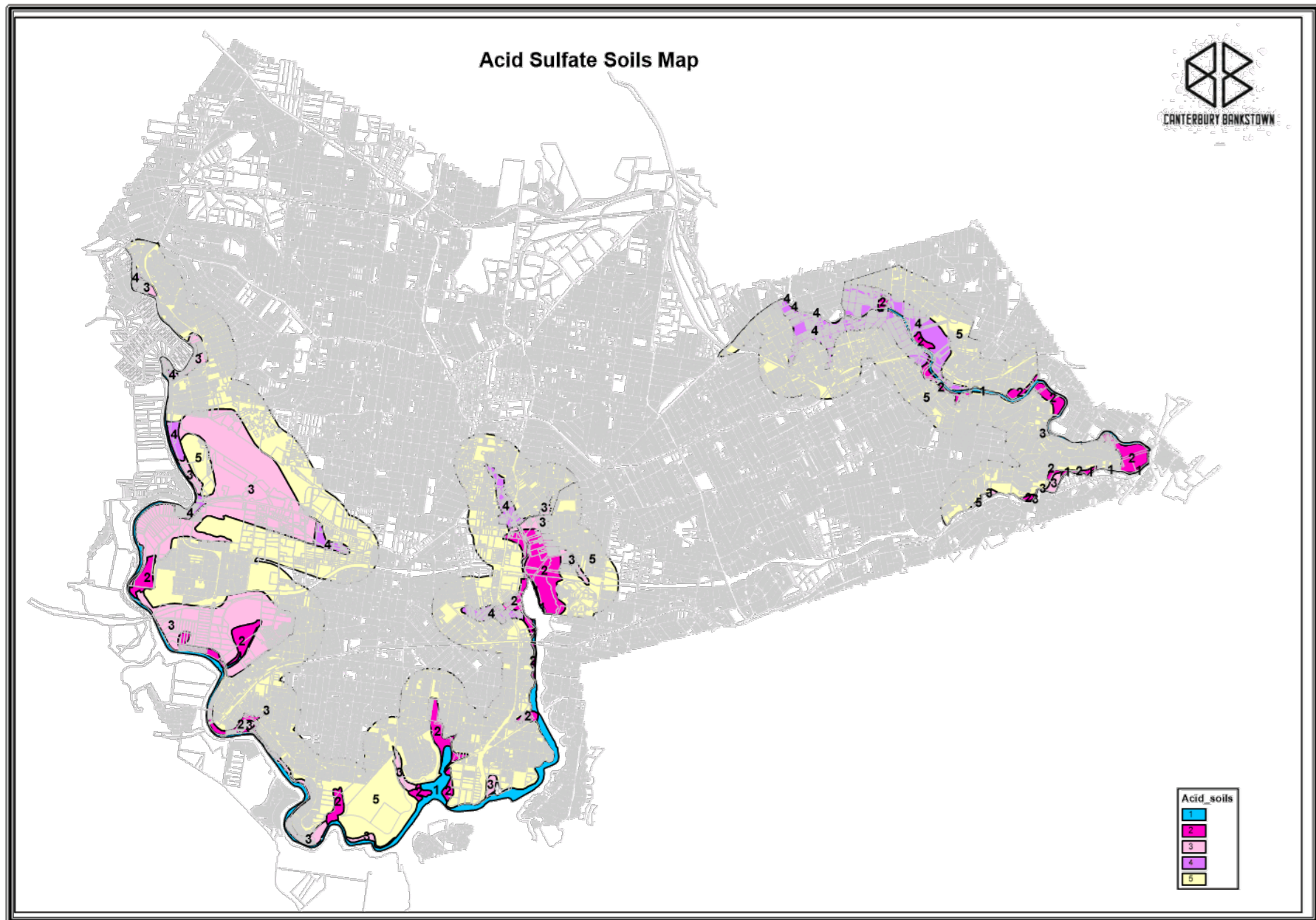


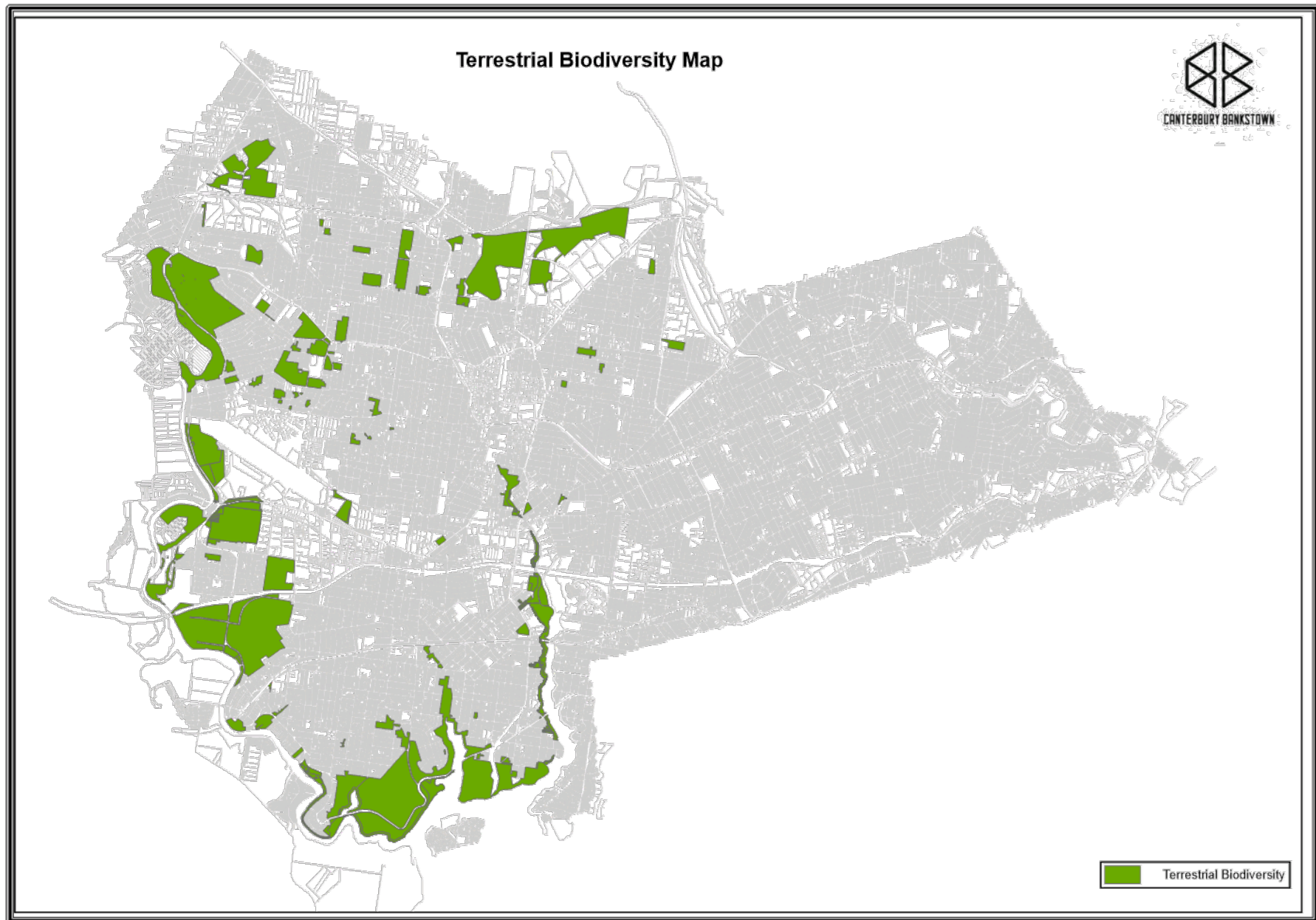


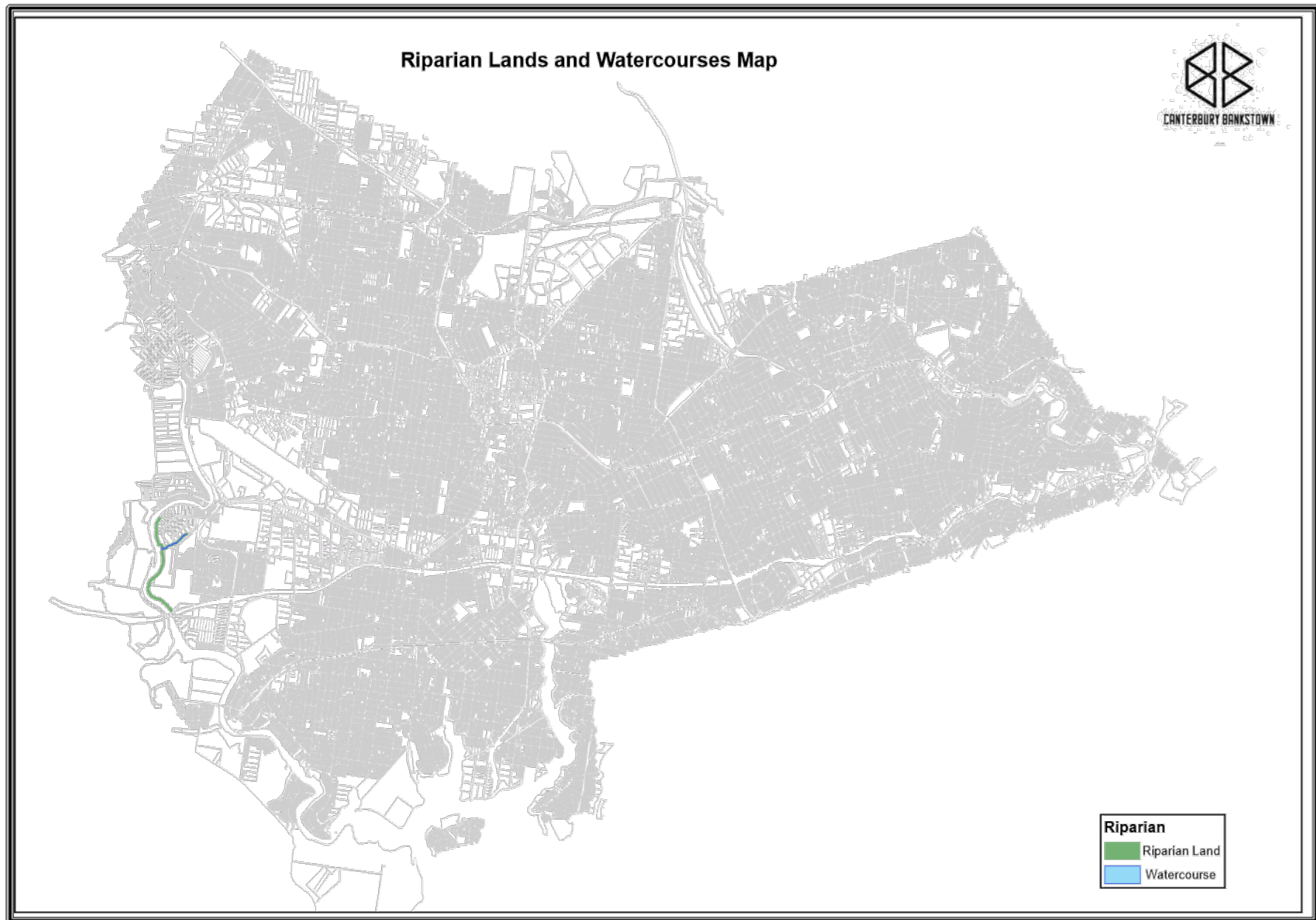


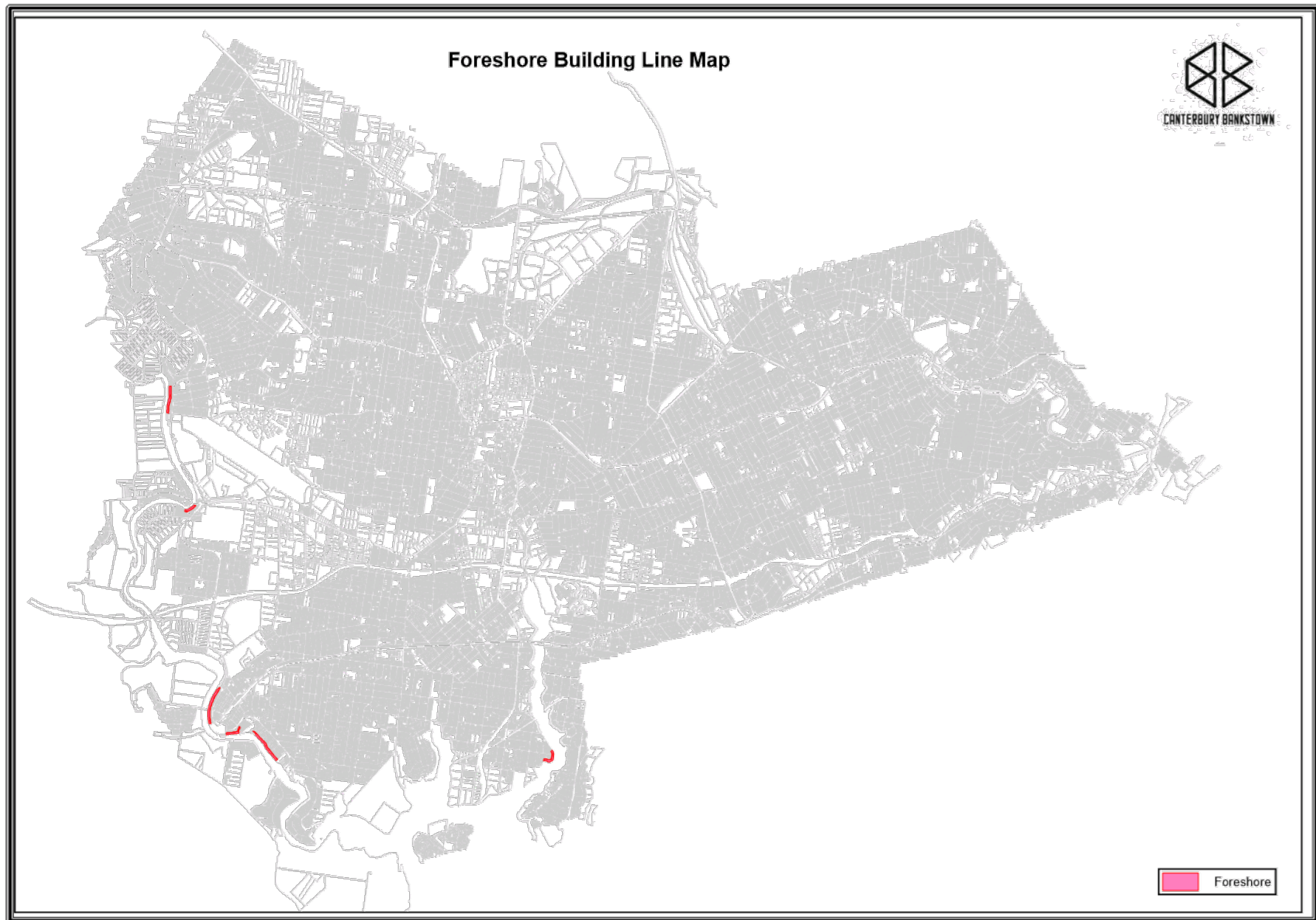


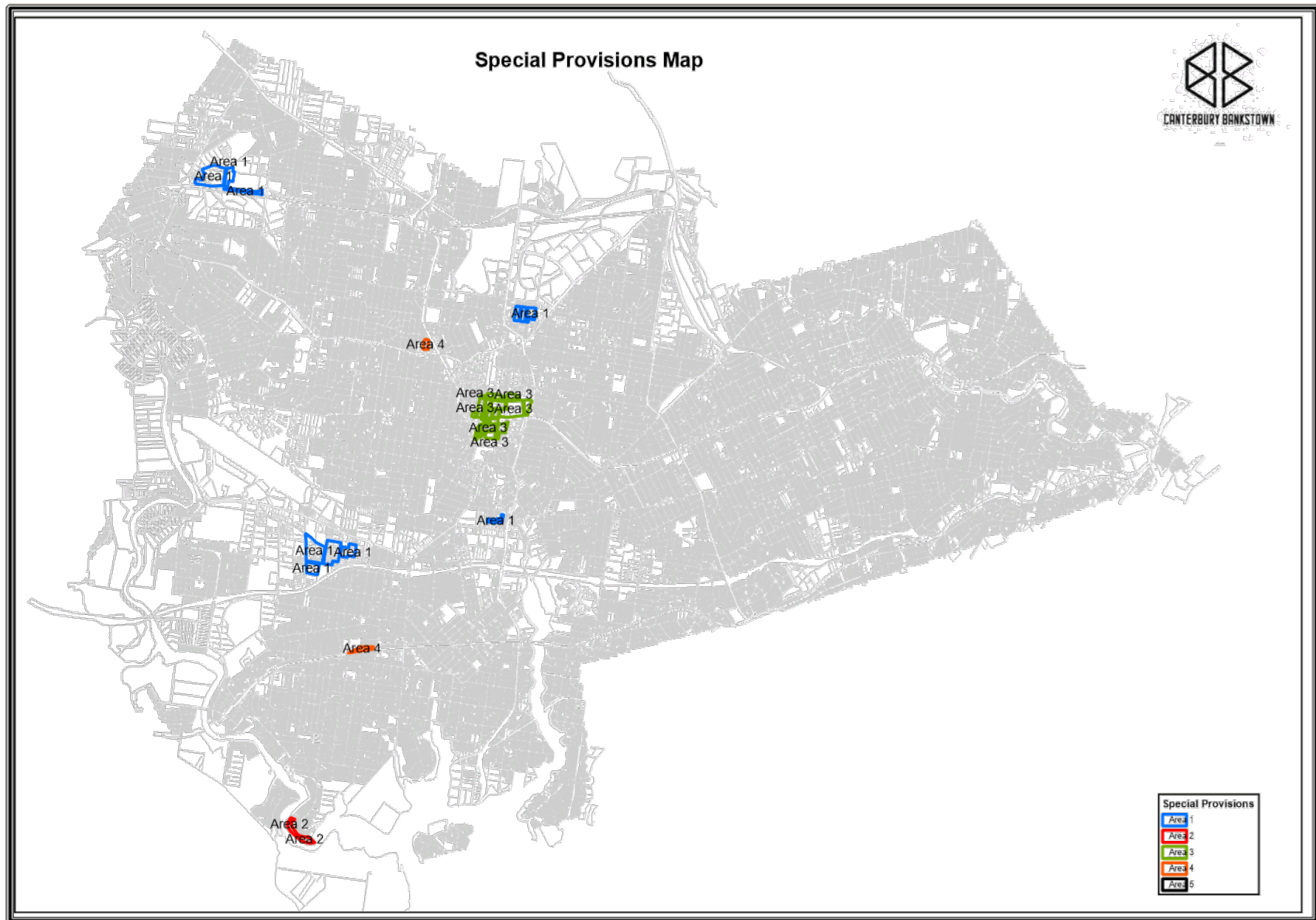


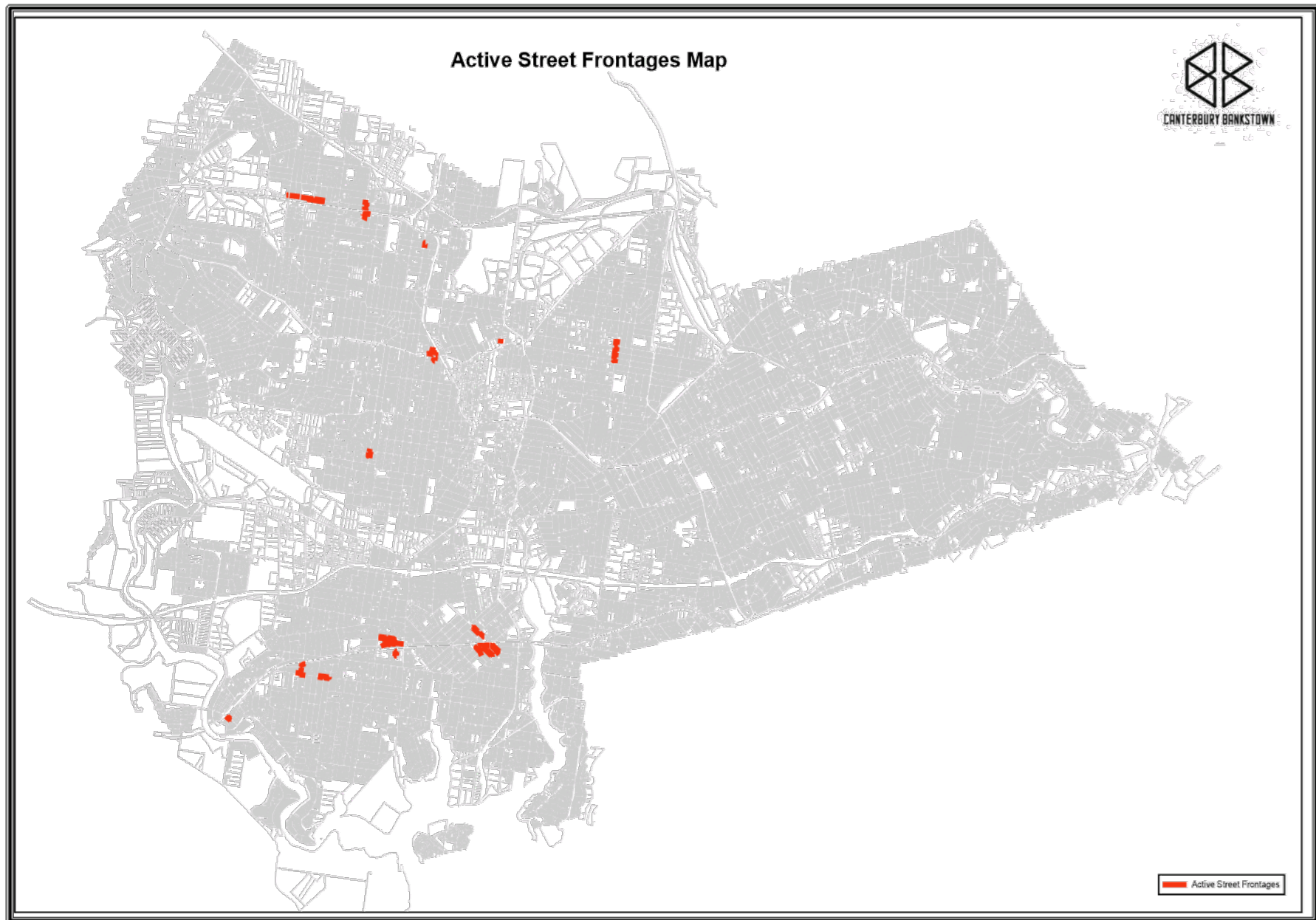


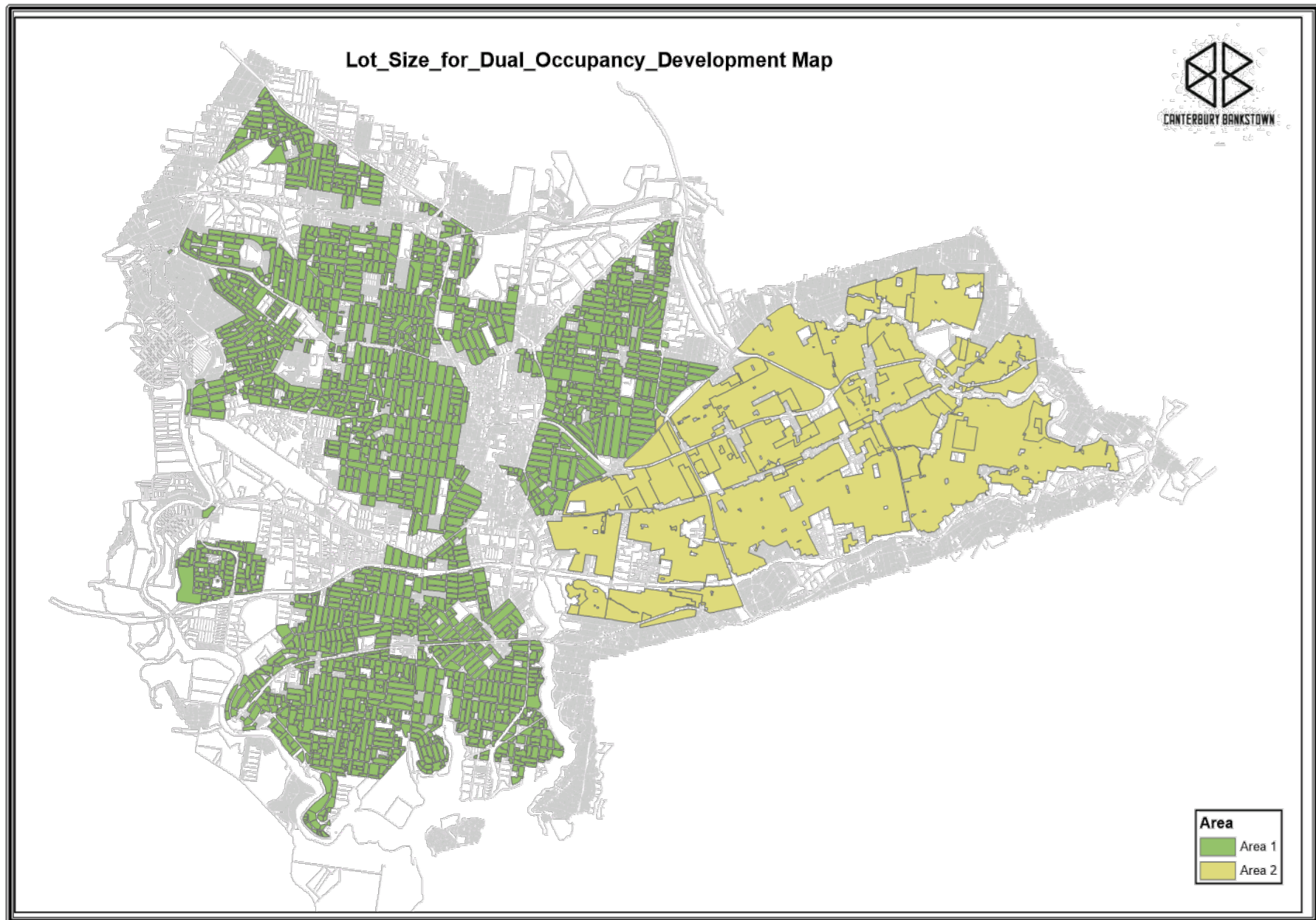














Planning Proposal
PP_2019_CBANK_005

Canterbury Bankstown
Consolidated Local
Environmental Plan

Appendix 1–
Comparison of
Bankstown and
Canterbury LEPs
(Written Instruments
and Maps)

June 2020



INTRODUCTION

Appendix 1 compares the written instruments and maps of Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012, and outlines the proposed actions to:

- Produce a single set of aims, objectives, provisions and maps, consistent with the Local Strategic Planning Statement, 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.

Abbreviations used in Appendix 1

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
Codes SEPP	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
Connective City 2036	Local Strategic Planning Statement
Housing Strategy	Canterbury Bankstown Housing Strategy
Employment Land Strategy	Canterbury Bankstown Employment Land Strategy

STANDARD INSTRUMENT—CONSOLIDATED LOCAL ENVIRONMENTAL PLAN**Part 1—Preliminary**

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
1.1	1.1	1.1	Name of Plan [compulsory]	This is a compulsory clause under the SI Order.	Mandated
1.1AA	1.1AA	1.1AA	Commencement [compulsory]	This is a compulsory clause under the SI Order.	Mandated

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
1.2	1.2	1.2	Aims of Plan [compulsory]	This is a compulsory clause under the SI Order. It is proposed to retain BLEP clause 1.2 as the basis for this clause, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Mandated
Existing aims	Existing aims	Proposed aims	Aims		
1.2 (2)(a)	1.2 (2)(a)	1.2 (2)(a)	To promote orderly growth	This aim is consistent with <i>Connective City 2036</i> .	Retain BLEP subclause (2)(a) as the basis for this aim
1.2 (2)(b)	1.2 (2)(h)	1.2 (2)(b)	To protect biodiversity	This aim is consistent with <i>Connective City 2036</i> .	Retain BLEP subclause (2)(b) as the basis for this aim
1.2 (2)(c)	1.2 (2)(i)	1.2 (2)(c)	To protect heritage	This aim is consistent with <i>Connective City 2036</i> .	Retain BLEP subclause (2)(c) as the basis for this aim
1.2 (2)(d)	–	1.2 (2)(d)	To provide development opportunities that are compatible with the character of suburban neighbourhoods	Broaden this aim to consider compatibility with the character of residential areas and other localities in Canterbury Bankstown. This amendment is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	Retain BLEP subclause (2)(d) as the basis for this aim, subject to updates
1.2 (2)(e)	–	1.2 (2)(e)	To manage environmental hazards	This aim is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	Retain BLEP subclause (2)(e) as the basis for this aim

BLEP	CLEP	CBLEP	Aims	Comments	Proposed Actions
Existing aims	Existing aims	Proposed aims			
1.2 (2)(f)	1.2 (2)(b)	1.2 (2)(f)	To provide housing opportunities	This aim is consistent with <i>Connective City 2036</i> .	Retain BLEP subclause (2)(f) as the basis for this aim
1.2 (2)(g)	1.2 (2)(f)	1.2 (2)(g)	To provide employment opportunities	This aim is consistent with <i>Connective City 2036</i> .	Retain BLEP subclause (2)(g) as the basis for this aim
1.2 (2)(h)	1.2 (2)(g)	1.2 (2)(h)	To provide open space and recreational opportunities	This aim is consistent with <i>Connective City 2036</i> .	Retain BLEP subclause (2)(h) as the basis for this aim
1.2 (2)(i)	–	1.2 (2)(i)	To achieve a high standard of urban design	This aim is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	Retain BLEP subclause (2)(i) as the basis for this aim
1.2 (2)(j)	1.2 (2)(d)	1.2 (2)(j)	To limit traffic on road network	This aim is consistent with <i>Connective City 2036</i> .	Retain BLEP subclause (2)(j) as the basis for this aim
1.2 (2)(k)	–	1.2 (2)(k)	To consider the cumulative impact of development	This aim is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	Retain BLEP subclause (2)(k) as the basis for this aim
1.2 (2)(l)	1.2 (2)(c)	1.2 (2)(l)	To enhance social well-being	This aim is consistent with <i>Connective City 2036</i> .	Retain BLEP subclause (2)(l) as the basis for this aim
–	1.2 (2)(e)	–	To revitalise Canterbury Road	Remove this aim as it is site specific and duplicates the zone objectives.	Remove

BLEP	CLEP	CBLEP	Aims	Comments	Proposed Actions
Existing aims	Existing aims	Proposed aims			
–	–	1.2 (2)(m)	To provide infrastructure to meet growth demands	The addition of this aim is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	Include this aim in subclause (2)(m)
–	–	1.2 (2)(n)	To promote ecologically sustainable development	The addition of this aim is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	Include this aim in subclause (2)(n)

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
1.3	1.3	1.3	Land to which Plan applies [compulsory]	This is a compulsory clause under the SI Order and makes reference to the Land Application Map.	Mandated
1.4	1.4	1.4	Definitions [compulsory]	This is a compulsory clause under the SI Order.	Mandated
1.5	1.5	1.5	Notes [compulsory]	This is a compulsory clause under the SI Order.	Mandated
1.6	1.6	1.6	Consent authority [compulsory]	This is a compulsory clause under the SI Order.	Mandated
1.7	1.7	1.7	Maps [compulsory]	This is a compulsory clause under the SI Order.	Mandated
1.8	1.8	1.8	Repeal of planning instruments applying to land [compulsory]	This is a compulsory clause under the SI Order.	Mandated
1.8A	1.8A	1.8A	Savings provision relating to development applications [optional]	This optional clause is included in BLEP and CLEP and is consistent across the two LEPs. The intended outcome is to enable Council to determine development applications lodged before the new LEP is made, in accordance with the provisions that applied at the time of lodgement.	Retain BLEP clause 1.8A as the basis for this clause

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
1.9	1.9	1.9	Application of SEPPs [compulsory]	Include an additional subclause to give effect to clause 4(4) of SEPP 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 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).	Include an additional subclause to give effect to clause 4(4) of SEPP 65
1.9A	1.9A	1.9A	Suspension of covenants, agreements and instruments [optional]	This optional clause is included in BLEP and CLEP and is consistent across the two LEPs. The intended outcome is to enable Council to suspend covenants when determining development applications. This clause does not apply to covenants imposed by Council and public authorities.	Retain BLEP clause 1.9A as the basis for this clause

Part 2–Permitted or Prohibited Development

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
2.1	2.1	2.1	Land use zones [compulsory]	This is a compulsory clause under the SI Order.	Mandated
2.2	2.2	2.2	Zoning of land to which Plan applies [compulsory]	This is a compulsory clause under the SI Order and makes reference to the Land Zoning Map.	Mandated
2.3	2.3	2.3	Zone objectives and Land Use Table [compulsory]	This is a compulsory clause under the SI Order.	Mandated
2.4	2.4	2.4	Unzoned land [compulsory]	This is a compulsory clause under the SI Order.	Mandated
2.5	2.5	2.5	Additional permitted uses [compulsory]	This is a compulsory clause under the SI Order and makes reference to Schedule 1 and the Additional Permitted Uses Map.	Mandated
2.6	2.6	2.6	Subdivision—consent requirements [compulsory]	This is a compulsory clause under the SI Order.	Mandated
2.7	2.7	2.7	Demolition requires development consent [compulsory]	This is a compulsory clause under the SI Order.	Mandated
2.8	2.8	2.8	Temporary use of land [optional]	This clause is included in BLEP and CLEP and is consistent across the two LEPs. The intended outcome is to enable the temporary use of land for a maximum 52 days (whether or not consecutive days) in any 12 month period, provided the proposed use does not compromise the future development of the land.	Retain BLEP clause 2.8 as the basis for this clause

Land Use Table (Zone Objectives)

BLEP Existing objectives	CLEP Existing objectives	CBLEP Proposed objectives	Zone Objectives	Comments	Proposed Actions
RU4	–	RU4	Primary Production Small Lots	This zone is included in BLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone.	Retain BLEP zone objectives as the basis for Zone RU4
(i)–(iii)	–	(i)–(iii)	Compulsory zone objectives	No change.	
BLEP Existing objectives	CLEP Existing objectives	CBLEP Proposed objectives	Zone Objectives	Comments	Proposed Actions
R2	R2	R2	Low Density Residential	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone R2, subject to updates
(i)–(ii)	(i)–(ii)	(i)–(ii)	Compulsory zone objectives	No change.	
(iii)	–	(iii)	To allow non–residential uses subject to compatibility with residential uses	No change.	
(iv)	–	(iv)	To allow low density housing that has regard to local amenity	Broaden this zone objective to allow for the development of land uses that achieve a high standard of urban design and have regard to local amenity.	

(v)	–	(v)	To require landscape as a key characteristic	No change.	
–	–	(vi)	To minimise and manage traffic and parking impacts	The addition of this zone objective is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	
BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
R3	R3	R3	Medium Density Residential	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone R3, subject to updates
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	
(iv)	–	(iv)	To allow non–residential uses subject to compatibility with residential uses	No change.	
(v)	–	(v)	To allow medium density housing that has regard to local amenity	Broaden this zone objective to allow for the development of land uses that achieve a high standard of urban design and have regard to local amenity.	
(vi)	–	(vi)	To require landscape as a key characteristic	No change.	

BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
R4	R4	R4	High Density Residential	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone R4, subject to updates
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	
–	–	(iv)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	The addition of this zone objective is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	

BLEP Existing objectives	CLEP Existing objectives	CBLEP Proposed objectives	Zone Objectives	Comments	Proposed Actions
B1	B1	B1	Neighbourhood Centre	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone B1, subject to updates
(i)	(i)	(i)	Compulsory zone objective	No change.	
(ii)	–	(ii)	To allow residential uses subject to compatibility with centres	No change.	
–	–	(iii)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	The addition of this zone objective is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	

BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
B2	B2	B2	Local Centre	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone B2, subject to updates
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	
(iv)	–	(iv)	To allow residential uses subject to compatibility with centres	No change.	
–	(iv)	(v)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	Amend this zone objective by expanding the meaning of well–designed centres.	

BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
B4	B4	B4	Mixed Use	This zone is included in BLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone B4, subject to updates
(i)–(ii)	(i)–(ii)	(i)–(ii)	Compulsory zone objectives	No change.	
(iii)	–	(iii)	To maintain the Bankstown CBD as a major metropolitan centre	Amend this zone objective from ‘maintain’ to ‘reinforce and strengthen’.	
–	–	(iv)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	The addition of this zone objective is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	

BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
B5	B5	B5	Business Development	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone B5, subject to updates
(i)	(i)	(i)	Compulsory zone objective	No change.	
–	(ii)–(iv)	–	To allow residential use as part of mixed use development	It is proposed to remove these zone objectives as the Land Use Table would prevail in this instance. The Land Use Table is proposing to prohibit residential development in this zone, in accordance with the Employment Land Strategy.	
–	–	(ii)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	The addition of this zone objective is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	

BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
B6	B6	B6	Enterprise Corridor	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone B6, subject to updates
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	
(iv)	–	–	To allow residential use as part of mixed use development	It is proposed to remove this zone objective as the Land Use Table would prevail in this instance. The Land Use Table is proposing to prohibit residential development in this zone, in accordance with the Employment Land Strategy.	
–	(iv)	(iv)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	Amend this zone objective by expanding the meaning of attractive streetscapes.	
–	(v)	(v)	To ensure urban renewal reflects transport network capacity	No change.	

BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
B7	B7	B7	Business Park	This zone is included in BLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone B7, subject to updates
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	
–	–	(iv)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	The addition of this zone objective is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	

BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
IN1	IN1	IN1	General Industrial	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone IN1, subject to updates
(i)–(iv)	(i)–(iv)	(i)–(iv)	Compulsory zone objectives	No change.	
–	–	(v)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	The addition of this zone objective is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	
BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
IN2	IN2	IN2	Light Industrial	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP zone objectives as the basis for Zone IN2, subject to updates
(i)–(v)	(i)–(v)	(i)–(v)	Compulsory zone objectives	No change.	
–	–	(vi)	To achieve a high standard of urban and landscape design, and to have regard to local amenity	The addition of this zone objective is consistent with <i>Connective City 2036</i> and is applicable to the Canterbury Bankstown LGA.	

BLEP Existing objectives	CLEP Existing objectives	CBLEP Proposed objectives	Zone Objectives	Comments	Proposed Actions
SP1	SP1	SP1	Special Activities	This zone is included in BLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone.	Retain BLEP zone objectives as the basis for Zone SP1
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	
BLEP Existing objectives	CLEP Existing objectives	CBLEP Proposed objectives	Zone Objectives	Comments	Proposed Actions
SP2	SP2	SP2	Infrastructure	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone.	Retain BLEP zone objectives as the basis for Zone SP2
(i)–(ii)	(i)–(ii)	(i)–(ii)	Compulsory zone objectives	No change.	
BLEP Existing objectives	CLEP Existing objectives	CBLEP Proposed objectives	Zone Objectives	Comments	Proposed Actions
RE1	RE1	RE1	Public Recreation	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone.	Retain BLEP zone objectives as the basis for Zone RE1
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	
BLEP Existing objectives	CLEP Existing objectives	CBLEP Proposed objectives	Zone Objectives	Comments	Proposed Actions
RE2	RE2	RE2	Private Recreation	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone.	Retain BLEP zone objectives as the basis for Zone RE2
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	

BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
E1	E1	E1	National Parks and Nature Reserves	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone.	Retain BLEP zone objectives as the basis for Zone E1
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	
BLEP	CLEP	CBLEP	Zone Objectives	Comments	Proposed Actions
Existing objectives	Existing objectives	Proposed objectives			
W1	W1	W1	Natural Waterways	This zone is included in BLEP and CLEP. It is proposed to retain the BLEP zone objectives as the basis for this zone.	Retain BLEP zone objectives as the basis for Zone W1
(i)–(iii)	(i)–(iii)	(i)–(iii)	Compulsory zone objectives	No change.	

Part 3–Exempt and Complying Development

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
3.1	3.1	3.1	Exempt development [compulsory]	This is a compulsory clause under the SI Order and makes reference to Schedule 2.	Mandated
3.2	3.2	3.2	Complying development [compulsory]	This is a compulsory clause under the SI Order and makes reference to Schedule 3.	Mandated
3.3	3.3	3.3	Environmentally sensitive areas excluded [compulsory]	This is a compulsory clause under the SI Order.	Mandated

Part 4–Principal Development Standards

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
4.1	4.1	4.1	Minimum subdivision lot size [optional]	This optional clause is included in BLEP and CLEP and makes reference to the Lot Size Map. The intended outcome is to ensure subdivision lot sizes are of sufficient size to accommodate development. It is proposed to retain BLEP clause 4.1 as the basis for this clause, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP clause 4.1 as the basis for this clause, subject to updates
4.1(1)	4.1(1)	4.1(1)	Objectives	Consolidate and harmonise the BLEP and CLEP clause objectives.	
4.1(2)	4.1(2)	4.1(2)	Lot Size Map	Consolidate the BLEP and CLEP Lot Size Map, subject to updates as part of the consolidation and harmonisation process. Refer to Part 8 of this Appendix for details.	
4.1(3)	4.1(3)	4.1(3)	Miscellaneous	No change.	
4.1C (1)–(2)	–	4.1 (4)–(5)	Minimum subdivision lot sizes for certain land	This optional clause is included in BLEP. The intended outcome is to ensure subdivision lot widths in industrial zones are of sufficient size to accommodate development. It is proposed to transfer BLEP clause 4.1C to this clause.	
4.1(3A) –(4)	4.1(3A) –(4)	4.1 (6)–(7)	Miscellaneous	No change.	
4.1C(3)	–	4.1 (8)	80 Miller Road, Villawood	No change. As required by the Gateway Determination, this subclause will continue to apply while Council finalises the Housing Strategy.	

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
4.1AA	–	4.1AA	Minimum subdivision lot size for community title schemes [optional if clause 4.1 is adopted]	<p>This optional clause is included in BLEP. The intended outcome is to ensure subdivision lot sizes for community title schemes in Zone R2 are of sufficient size to accommodate development.</p> <p>It is proposed to retain BLEP clause 4.1AA as the basis for this clause, subject to updating the clause objectives under subclause (1) to be consistent with clause 4.1.</p>	Retain BLEP clause 4.1AA as the basis for this clause, subject to updates

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
4.1A	4.1A/B	4.1A	Minimum lot sizes for dual occupancies [optional]	This optional clause is included in BLEP and CLEP. The intended outcome is to ensure lot sizes in residential zones are of sufficient size to accommodate dual occupancies. It is proposed to retain BLEP clause 4.1A as the basis for this clause, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP clause 4.1A as the basis for this clause, subject to updates
4.1A (1)	4.1A (1)	4.1A (1)	Objectives	Consolidate and harmonise the BLEP and CLEP clause objectives.	
4.1A (2)–(4)	–	4.1A (2)–(4)	Minimum lot sizes and special provisions for dual occupancies	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.	
–	4.1A (2)–(3)	4.1A (5)	Minimum lot sizes and special provisions for dual occupancies	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	4.1A (6)			

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
4.1B	4.1C	4.1B	Minimum lot sizes and special provisions for certain development [optional]	This optional clause is included in BLEP and CLEP. The intended outcome is to ensure lot sizes in residential zones are of sufficient size to accommodate certain development. It is proposed to retain BLEP clause 4.1B as the basis for this clause, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP clause 4.1B as the basis for this clause, subject to updates
4.1B (1)	4.1C (1)	4.1B (1)	Objectives	Include an objective to ensure lots are of sufficient size to protect natural or cultural features.	
4.1B (2)	4.1C (2)	4.1B (2)–(3)	Minimum lot sizes and special provisions for certain development	4.1B(2)–Apply the table to boarding houses and non–residential land uses.	
				4.1B(2)–Transfer the minimum lot size requirement for places of public worship in Zones R3 and R4 from BDCP to the LEP, consistent with the clause objectives.	
				4.1B(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.	
4.1B (3)	–	4.1B (4)	Minimum lot sizes for certain development	No change.	
4.1B (4)	–	4.1B (5)	Carinya Road, Picnic Point	As required by the Gateway Determination, prohibit non–residential sensitive land uses in Carinya Road, Picnic Point, consistent with the recommendations of the Mid Georges River Floodplain Risk Management Plan.	

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
–	4.1A	4.1C	Minimum lot sizes for dwelling houses in certain residential zones [optional]	No change. As required by the Gateway Determination, this clause will continue to apply to the former Canterbury LGA while Council finalises the Housing Strategy.	Retain CLEP clause 4.1A as the basis for this clause
4.2	–	4.2	Rural subdivision [compulsory if clause 4.1 is adopted]	This is a compulsory clause under the SI Order if clause 4.1 applies to land zoned RU4.	Mandated

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
4.3	4.3	4.3	Height of buildings [optional]	This optional clause is included in BLEP and CLEP and makes reference to the Height of Buildings Map. The intended outcome is to ensure the height of development is consistent with the character, amenity and landform of the locality. It is proposed to retain BLEP clause 4.3 as the basis for this clause, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP clause 4.3 as the basis for this clause, subject to updates
4.3(1)	4.3(1)	4.3(1)	Objectives	Consolidate and harmonise the BLEP and CLEP clause objectives.	
4.3(2)	4.3(2)	4.3(2)	Height of Buildings Map	Consolidate the BLEP and CLEP Height of Buildings Map, subject to updates as part of the consolidation and harmonisation process. Refer to Part 8 of this Appendix for details.	
4.3 (2A)(a)	–	–	Special provisions in Zone B2	It is proposed to remove this subclause as the requirement duplicates clause 4.4.	
4.3 (2A)(b)	–	4.3(3)	Special provisions in Zone B6	No change.	
4.3(2B)	–	4.3(4)	Special provisions in Zone R2	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.	
–	4.3(2A)	4.3(5)	Special provisions in Zone R4	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.	
4.3(2C)	–	4.3(6)	Wall height definition	No change.	

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
4.4	4.4	4.4	Floor space ratio [optional]	<p>This optional clause is included in BLEP and CLEP and makes reference to the Floor Space Ratio Map. The intended outcome is to ensure building envelopes are consistent with the character, amenity and capacity of the locality.</p> <p>It is proposed to retain BLEP clause 4.4 as the basis for this clause, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.</p>	Retain BLEP clause 4.4 as the basis for this clause, subject to updates
4.4(1)	4.4(1)	4.4(1)	Objectives	Consolidate and harmonise the BLEP and CLEP clause objectives.	
4.4(2)	4.4(2)	4.4(2)	Floor Space Ratio Map	Consolidate the BLEP and CLEP Floor Space Ratio Map, subject to updates as part of the consolidation and harmonisation process. Refer to Part 8 of this Appendix for details.	
4.4(2A)	4.4A	4.4(3)	FSR for non–residential development in Zone R2	4.4(2A)–Harmonise the FSR from 0.4:1 (BLEP)/ 0.5:1 (CLEP) to 0.4:1, consistent with the clause objectives.	
4.4(2B)	–	–	FSR for 52–60 Roberts Road, Greenacre	It is proposed to remove this subclause as the development of this site is complete.	
4.4(2C)–(2G)	–	4.4(4)–(5)	FSR and lot widths in Zones B2 and B4	4.4(4)(b)–Harmonise the lot width from 18 metres/ 20 metres to 18 metres, consistent with the clause objectives.	
–	4.4(2A)–(2B)	4.4(6)–(7)	FSR for houses, dual occupancies and semi–detached dwellings in residential zones	No change. As required by the Gateway Determination, these subclauses will continue to apply to the former Canterbury LGA while Council finalises the Housing Strategy.	

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
4.4A	–	4.4A	Additional gross floor area for more sustainable development in Bankstown CBD commercial core [optional]	This optional clause is included in BLEP. The intended outcome is to encourage certain building designs in Zone B4 to minimise the consumption of energy and water. This clause currently applies to mixed use development with a maximum FSR of 3:1. It is proposed to retain BLEP clause 4.4A as the basis for this clause, subject to amending subclause (2)(c) to broaden the application of this clause by capturing mixed use development with a maximum FSR of ‘up to’ 3:1.	Retain BLEP clause 4.4A as the basis for this clause, subject to updates
–	–	4.4B	Development at 1–17 Segers Avenue, Padstow [optional]	This optional integrates the planning proposal for 1–17 Segers Avenue into the Consolidated LEP. The clause will require a minimum 0.5:1 FSR for the purposes of retail premises and business premises on the ground floor.	Add
–	4.4B	4.4C	Development at 2–16 Sixth Avenue, Campsie [optional]	This optional clause is included in CLEP. While Council approved a development application for a residential flat building in December 2019 (DA 351/2018), it is proposed to retain this clause to inform any future development applications or modifications.	Retain CLEP clause 4.4B as the basis for this clause
4.5	4.5	4.5	Calculation of floor space ratio and site area [optional]	This optional clause is included in BLEP and CLEP and is consistent across the two LEPs. The intended outcome is to define the calculation of floor space ratios.	Retain clause BLEP 4.5 as the basis for this clause
4.6	4.6	4.6	Exceptions to development standards [compulsory]	This is a compulsory clause under the SI Order. It is proposed to retain BLEP clause 4.6 as the basis for this clause, subject to amending subclause (8)(ca) to be consistent with clause 4.4A.	Retain BLEP clause 4.6 as the basis for this clause, subject to updates

Part 5–Principal Development Standards

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
5.1	5.1	5.1	Relevant acquisition authority [compulsory]	This is a compulsory clause under the SI Order and makes reference to Schedule 4 and the Land Reservation Acquisition Map. It is proposed to retain BLEP clause 5.1 as the basis for this clause.	Retain BLEP clause 5.1 as the basis for this clause
5.1A	5.1A	5.1A	Development on land to be acquired for public purposes [optional]	This optional clause is included in BLEP and CLEP and is consistent across the two LEPs. The intended outcome is to limit development on land to be acquired for public purposes. It is proposed to retain BLEP clause 5.1A as the basis for this clause.	Retain BLEP clause 5.1A as the basis for this clause
5.2	5.2	5.2	Classification and reclassification of public land [compulsory]	This is a compulsory clause under the SI Order.	Mandated
5.3	5.3	5.3	Development near zone boundaries [optional]	This optional clause is included in CLEP. The intended outcome is to provide flexibility where the investigations of a site and its surroundings reveal that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site. It is proposed to retain CLEP clause 5.3 as the basis for this clause.	Retain CLEP clause 5.3 as the basis for this clause

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
5.4	5.4	5.4	Controls relating to miscellaneous permissible uses [compulsory]	This is a compulsory clause under the SI Order. It is proposed to retain BLEP clause 5.4 as the basis for this clause, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Retain BLEP clause 5.4 as the basis for this clause, subject to updates
5.4 (1)–(3)	5.4 (1)–(3)	5.4 (1)–(3)	Bed and breakfast accommodation, home businesses and home industries	No change.	
5.4 (4)	5.4 (4)	5.4 (4)	Industrial retail outlets	Harmonise the maximum retail floor area for industrial retail outlets from 40% 400m ² (BLEP)/ 15% 100m ² (CLEP) to 15% 100m ² .	
5.4 (5)–(6)	5.4 (5)–(6)	5.4 (5)–(6)	Farm stay accommodation and kiosks	No change.	
5.4 (7)	5.4 (7)	5.4 (7)	Neighbourhood shops	Harmonise the maximum retail floor area for neighbourhood shops from 90m ² (BLEP)/ 100m ² (CLEP) to 100m ² .	
5.4 (7AA)–(9)	5.4 (7AA)–(9)	5.4 (7AA)–(9)	Neighbourhood supermarkets, roadside stalls and secondary dwellings	No change.	
5.4 (10)	5.4 (10)	5.4 (10)	Artisan food and drink industries	Harmonise the maximum retail floor area for artisan food and drink industries from 40% 400m ² (BLEP)/ 15% 100m ² (CLEP) to 15% 100m ² .	

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
5.5	5.5	5.5	Repealed [compulsory]	This is a compulsory clause under the SI Order.	Mandated
5.6	5.6	5.6	Architectural roof features [optional]	<p>This optional clause is included in BLEP and CLEP. The intended outcome is to ensure any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) is fully integrated into the design of the roof feature.</p> <p>It is proposed to retain BLEP clause 5.6 as the basis for this clause, subject to updating the clause objectives under subclause (1) as part of the consolidation and harmonisation process.</p>	Retain BLEP clause 5.6 as the basis for this clause, subject to updates
5.7	5.7	5.7	Development below mean high water mark [compulsory]	This is a compulsory clause under the SI Order if the LEP applies to land that contains tidal waters.	Retain BLEP clause 5.7 as the basis for this clause
5.8	5.8	5.8	Conversion of fire alarms	This is a compulsory clause under the SI Order.	Mandated
5.9	5.9	5.9	Repealed	This is a compulsory clause under the SI Order.	Mandated
5.9AA	5.9AA	5.9AA	Repealed	This is a compulsory clause under the SI Order.	Mandated
5.10	5.10	5.10	Heritage conservation [compulsory]	This is a compulsory clause under the SI Order and makes reference to Schedule 5 and the Heritage Map.	Mandated

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
5.11	5.11	5.11	Bush fire hazard reduction [compulsory]	This is a compulsory clause under the SI Order.	Mandated
5.12	5.12	5.12	Infrastructure development and use of existing buildings of the Crown [compulsory]	This is a compulsory clause under the SI Order.	Mandated
5.13	5.13	5.13	Eco-tourist facilities [compulsory if eco-tourist facilities permitted with consent]	This optional clause is included in BLEP. The intended outcome is to enable sensitively designed and managed eco-tourist facilities. It is proposed to remove this clause given that the Land Use Table will no longer permit eco-tourist facilities.	Not applicable
5.14	5.14	5.14	Siding Spring Observatory—maintaining dark sky [optional]	This optional clause is not included in BLEP or CLEP as it applies to land located less than 18 kilometres from the Siding Spring Observatory.	Not applicable
5.15	5.15	5.15	Defence communications facility [optional]	This optional clause is not included in BLEP or CLEP as it applies to the Commonwealth defence receiver station land near Morundah.	Not applicable
5.16	5.16	5.16	Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones [optional]	This optional clause is not included in BLEP or CLEP as it does not apply to the Greater Sydney Region.	Not applicable

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
5.17	5.17	5.17	Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations [optional]	This optional clause is not included in BLEP or CLEP.	Not applicable
5.18	5.18	5.18	Intensive livestock agriculture [compulsory if intensive livestock agriculture permitted with consent]	<p>This optional clause is included in BLEP. The intended outcome is to ensure appropriate environmental assessment of development for the purposes of intensive livestock agriculture.</p> <p>It is proposed to remove this clause given that the Land Use Table will no longer permit intensive livestock agriculture.</p>	Not applicable
5.19	5.19	5.19	Pond–based, tank–based and oyster aquaculture [compulsory]	This is a compulsory clause under the SI Order.	Mandated

Part 6–Additional Local Provisions

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
6.1	6.1	6.1	Acid sulfate soils	<p>This optional clause is included in BLEP and CLEP and makes reference to the Acid Sulfate Soils Map. The intended outcome is to ensure that development does not disturb, expose or drain acid sulfate soils.</p> <p>It is proposed to retain BLEP clause 6.1 as the basis for this clause, subject to the consolidation of the BLEP and CLEP Acid Sulfate Soils Map.</p>	Retain BLEP clause 6.1 as the basis for this clause
6.2	6.2	6.2	Earthworks	<p>This optional clause is included in BLEP and CLEP and is consistent across the two LEPs. The intended outcome is to ensure that earthworks do not detrimentally impact surrounding land. It is proposed to retain BLEP clause 6.2 as the basis for this clause.</p>	Retain BLEP clause 6.2 as the basis for this clause
6.3	6.3	6.3	Flood planning	<p>This optional clause is included in BLEP and CLEP and is consistent across the two LEPs. The intended outcome is to minimise the flood risk to life and property associated with the use of land. The CLEP makes reference to a Flood Planning Map.</p> <p>It is proposed to retain BLEP clause 6.3 as the basis for this clause. It is also proposed to remove the Flood Planning Map (CLEP). In its place, Council’s flood studies and floodplain risk management plans would indicate where the clause would apply.</p>	Retain BLEP clause 6.3 as the basis for this clause

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
–	6.4	6.4	Stormwater management and water sensitive urban design	<p>This optional clause is included in CLEP. The intended outcome is to minimise the impacts of urban stormwater.</p> <p>It is proposed to retain CLEP clause 6.4 as the basis for this clause, subject to amending this clause to ensure development also responds appropriately to the integrated management of water in urban areas, and takes into account elements of the urban water cycle such as rainwater and stormwater.</p> <p>This amended clause considers the Greater Metropolitan Regional Environmental Plan No. 2–Georges River Catchment, which aims to protect the environmental values of the catchment. In particular, the Regional Environmental Plan requires local environmental plans to manage urban stormwater runoff into or near the river and its tributaries, and to deliver sustainable development within the catchment.</p> <p>It is noted that the Department of Planning, Industry & Environment approved the former Bankstown City Council to include this clause in BLEP (PP_2016_CBANK_002).</p>	Retain CLEP clause 6.4 as the basis for this clause, subject to updates

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
6.4	–	6.5	Biodiversity	<p>This optional clause is included in BLEP and makes reference to the Terrestrial Biodiversity Map. The intended outcome is to protect native fauna and flora.</p> <p>It is proposed to retain BLEP clause 6.4 as the basis for this clause and is applicable to the Canterbury Bankstown LGA.</p>	Retain BLEP clause 6.4 as the basis for this clause
6.4A	–	6.6	Riparian land and watercourses	<p>This optional clause is included in BLEP and makes reference to the Riparian Lands and Watercourses Map. The intended outcome is to protect and maintain water quality within watercourses.</p> <p>It is proposed to retain BLEP clause 6.4A as the basis for this clause and is applicable to the Canterbury Bankstown LGA.</p>	Retain BLEP clause 6.4A as the basis for this clause
6.5	–	6.7	Limited development on foreshore area	<p>This optional clause is included in BLEP and makes reference to the Foreshore Building Line Map. The intended outcome is to ensure that development does not detrimentally impact foreshore areas.</p> <p>It is proposed to retain BLEP clause 6.5 as the basis for this clause and is applicable to the Canterbury Bankstown LGA.</p>	Retain BLEP clause 6.5 as the basis for this clause
6.6	–	6.8	Development in areas subject to aircraft noise	<p>This optional clause is included in BLEP. The intended outcome is to prevent noise sensitive developments from being located near the Bankstown Airport and its flight paths. It is proposed to retain BLEP clause 6.6 as the basis for this clause and is applicable to the Canterbury Bankstown LGA.</p>	Retain BLEP clause 6.6 as the basis for this clause

BLEP Existing clauses	CLEP Existing clauses	CBLEP Proposed clauses	Clause Name	Comments	Proposed Actions
–	6.6	6.9	Essential services	<p>This optional clause is included in CLEP. The intended outcome is to ensure adequate services are available for development.</p> <p>It is proposed to retain CLEP clause 6.6 as the basis for this clause, subject to inserting subclause (f) to include ‘suitable provision for waste collection and management’ as an essential service.</p>	Retain CLEP clause 6.6 as the basis for this clause, subject to updates
–	6.5	6.10	Development for certain commercial premises in residential zones	<p>This optional clause is included in CLEP. The intended outcome is to enable the adaptive reuse of existing shops in residential zones for the purposes of business premises, office premises, restaurants or cafes and shops.</p> <p>It is proposed to retain CLEP clause 6.5 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></p>	Retain CLEP clause 6.5 as the basis for this clause, subject to updates
6.7	–	–	Special provisions applying to business premises	This optional clause is included in BLEP and makes reference to the Special Provisions Map. The intended outcome is to permit business premises as part of live–work enterprises on the fringe of the Bankstown CBD. It is proposed to remove this clause as the Bankstown Collaboration Area Strategy will review employment opportunities in the Bankstown CBD.	Remove

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
–	6.7	–	Mixed use development in business zones	<p>This optional clause is included in CLEP. The intended outcome is to permit mixed use development in Zones B1, B2 and B5 that incorporates residential accommodation and medical centres.</p> <p>It is proposed to remove this clause as the Land Use Table would prevail in this instance. The Land Use Table would achieve the same outcome in Zones B1 and B2.</p>	Remove
6.8	–	6.11	Special provisions applying to centre-based child care facilities	This optional clause is included in BLEP and is consistent with the Education and Child Care SEPP. It is proposed to retain BLEP clause 6.8 as the basis for this clause and is applicable to the Canterbury Bankstown LGA.	Retain BLEP clause 6.8 as the basis for this clause
6.9	–	6.12	Restrictions on development in Zone B4 Mixed Use	<p>This optional clause is included in BLEP and makes reference to the Special Provisions Map. The intended outcome is to reinforce the Bankstown CBD as a major place for employment.</p> <p>It is proposed to retain BLEP clause 6.9 as the basis for this clause, subject to an update to be consistent with the Employment Land Strategy. The update is to amend subclause (3) by requiring the ground/ first floors of the building or <u>‘the gross floor area equivalent to 1.4:1 (whichever is the lesser)’</u> to be used for the purposes of commercial premises or other non-residential purposes after the erection or change of use.</p>	Retain BLEP clause 6.9 as the basis for this clause, subject to updates

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
6.10	–	6.13	Location of sex services premises	<p>This optional clause is included in BLEP and makes reference to the Special Provisions Map. The intended outcome is to permit sex services premises in certain areas within the industrial zones.</p> <p>It is proposed to retain BLEP clause 6.10 as the basis for this clause and is applicable to the Canterbury Bankstown LGA.</p>	Retain BLEP clause 6.10 as the basis for this clause
–	6.9	–	Location of sex services premises	This optional clause is included in CLEP. The intended outcome is to permit sex services premises in Zone B2 subject to certain considerations. It is proposed to remove this clause given that the Land Use Table will no longer permit sex services premises in Zone B2.	Remove
–	–	6.14	Design quality	<p>It is proposed to add this optional clause. The intended outcome is to achieve better quality design that responds appropriately to the character of the area, landscape setting and surrounding built form. The proposed amendment also improves the relationship of buildings to the public domain including streets, lanes and local parks.</p> <p>It is noted that the Department of Planning, Industry & Environment approved the former Bankstown City Council to include this clause in BLEP (PP_2016_CBANK_002).</p>	Add

BLEP	CLEP	CBLEP	Clause Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
–	–	6.15	Active street frontages	<p>It is proposed to add this optional clause, which makes reference to an Active Street Frontages Map. The intended outcome is to reinforce the centres as places for employment and commercial activity. The proposed amendment also improves the relationship of buildings to the public domain.</p> <p>It is noted that the Department of Planning, Industry & Environment approved the former Bankstown City Council to include this clause in BLEP (PP_2016_CBANK_002).</p>	Add
6.11	–	6.16	Development on Riverlands Golf Course site	This optional clause is included in BLEP. The intended outcome is to ensure development is compatible with the site and surrounding area. It is proposed to retain BLEP clause 6.11 as the basis for this clause.	Retain BLEP clause 6.11 as the basis for this clause
–	6.8	6.17	Land at 134–140 Brighton Avenue, Campsie	This optional clause is included in CLEP. It is proposed to retain CLEP clause 6.8 as the basis for this clause given that the site is yet to develop.	Retain CLEP clause 6.8 as the basis for this clause
–	6.10	–	Land at 15 Close Street, Canterbury	This optional clause is included in CLEP and makes reference to the Key Sites Map. It is proposed to transfer this clause to Schedule 1 given that the requirement relates to an additional permitted use on the site.	Transfer CLEP clause 6.10 to Schedule 1

Part 7–Schedules

BLEP	CLEP	CBLEP	Schedule Name	Comments	Proposed Actions
Existing Schedule	Existing Schedule	Proposed Schedule			
1	1	1	Schedule 1–Additional permitted uses [compulsory]	<p>This is a compulsory schedule under the SI Order and makes reference to clause 2.5 and the Additional Permitted Uses Map. The intended outcome is to allow additional permitted uses for particular land, taking into consideration the existing uses, appropriate zones and potential future land uses.</p> <p>Schedule 1 is included in BLEP and CLEP. It is proposed to retain the schedule, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.</p>	Consolidate Schedule 1, subject to updates
Existing listings	Existing listings	Proposed listings	Listings		
1A	–	1	Use of certain land in Weigand Ave, Bankstown	No change.	
1	–	4	Use of certain land in Condell Park	No change.	
2	–	–	Use of certain land in Roberts Road, Greenacre	It is proposed to remove this listing as the development of the site is complete.	
3	–	–	Repealed	It is proposed to remove this listing as it is repealed.	
4	–	9	Use of certain land in Bransgrove Road, Panania	No change.	

BLEP	CLEP	CBLEP	Listings	Comments	Proposed Actions
Existing listings	Existing listings	Proposed listings			
5	–	–	Use of certain land in the Hume Highway, Yagoona	It is proposed to remove this listing as it does not demonstrate strategic merit based on current land use strategies.	Consolidate Schedule 1, subject to updates
6	–	–	Use of certain land in the Hume Highway, Yagoona	It is proposed to remove this listing as the development of the site is complete.	
7	–	6	Use of certain land in Rabaul Road, Georges Hall	No change.	
8	–	11	Use of certain land in Hector Street, Sefton	No change.	
9	–	12	Use of certain land in Waldron Road, Sefton	No change.	
10	–	8	Use of certain land in 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.	
–	1	18	Use of certain land along Canterbury Road	No change.	
–	–	19	Use of certain land along the Hume Highway	It is proposed to add this listing to include key development sites (Zone B6) along the Hume Highway where residential flat buildings, seniors housing and multi dwelling housing are currently permitted but only as part of a mixed use development and only where the lot size is equal or greater than 5,000m ² .	

BLEP	CLEP	CBLEP	Listings	Comments	Proposed Actions
Existing listings	Existing listings	Proposed listings			
–	2	2	Use of certain land in Beamish Street, Campsie	No change.	Consolidate Schedule 1, subject to updates
–	3	–	Use of certain land in Charlotte Street, Campsie	It is proposed to remove this listing as the development of the site is complete.	
–	4	–	Use of certain land in Charles Street, Canterbury	It is proposed to remove this listing as the development of the site is complete.	
–	5	7	Use of certain land in Moorefields Road, Kingsgrove	No change.	
–	6	10	Use of certain land in Roselands	No change.	
–	7	5	Use of certain land in Homer Street, Earlwood	No change.	
–	–	3	Use of certain land at 15 Close Street, Canterbury	It is proposed to transfer CLEP clause 6.10 to Schedule 1 as it relates to an additional permitted use on the site.	
–	–	13	Use of certain land at 30–31 Webster Street, 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	Use of certain land at 80 Kentucky Road, Riverwood	It is proposed to add this listing to permit restaurant or cafe as an additional permitted use to complement and support the existing library on the site.	

BLEP	CLEP	CBLEP	Schedule Name	Comments	Proposed Actions
Existing Schedule	Existing Schedule	Proposed Schedule			
2	2	2	Schedule 2–Exempt development [compulsory]	This is a compulsory schedule under the SI Order and makes reference to clause 3.1. The intended outcome is to insert a list of exempt development only where it is additional to those development types specified in the Codes SEPP. Schedule 2 is included in BLEP and CLEP. It is proposed to retain the schedule, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.	Consolidate Schedule 2, subject to updates
Existing listings	Existing listings	Proposed listings	Listings		
1	–	1	Amusement ride devices	No change.	
2	–	2	Community events	No change.	
3	–	–	Pollution control devices and fuel tanks	It is proposed to remove this listing as the preferred option is to require development consent based on relevant legislation.	
4	–	–	Subdivision (realignments and consolidations)	It is proposed to remove this listing as the preferred option is to require development consent based on relevant legislation.	
5	–	4	Waste storage containers on private land	No change.	
–	1–7 & 9–14	–	Signage	It is proposed to remove these listings as the Codes SEPP would prevail in this instance.	
–	8	3	Public domain signage	It is proposed to update this listing by permitting signage on public infrastructure provided it is undertaken by or on behalf of Council.	

BLEP	CLEP	CBLEP	Schedule Name	Comments	Proposed Actions
Existing Schedule	Existing Schedule	Proposed Schedule			
3	3	3	Schedule 3–Complying development [compulsory]	<p>This is a compulsory schedule under the SI Order and makes reference to clause 3.2. The intended outcome is to insert a list of complying development only where it is additional to those development types specified in the Codes SEPP.</p> <p>Schedule 3 is included in BLEP and CLEP and is consistent across the two LEPs.</p>	Consolidate Schedule 3
Existing listings	Existing listings	Proposed listings	Listings		
–	–	–	No items	No change.	

BLEP	CLEP	CBLEP	Schedule Name	Comments	Proposed Actions
Existing Schedule	Existing Schedule	Proposed Schedule			
4	4	4	Schedule 4–Classification and reclassification of public land [compulsory]	<p>This is a compulsory schedule under the SI Order and makes reference to clause 5.2.</p> <p>Schedule 4 is included in BLEP and CLEP. It is proposed to retain the schedule, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.</p>	Consolidate Schedule 4, subject to updates
Existing listings	Existing listings	Proposed listings	Listings		
Parts 1–3	Parts 1–3	Parts 1–3	Land classified, or reclassified as operational land or community land	It is proposed to remove the BLEP and CLEP listings in accordance with the Department of Planning, Industry & Environment’s Practice Note 16–001. In preparing a Standard Instrument LEP, Schedule 4 should not refer to land already classified or reclassified. The removal of the existing listings in Schedule 4 will not affect the classification status of these parcels of land.	

BLEP	CLEP	CBLEP	Schedule Name	Comments	Proposed Actions
Existing Schedule	Existing Schedule	Proposed Schedule			
5	5	5	Schedule 5–Environment heritage [compulsory]	<p>This is a compulsory schedule under the SI Order and makes reference to clause 5.10 and the Heritage Map.</p> <p>Schedule 5 is included in BLEP and CLEP. It is proposed to retain the schedule, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.</p>	Consolidate Schedule 5, subject to updates
Existing listings	Existing listings	Proposed listings	Listings		
Part 1	Part 1	Part 1	Heritage items	Consolidate the BLEP and CLEP listings, subject to the removal of two existing listings: 89 Restwell Street, Bankstown and 78 Quigg Street South, Lakemba. These updates implement Council’s heritage review, which found these properties to no longer contain any substantial documentary evidence to support the listings.	
–	Part 2	Part 2	Heritage conservation areas	No change.	
Part 2	Part 3	Part 3	Archaeological sites	Include the BLEP listings, subject to the removal of three existing listings: 2–2A Hume Highway, Chullora; 2/20 and 3/20 Diffy Lane and 656 Hume Highway, Yagoona; and 724–734 Hume Highway, Yagoona. These updates implement Council’s heritage review, which found these properties to no longer contain any substantial archaeological and documentary evidence to support the listings.	
–	Part 4	Part 4	Aboriginal heritage	No change.	

BLEP	CLEP	CBLEP	Schedule Name	Comments	Proposed Actions
Existing Schedule	Existing Schedule	Proposed Schedule			
6	6	6	Schedule 6–Pond–based and tank–based aquaculture [compulsory]	This is a compulsory schedule under the SI Order and makes reference to clause 5.19.	Mandated

Part 8–Maps

BLEP	CLEP	CBLEP	Map Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
1.3	1.3	1.3	Land Application Map [compulsory]	<p>The Land Application Map is included in BLEP and CLEP.</p> <p>It is proposed to consolidate the BLEP and CLEP Land Application Map.</p>	Consolidate the Land Application Map
2.2	2.2	2.2	Land Zoning Map [compulsory]	<p>The Land Zoning Map is included in BLEP and CLEP.</p> <p>It is proposed to consolidate and harmonise the BLEP and CLEP Land Zoning Map, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.</p> <ul style="list-style-type: none"> Correct a mapping anomaly by removing a split zone at 8 Simmat Avenue in Condell Park. The special use zone will align with the property boundary resulting from the subdivision of the land. 	Consolidate the Land Zoning Map, subject to updates
2.5	2.5	2.5	Additional Permitted Uses Map [compulsory]	<p>The Additional Permitted Uses Map is included in BLEP and CLEP. It proposed to consolidate and harmonise the BLEP and CLEP Additional Permitted Uses Map in accordance with the proposed updates to Schedule 1.</p>	Consolidate the Additional Permitted Uses Map, subject to updates

BLEP	CLEP	CBLEP	Map Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
4.1	4.1	4.1	Lot Size Map [optional]	<p>The Lot Size is included in BLEP and CLEP.</p> <p>It proposed to consolidate and harmonise the BLEP and CLEP Lot Size Map, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.</p> <ul style="list-style-type: none"> • Apply the subdivision lot size in industrial zones to the former Canterbury LGA. • Do not apply the Lot Size Map to roads in the former Canterbury LGA. • 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. 	Consolidate the Lot Size Map, subject to updates

BLEP	CLEP	CBLEP	Map Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
4.3	4.3	4.3	Height of Buildings Map [optional]	<p>The Height of Buildings Map is included in BLEP and CLEP.</p> <p>It is proposed to consolidate and harmonise the BLEP and CLEP the Height of Buildings Map, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.</p> <ul style="list-style-type: none"> Do not apply the Height of Buildings Map to roads in the former Canterbury LGA. 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. 	Consolidate the Height of Buildings Map, subject to updates
4.4	4.4	4.4	Floor Space Ratio Map [optional]	<p>The Floor Space Ratio Map is included in BLEP and CLEP.</p> <p>It proposed to consolidate and harmonise the BLEP and CLEP Floor Space Ratio Map, subject to updates as part of the consolidation and harmonisation process. The updates are outlined below.</p> <ul style="list-style-type: none"> Do not apply the Floor Space Ratio Map to roads in the former Canterbury LGA. 	Consolidate the Floor Space Ratio Map

BLEP	CLEP	CBLEP	Map Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
5.1	5.1	5.1	Land Reservation Acquisition Map [compulsory]	<p>The Land Reservation Acquisition Map is included in BLEP and CLEP.</p> <p>It proposed to consolidate and harmonise the BLEP and CLEP Land Reservation Acquisition Map.</p>	Consolidate the Land Reservation Acquisition Map
5.10	5.10	5.10	Heritage Map [compulsory]	<p>The Heritage Map is included in BLEP and CLEP.</p> <p>It proposed to consolidate and harmonise the BLEP and CLEP Heritage Map in accordance with the proposed updates to Schedule 5.</p>	Consolidate the Heritage Map, subject to updates
6.1	6.1	6.1	Acid Sulfate Soils Map [optional]	<p>The Acid Sulfate Soils Map is included in BLEP and CLEP.</p> <p>It is proposed to consolidate the BLEP and CLEP Acid Sulfate Soils Map.</p>	Consolidate the Acid Sulfate Soils Map
6.4	–	6.5	Terrestrial Biodiversity Map [optional]	<p>The Terrestrial Biodiversity Map is included in BLEP.</p> <p>It proposed to apply the Terrestrial Biodiversity Map to the Canterbury Bankstown LGA.</p>	Retain the Terrestrial Biodiversity Map
6.4A	–	6.6	Riparian Lands and Watercourses Map [optional]	<p>The Riparian Lands and Watercourses Map is included in BLEP.</p> <p>It proposed to apply the Riparian Lands and Watercourses Map to the Canterbury Bankstown LGA.</p>	Retain the Riparian Lands and Watercourses Map

BLEP	CLEP	CBLEP	Map Name	Comments	Proposed Actions
Existing clauses	Existing clauses	Proposed clauses			
6.5	–	6.7	Foreshore Building Line Map [optional]	The Foreshore Building Line Map is included in BLEP. It proposed to apply the Foreshore Building Line Map to the Canterbury Bankstown LGA.	Retain the Foreshore Building Line Map
4.1A, 4.1B, 6.7, 6.9, 6.10	2.5, 6.10	4.1A, 4.1B, 6.12, 6.13	Special Provisions Map [optional]	The Special Provisions Map is included in BLEP and the Key Sites Map is included in CLEP. It proposed to retain the Special Provisions Map as the basis for this map, subject to updates as part of the consolidation and harmonisation process.	Retain the Special Provisions Map, subject to updates
–	–	6.15	Active Street Frontages Map [optional]	It is proposed to add an Active Street Frontages Map.	Add
4.1A	4.1A	4.1A	Lot Size for Dual Occupancy Development Map [optional]	It is proposed to add a Lot Size for Dual Occupancy Development Map to indicate the BLEP and CLEP lot size requirements for dual occupancies.	Add



Planning Proposal
PP_2019_CBANK_005

Canterbury Bankstown Consolidated Local Environmental Plan

Appendix 2—Comparison of Bankstown and Canterbury LEPs
(Land Use Table)

June 2020



INTRODUCTION

Appendix 2 compares the Land Use Tables of Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012, and outlines the proposed actions to:

- Produce a single land use table consistent with the Local Strategic Planning Statement, 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.

Abbreviations used in Appendix 2

Council	Canterbury Bankstown Council
LGA	Canterbury Bankstown 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
ARHSEPP	State Environmental Planning Policy (Affordable Rental Housing) 2009
Codes SEPP	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
Infrastructure SEPP	State Environmental Planning Policy (Infrastructure) 2007
Education & Child Care SEPP	State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
M	Medium Density Housing Code
Connective City 2036	Local Strategic Planning Statement
HS	Canterbury Bankstown Housing Strategy
ELS	Canterbury Bankstown Employment Land Strategy

<div>Legend</div> <div><div>O</div> permitted without consent (mandated under the SI Order)</div> <div><div>O</div> permitted without consent</div> <div><div>C</div> permitted with consent (mandated under the SI Order)</div> <div><div>C</div> permitted with consent</div> <div><div>X</div> prohibited (mandated under the SI Order)</div> <div><div>X</div> prohibited</div>	RESIDENTIAL ZONES									<div>Legend</div> <div>Bank Bankstown LEP 2015</div> <div>Cant Canterbury LEP 2012</div>
	R2 Low Density Residential			R3 Medium Density Residential			R4 High Density Residential			
Land Use Terms within the AGRICULTURE Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Agriculture	X	X	X	X	X	X	X	X	X	No change
Aquaculture	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Oyster Aquaculture	C	C	C	C	C	C	C	C	C	No change
<input type="checkbox"/> Pond–Based Aquaculture	C	C	C	X	X	X	X	X	X	No change
<input type="checkbox"/> Tank–Based Aquaculture	C	C	C	C	C	C	X	X	X	No change
Extensive Agriculture	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Bee Keeping	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Dairy (Pasture–Based)	X	X	X	X	X	X	X	X	X	No change
Intensive Livestock Agriculture	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Dairies (restricted)	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Feedlots	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Pig Farms	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Poultry Farms	X	X	X	X	X	X	X	X	X	No change
Intensive Plant Agriculture	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Horticulture	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Turf Farming	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Viticulture	X	X	X	X	X	X	X	X	X	No change
Land Use Terms outside the AGRICULTURE Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Animal Boarding Establishments	X	X	X	X	X	X	X	X	X	No change
Farm Buildings	X	X	X	X	X	X	X	X	X	No change
Forestry	X	X	X	X	X	X	X	X	X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RESIDENTIAL ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 HS Canterbury Bankstown Housing Strategy A permitted under the ARHSEPP S permitted under the Codes SEPP M permitted under the Medium Density Housing Code
	R2 Low Density Residential			R3 Medium Density Residential			R4 High Density Residential			
Land Use Terms within the RESIDENTIAL ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Residential Accommodation	X	X	X	X	X	X	X	X	X	No change
Attached Dwellings	X	X	X	C	C	C	C	C	C	No change
Boarding Houses	C	C	C	C	C	C	C	C	C	No change
Dual Occupancies	C	C	C	X	C	X	X	C	X	Prohibit in R3 + R4. As required by the Gateway Determination, CBLEP (Schedule 1) will continue to permit dual occupancies in R3 + R4 in the former Canterbury LGA while Council finalises the HS.
□ Dual Occupancies (Attached)	C	C	C	X	C	X	X	C	X	
□ Dual Occupancies (Detached)	C	C	C	X	C	X	X	C	X	
Dwelling Houses	C	C	C	C	C	C	C	C	C	No change
Group Homes	C	C	C	C	C	C	A	A	A	No change
□ Group Homes (Permanent)	C	C	C	C	C	C	A	A	A	No change
□ Group Homes (Transitional)	C	C	C	C	C	C	A	A	A	No change
Hostels	X	X	X	X	X	X	X	C	X	Prohibit in R4. As required by the Gateway Determination, CBLEP (Schedule 1) will continue to permit hostels in R4 in the former Canterbury LGA while Council finalises the HS.
Manor Houses	X	X	X	M	M	M	X	X	X	No change
Multi Dwelling Housing	X	X	X	C	C	C	C	C	C	No change
Residential Flat Buildings	X	X	X	X	X	X	C	C	C	No change
Rural Worker's Dwellings	X	X	X	X	X	X	X	X	X	No change
Secondary Dwellings	A	A	A	A	A	A	A	A	A	Permit in R2, R3 + R4 to be consistent with the ARHSEPP.
Semi-Detached Dwellings	C	C	C	X	C	X	X	C	X	Prohibit in R3 + R4. As required by the Gateway Determination, CBLEP (Schedule 1) will continue to permit semi-detached dwellings in R3 + R4 in the former Canterbury LGA while Council finalises the HS.
Seniors Housing	C	X	X	C	C	C	C	X	X	Prohibit in R2 + R4. As required by the Gateway Determination, CBLEP (Schedule 1) will continue to permit seniors housing in R2 + R4 in the former Bankstown LGA while Council finalises the HS.
□ Residential Care Facilities	C	X	X	C	C	C	C	X	X	
Shop Top Housing	X	X	X	X	X	X	C	C	C	No change
Land Use Terms outside the RESIDENTIAL ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Home Businesses	C	C	C	C	C	C	C	C	C	No change
Home Occupations	O	O	O	S	S	S	S	S	S	Remove from the Land Use Table to avoid duplication with the Codes SEPP.
Home Occupations (Sex Services)	X	X	X	X	X	X	X	X	X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RESIDENTIAL ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
	R2 Low Density Residential			R3 Medium Density Residential			R4 High Density Residential			
Land Use Terms within the TOURIST AND VISITOR ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Tourist and Visitor Accommodation	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Backpackers' Accommodation	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Bed & Breakfast Accommodation	C	C	C	C	C	C	C	C	C	No change
<input type="checkbox"/> Farm Stay Accommodation	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Hotel or Motel Accommodation	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Serviced Apartments	X	X	X	X	X	X	C	C	C	No change
Land Use Terms outside the TOURIST AND VISITOR ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Camping Grounds	X	X	X	X	X	X	X	X	X	No change
Caravan Parks	X	X	X	X	X	X	X	X	X	No change
Eco–Tourist Facilities	X	X	X	X	X	X	X	X	X	No change

<div>Legend</div> <div><div>O</div> permitted without consent (mandated under the SI Order)</div> <div><div>O</div> permitted without consent</div> <div><div>C</div> permitted with consent (mandated under the SI Order)</div> <div><div>C</div> permitted with consent</div> <div><div>X</div> prohibited (mandated under the SI Order)</div> <div><div>X</div> prohibited</div>	RESIDENTIAL ZONES									<div>Legend</div> <div>Bank Bankstown LEP 2015</div> <div>Cant Canterbury LEP 2012</div> <div>HS Canterbury Bankstown Housing Strategy</div>
	R2 Low Density Residential			R3 Medium Density Residential			R4 High Density Residential			
Land Use Terms within the COMMERCIAL PREMISES Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Commercial Premises	X	X	X	X	X	X	X	X	X	No change
Business Premises	X	C	X	X	C	X	X	C	X	Prohibit in R2, R3 + R4 to be consistent with HS. In its place, CBLEP (cl 6.10) will enable the adaptive reuse of existing shops.
<div><input type="checkbox"/> Funeral Homes</div>	X	C	X	X	C	X	X	C	X	Prohibit in R2, R3 + R4 to be consistent with HS. In its place, CBLEP (cl 6.10) will enable the adaptive reuse of existing shops.
Office Premises	X	C	X	X	C	X	X	C	X	Prohibit in R2, R3 + R4 to be consistent with HS. In its place, CBLEP (cl 6.10) will enable the adaptive reuse of existing shops.
Retail Premises	X	X	X	X	X	X	X	X	X	No change
Cellar Door Premises	X	X	X	X	X	X	X	X	X	No change
Food and Drink Premises	X	X	X	X	X	X	X	X	X	No change
<div><input type="checkbox"/> Pubs</div>	X	X	X	X	X	X	X	X	X	No change
<div><input type="checkbox"/> Restaurants or Cafes</div>	X	C	X	X	C	X	X	C	X	Prohibit in R2, R3 + R4 to be consistent with HS. In its place, CBLEP (cl 6.10) will enable the adaptive reuse of existing shops.
<div><input type="checkbox"/> Small Bar</div>	X	X	X	X	X	X	X	X	X	No change
<div><input type="checkbox"/> Take Away Food & Drink Premises</div>	X	X	X	X	X	X	X	X	X	No change
Garden Centres	X	X	X	X	X	X	X	X	X	No change
Hardware and Building Supplies	X	X	X	X	X	X	X	X	X	No change
Kiosks	X	X	X	X	X	X	X	X	X	No change
Landscaping Material Supplies	X	X	X	X	X	X	X	X	X	No change
Markets	X	X	X	X	X	X	X	X	X	No change
Plant Nurseries	X	X	X	X	X	X	X	X	X	No change
Roadside Stalls	X	X	X	X	X	X	X	X	X	No change
Rural Supplies	X	X	X	X	X	X	X	X	X	No change
Shops	X	C	X	X	C	X	X	C	X	Prohibit in R2, R3 + R4 to be consistent with HS. In its place, CBLEP (cl 6.10) will enable the adaptive reuse of existing shops.
<div><input type="checkbox"/> Neighbourhood Shops</div>	X	X	X	C	C	C	C	C	C	No change
<div><input type="checkbox"/> Neighbourhood Supermarkets</div>	X	C	X	X	C	X	X	C	X	Prohibit in R2, R3 + R4 to be consistent with HS, which discourages intensive commercial land uses in residential areas.
Specialised Retail Premises	X	X	X	X	X	X	X	X	X	No change
Timber Yards	X	X	X	X	X	X	X	X	X	No change
Vehicle Sales or Hire Premises	X	X	X	X	X	X	X	X	X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RESIDENTIAL ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
	R2 Low Density Residential			R3 Medium Density Residential			R4 High Density Residential			
Land Use Terms outside the COMMERCIAL PREMISES Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Amusement Centres	X	X	X	X	X	X	X	X	X	No change
Entertainment Facilities	X	X	X	X	X	X	X	X	X	No change
Function Centres	X	X	X	X	X	X	X	X	X	No change
Highway Service Centres	X	X	X	X	X	X	X	X	X	No change
Industrial Retail Outlets	X	X	X	X	X	X	X	X	X	No change
Registered Clubs	X	X	X	X	X	X	X	X	X	No change
Restricted Premises	X	X	X	X	X	X	X	X	X	No change
Service Stations	X	X	X	X	X	X	X	X	X	No change
Sex Services Premises	X	X	X	X	X	X	X	X	X	No change
Veterinary Hospitals	X	X	X	X	X	X	X	X	X	No change
Wholesale Supplies	X	X	X	X	X	X	X	X	X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RESIDENTIAL ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
	R2 Low Density Residential			R3 Medium Density Residential			R4 High Density Residential			
Land Use Terms within the RURAL INDUSTRY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Rural Industries	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Agricultural Produce Industries	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Livestock Processing Industries	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Sawmill or Log Processing Works	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Stock and Sale Yards	X	X	X	X	X	X	X	X	X	No change
Land Use Terms within the INDUSTRY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Industries	X	X	X	X	X	X	X	X	X	No change
Heavy Industries	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Hazardous Industries	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Offensive Industries	X	X	X	X	X	X	X	X	X	No change
Light Industries	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Artisan Food and Drink Industry	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> High Technology Industries	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Home Industries	X	C	X	X	C	X	X	X	X	Remove from the Land Use Table to avoid duplication with the Codes SEPP.
General Industries	X	X	X	X	X	X	X	X	X	No change
Land Use Terms outside the INDUSTRY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Boat Building and Repair Facilities	X	X	X	X	X	X	X	X	X	No change
Vehicle Body Repair Workshops	X	X	X	X	X	X	X	X	X	No change
Vehicle Repair Stations	X	X	X	X	X	X	X	X	X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RESIDENTIAL ZONES						Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012			
	R2 Low Density Residential			R3 Medium Density Residential			R4 High Density Residential			
Land Use Terms within the HEAVY INDUSTRIAL STORAGE ESTABLISHMENT Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Heavy Industrial Storage Establishments	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Hazardous Storage Establishments	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Liquid Fuel Depots	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Offensive Storage Establishments	X	X	X	X	X	X	X	X	X	No change
Land Use Terms within the STORAGE PREMISES Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Storage Premises	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Self–Storage Units	X	X	X	X	X	X	X	X	X	No change
Land Use Terms outside the STORAGE PREMISES Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Depots	X	X	X	X	X	X	X	X	X	No change
Warehouse or Distribution Centres	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Local Distribution Premises	X	X	X	X	X	X	X	X	X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RESIDENTIAL ZONES						Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 I permitted under the Infrastructure SEPP			
	R2 Low Density Residential			R3 Medium Density Residential						R4 High Density Residential
Land Use Terms within the SEWERAGE SYSTEM Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Sewerage Systems	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Biosolids Treatment Facilities	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Sewage Reticulation Systems	I	I	I	I	I	I	I	I	I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Sewage Treatment Plants	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Recycling Facilities	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Land Use Terms within the WASTE OR RESOURCE MANAGEMENT FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Waste/Resource Management Facilities	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Resource Recovery Facilities	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Waste Disposal Facilities	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Waste or Resource Transfer Stations	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Land Use Terms within the WATER SUPPLY SYSTEM Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Water Supply Systems	C	X	X	C	X	X	C	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Reticulation Systems	I	I	I	I	I	I	I	I	I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Storage Facilities	C	X	X	C	X	X	C	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Treatment Facilities	C	X	X	C	X	X	C	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RESIDENTIAL ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
	R2 Low Density Residential			R3 Medium Density Residential			R4 High Density Residential			
Land Use Terms within the AIR TRANSPORT FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Air Transport Facilities	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Airports	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Heliports	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Land Use Terms outside the AIR TRANSPORT FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Airstrips	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Helipads	X	X	X	X	X	X	X	X	X	No change
Other Land Use Terms relating to INFRASTRUCTURE	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Car Parks	C	C	C	C	C	C	C	C	C	No change
Electricity Generating Works	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Freight Transport Facilities	X	X	X	X	X	X	X	X	X	No change
Passenger Transport Facilities	X	X	X	X	X	X	X	X	X	No change
Port Facilities	X	X	X	X	X	X	X	X	X	No change
Roads	C	C	C	C	C	C	C	C	C	No change
Transport Depots	X	X	X	X	X	X	X	X	X	No change
Truck Depots	X	X	X	X	X	X	X	X	X	No change
Wharf or Boating Facilities	X	X	X	X	X	X	X	X	X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RESIDENTIAL ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 I permitted under the Infrastructure SEPP E permitted under the Education & Child Care SEPP
	R2 Low Density Residential			R3 Medium Density Residential			R4 High Density Residential			
Land Use Terms within the EDUCATIONAL ESTABLISHMENT Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Educational Establishments	E	E	E	E	E	E	E	E	E	Remove from Land Use Table to avoid duplication with the Education & Child Care SEPP.
<input type="checkbox"/> Schools	E	E	E	E	E	E	E	E	E	Remove from Land Use Table to avoid duplication with the Education & Child Care SEPP.
Land Use Terms within the HEALTH SERVICES FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Health Services Facilities	X	X	X	I	I	I	I	I	I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Hospitals	C	X	X	I	I	I	I	I	I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Medical Centres	X	X	X	I	I	I	I	I	I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Health Consulting Rooms	C	C	C	I	I	I	I	I	I	Permit in R2 and for other zones, remove from Land Use Table to avoid duplication with Infrastructure SEPP.
Other Land Use Terms relating to COMMUNITY INFRASTRUCTURE	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Early Education and Care Facility	X	X	C	X	X	C	X	X	C	Permit in R2, R3 + R4 to complement and support residential areas.
<input type="checkbox"/> Centre–Based Child Care Centres	C	C	C	C	C	C	C	C	C	No change
<input type="checkbox"/> Home–Based Child Care	C	X	C	X	X	C	X	C	C	Permit in R2, R3 + R4 to complement and support residential areas.
<input type="checkbox"/> School–Based Child Care	E	E	E	E	E	E	E	E	E	Permit in R2, R3 + R4 as part of the group term (Early Education and Care Facility).
Community Facilities	C	C	C	C	C	C	C	C	C	No change
Correctional Centres	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Emergency Services Facilities	C	X	X	C	X	X	C	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Industrial Training Facilities	X	X	X	X	X	X	X	X	X	No change
Information and Education Facilities	C	X	X	C	X	X	C	X	X	Prohibit in R2, R3 + R4 to be consistent with HS, which does not identify info and education facilities as a recommended land use.
Places of Public Worship	C	C	C	C	C	C	C	C	C	No change
Public Administration Buildings	C	X	X	C	X	X	C	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Research Stations	X	X	X	X	X	X	X	X	X	No change
Respite Day Care Centres	C	C	C	C	C	C	C	C	C	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RESIDENTIAL ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
	R2 Low Density Residential			R3 Medium Density Residential			R4 High Density Residential			
Land Use Terms relating to RECREATION	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Boat Launching Ramps	X	X	X	X	X	X	X	X	X	No change
Boat Sheds	C	X	X	X	X	X	X	X	X	Prohibit in R2. In its place, CBLEP (clause 5.3) would facilitate access to the adjoining terrestrial zone (outside of coastal zones).
Charter and Tourism Boating Facilities	X	X	X	X	X	X	X	X	X	No change
Environmental Facilities	C	X	C	C	X	C	C	X	C	Permit in R2, R3 + R4, noting that existing natural systems occur in these zones.
Jetties	C	X	X	X	X	X	X	X	X	Prohibit in R2. In its place, CBLEP (clause 5.3) would facilitate access to the adjoining terrestrial zone (outside of coastal zones).
Marinas	X	X	X	X	X	X	X	X	X	No change
Moorings	X	X	X	X	X	X	X	X	X	No change
Mooring Pens	X	X	X	X	X	X	X	X	X	No change
Recreation Areas	C	C	C	C	C	C	C	C	C	No change
Recreation Facilities (Indoor)	X	X	X	X	X	X	X	X	X	No change
Recreation Facilities (Major)	X	X	X	X	X	X	X	X	X	No change
Recreation Facilities (Outdoor)	X	X	X	X	X	X	X	X	X	No change
Water Recreation Structures	C	X	X	X	X	X	X	X	X	Prohibit in R2. In its place, CBLEP (clause 5.3) would facilitate access to the adjoining terrestrial zone (outside of coastal zones).
Other MISCELLANEOUS Land Use Terms	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Cemeteries	X	X	X	X	X	X	X	X	X	No change
Crematoria	X	X	X	X	X	X	X	X	X	No change
Environmental Protection Works	C	C	C	C	C	C	C	C	C	No change
Exhibition Homes	C	C	C	X	C	C	X	C	C	Permit in R3 + R4 to complement and support residential development.
Exhibition Villages	X	X	X	X	X	X	X	X	X	No change
Extractive Industries	X	X	X	X	X	X	X	X	X	No change
Flood Mitigation Works	C	C	C	C	C	C	C	C	C	No change
Mortuaries	X	X	X	X	X	X	X	X	X	No change
Open Cut Mining	X	X	X	X	X	X	X	X	X	No change

<div>Legend</div> <div><div>O</div> permitted without consent (mandated under the SI Order)</div> <div><div>O</div> permitted without consent</div> <div><div>C</div> permitted with consent (mandated under the SI Order)</div> <div><div>C</div> permitted with consent</div> <div><div>X</div> prohibited (mandated under the SI Order)</div> <div><div>X</div> prohibited</div>	RESIDENTIAL ZONES									<div>Legend</div> <div>Bank Bankstown LEP 2015</div> <div>Cant Canterbury LEP 2012</div>			
	R2 Low Density Residential			R3 Medium Density Residential			R4 High Density Residential						
	Current Land Use Tables			Proposed	Current Land Use Tables		Proposed	Current Land Use Tables			Proposed		
	Bank		Cant		Bank			Cant	Bank			Cant	
Land Use Terms within the SIGNAGE Group Term										Comments			
Signage	X	X	X	X	X	X	X	X	X				
<input type="checkbox"/> Advertising Structures	X	X	X	X	X	X	X	X	X				
<input type="checkbox"/> Building Identification Signs	C	C	C	C	C	C	C	C	C				
<input type="checkbox"/> Business Identification Signs	C	C	C	C	C	C	C	C	C				

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	
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Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
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Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES						Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy			
	B1 Neighbourhood Centre			B2 Local Centre			B4 Mixed Use			
Land Use Terms within the AGRICULTURE Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Agriculture	X	X	X	X	X	X	X		X	No change
Aquaculture	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Oyster Aquaculture	C	C	C	C	C	C	C		C	No change
<input type="checkbox"/> Pond–Based Aquaculture	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Tank–Based Aquaculture	C	C	C	C	C	C	C		C	No change
Extensive Agriculture	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Bee Keeping	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Dairy (Pasture–Based)	X	X	X	X	X	X	X		X	No change
Intensive Livestock Agriculture	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Dairies (restricted)	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Feedlots	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Pig Farms	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Poultry Farms	X	X	X	X	X	X	X		X	No change
Intensive Plant Agriculture	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Horticulture	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Turf Farming	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Viticulture	X	X	X	X	X	X	X		X	No change
Land Use Terms outside the AGRICULTURE Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Animal Boarding Establishments	X	X	X	X	X	X	X		X	No change
Farm Buildings	X	C	X	X	C	X	X		X	Prohibit in B1 + B2 to be consistent with ELS, which discourages agriculture land uses in these zones.
Forestry	X	X	X	X	X	X	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy HS Canterbury Bankstown Housing Strategy A permitted under the ARHSEPP S permitted under the Codes SEPP
	B1 Neighbourhood Centre			B2 Local Centre			B4 Mixed Use			
Land Use Terms within the RESIDENTIAL ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Residential Accommodation	X	X	X	X	X	X	X		X	No change
Attached Dwellings	X	X	X	X	X	X	X		X	No change
Boarding Houses	C	C	C	C	C	C	C		C	No change
Dual Occupancies	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Dual Occupancies (Attached)	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Dual Occupancies (Detached)	X	X	X	X	X	X	X		X	No change
Dwelling Houses	X	X	X	X	X	X	X		X	No change
Group Homes	X	X	X	X	X	X	A		A	No change
<input type="checkbox"/> Group Homes (Permanent)	X	X	X	X	X	X	A		A	No change
<input type="checkbox"/> Group Homes (Transitional)	X	X	X	X	X	X	A		A	No change
Hostels	X	X	X	X	C	X	X		X	Prohibit in B2. As required by the Gateway Determination, CBLEP (Schedule 1) will continue to permit hostels in B2 in the former Canterbury LGA as an interim measure while Council finalises the ELS + HS.
Manor Houses	X	X	X	X	X	X	X		X	No change
Multi Dwelling Housing	X	X	X	X	X	X	X		X	No change
Residential Flat Buildings	C	X	X	C	X	X	C		C	Prohibit in B1 + B2. As required by the Gateway Determination, CBLEP (Schedule 1) will continue to permit residential flat buildings in B1 + B2 in the former Bankstown LGA as an interim measure while Council finalises the ELS + HS.
Rural Worker's Dwellings	X	X	X	X	X	X	X		X	No change
Secondary Dwellings	X	X	X	X	X	X	X		X	No change
Semi-Detached Dwellings	X	X	X	X	X	X	X		X	No change
Seniors Housing	C	X	X	C	X	X	C		C	Prohibit in B1 + B2. As required by the Gateway Determination, CBLEP (Schedule 1) will continue to permit seniors housing in B1 + B2 in the former Bankstown LGA as an interim measure while Council finalises the ELS + HS.
<input type="checkbox"/> Residential Care Facilities	C	X	X	C	X	X	C		C	
Shop Top Housing	C	C	C	C	C	C	C		C	No change
Land Use Terms outside the RESIDENTIAL ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Home Businesses	C	C	C	C	C	C	C		C	No change
Home Occupations	S	S	S	S	S	S	S		S	No change
Home Occupations (Sex Services)	X	X	X	X	X	X	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES							Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy		
	B1 Neighbourhood Centre			B2 Local Centre		B4 Mixed Use				
Land Use Terms within the TOURIST AND VISITOR ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Tourist and Visitor Accommodation	C	X	X	C	C	C	C		C	Prohibit in B1 to be consistent with ELS, which discourages intensive commercial land uses in neighbourhood centres.
<input type="checkbox"/> Backpackers' Accommodation	C	X	X	C	C	C	C		C	Prohibit in B1 to be consistent with ELS, which discourages intensive commercial land uses in neighbourhood centres.
<input type="checkbox"/> Bed & Breakfast Accommodation	C	X	X	C	C	C	C		C	Prohibit in B1 to be consistent with ELS, which discourages intensive commercial land uses in neighbourhood centres.
<input type="checkbox"/> Farm Stay Accommodation	C	X	X	C	C	C	C		C	Prohibit in B1 to be consistent with ELS, which discourages intensive commercial land uses in neighbourhood centres.
<input type="checkbox"/> Hotel or Motel Accommodation	C	X	X	C	C	C	C		C	Prohibit in B1 to be consistent with ELS, which discourages intensive commercial land uses in neighbourhood centres.
<input type="checkbox"/> Serviced Apartments	C	X	X	C	C	C	C		C	Prohibit in B1 to be consistent with ELS, which discourages intensive commercial land uses in neighbourhood centres.
Land Use Terms outside the VISITOR AND TOURIST ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Camping Grounds	X	X	X	X	X	X	X		X	No change
Caravan Parks	X	X	X	X	X	X	X		X	No change
Eco–Tourist Facilities	X	X	X	X	X	X	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy FP Commercial Use of Footways Policy
	B1 Neighbourhood Centre			B2 Local Centre			B4 Mixed Use			
	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	
Bank	Cant	Bank		Cant	Bank		Cant			
Land Use Terms within the COMMERCIAL PREMISES Group Term										Comments
Commercial Premises	X	C	X	C	C	C	C		C	Prohibit in B1 to be consistent with ELS, which discourages intensive commercial land uses in neighbourhood centres.
Business Premises	C	C	C	C	C	C	C		C	No change
Funeral Homes	C	C	C	C	C	C	C		C	No change
Office Premises	C	C	C	C	C	C	C		C	No change
Retail Premises	X	X	X	C	C	C	C		C	No change
Cellar Door Premises	X	C	X	C	C	C	C		C	Prohibit in B1 as this zone does not permit commercial vineyards.
Food and Drink Premises	X	C	C	C	C	C	C		C	Permit in B1 to complement and support neighbourhood centres.
Pubs	X	C	C	C	C	C	C		C	Permit in B1 to complement and support neighbourhood centres.
Restaurants or Cafes	C	C	C	C	C	C	C		C	No change
Small Bar	X	C	C	C	C	C	C		C	Permit in B1 to complement and support neighbourhood centres.
Take Away Food & Drink Premises	C	C	C	C	C	C	C		C	No change
Garden Centres	C	C	X	C	C	C	C		C	Prohibit in B1 to be consistent with ELS, which discourages intensive commercial land uses in neighbourhood centres.
Hardware and Building Supplies	C	C	X	C	C	C	C		C	Prohibit in B1 to be consistent with ELS, which discourages intensive commercial land uses in neighbourhood centres.
Kiosks	C	C	C	C	C	C	C		C	No change
Landscaping Material Supplies	C	C	X	C	C	C	C		C	Prohibit in B1 to be consistent with ELS, which discourages intensive commercial land uses in neighbourhood centres.
Markets	C	C	C	C	C	C	C		C	No change
Plant Nurseries	C	C	X	C	C	C	C		C	Prohibit in B1 to be consistent with ELS, which discourages intensive commercial land uses in neighbourhood centres.
Roadside Stalls	X	C	X	C	C	C	C		C	Prohibit in B1. In its place, Council’s FP would enable merchandise display on public footways.
Rural Supplies	X	C	X	C	C	C	C		C	Prohibit in B1 to be consistent with ELS, which discourages intensive commercial land uses in neighbourhood centres.
Shops	C	C	C	C	C	C	C		C	No change
Neighbourhood Shops	C	C	C	C	C	C	C		C	No change
Neighbourhood Supermarkets	C	C	C	C	C	C	C		C	No change
Specialised Retail Premises	C	C	C	C	C	C	C		C	No change
Timber Yards	C	C	X	C	C	C	C		C	Prohibit in B1 to be consistent with ELS, which discourages intensive commercial land uses in neighbourhood centres.
Vehicle Sales or Hire Premises	C	C	X	C	C	C	C		C	Prohibit in B1 to be consistent with ELS, which discourages intensive commercial land uses in neighbourhood centres.

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy FP Commercial Use of Footways Policy
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Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy
	B1 Neighbourhood Centre			B2 Local Centre			B4 Mixed Use			
Land Use Terms outside the COMMERCIAL PREMISES Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Amusement Centres	X	X	X	C	C	C	C		C	No change
Entertainment Facilities	X	X	X	C	C	C	C		C	No change
Function Centres	X	X	X	C	C	C	C		C	No change
Highway Service Centres	X	X	X	X	X	X	X		X	No change
Industrial Retail Outlets	X	X	X	X	X	X	X		X	No change
Registered Clubs	C	X	X	C	C	C	C		C	Prohibit in B1 to be consistent with ELS, which discourages intensive commercial land uses in neighbourhood centres.
Restricted Premises	X	X	X	C	C	C	C		C	No change
Service Stations	C	C	C	C	C	C	C		X	Prohibit in B4 to be consistent with ELS, which does not identify vehicle–orientated services as appropriate in the commercial core.
Sex Services Premises	X	X	X	X	C	X	X		X	Prohibit in B2 as incompatible with the desired character and role of local centres.
Veterinary Hospitals	C	C	C	C	C	C	C		C	No change
Wholesale Supplies	X	X	X	X	C	X	X		X	Prohibit in B2 as incompatible with the desired visual character of this zone (i.e. active frontages).

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited									

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy
	B1 Neighbourhood Centre			B2 Local Centre			B4 Mixed Use			
Land Use Terms within the RURAL INDUSTRY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Rural Industries	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Agricultural Produce Industries	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Livestock Processing Industries	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Sawmill or Log Processing Works	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Stock and Sale Yards	X	X	X	X	X	X	X		X	No change
Land Use Terms within the INDUSTRY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Industries	X	X	X	X	X	X	X		X	No change
Heavy Industries	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Hazardous Industries	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Offensive Industries	X	X	X	X	X	X	X		X	No change
Light Industries	X	X	X	X	C	X	X		X	Prohibit in B2 to be consistent with ELS, which discourages industrial related land uses in this zone.
<input type="checkbox"/> Artisan Food and Drink Industry	X	X	X	X	C	X	X		C	Permit in B4 and prohibit in B2 to be consistent with ELS, which discourages industrial related land uses in local centres.
<input type="checkbox"/> High Technology Industries	X	X	X	X	C	X	X		X	Prohibit in B2 to be consistent with ELS, which discourages industrial related land uses in this zone.
<input type="checkbox"/> Home Industries	X	X	X	X	C	X	X		X	Prohibit in B2 to be consistent with ELS, which discourages industrial related land uses in this zone.
General Industries	X	X	X	X	X	X	X		X	No change
Land Use Terms outside the INDUSTRY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Boat Building and Repair Facilities	X	X	X	X	X	X	X		X	No change
Vehicle Body Repair Workshops	X	X	X	X	X	X	X		X	No change
Vehicle Repair Stations	C	X	X	C	C	C	C		X	Prohibit in B1 + B4 to be consistent with ELS, which does not identify vehicle–orientated services as appropriate in commercial core.

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES						Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy						
	B1 Neighbourhood Centre			B2 Local Centre			B4 Mixed Use						
Land Use Terms within the HEAVY INDUSTRIAL STORAGE ESTABLISHMENT Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments			
	Bank	Cant		Bank	Cant		Bank	Cant					
Heavy Industrial Storage Establishments	X	X	X	X	X	X	X		X	No change			
<input type="checkbox"/> Hazardous Storage Establishments	X	X	X	X	X	X	X		X	No change			
<input type="checkbox"/> Liquid Fuel Depots	X	X	X	X	X	X	X		X	No change			
<input type="checkbox"/> Offensive Storage Establishments	X	X	X	X	X	X	X		X	No change			
Land Use Terms within the STORAGE PREMISES Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments			
	Bank	Cant		Bank	Cant		Bank	Cant					
Storage Premises	X	X	X	X	X	X	X		X	No change			
<input type="checkbox"/> Self–Storage Units	X	X	X	X	X	X	X		X	No change			
Land Use Terms outside the STORAGE PREMISES Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments			
	Bank	Cant		Bank	Cant		Bank	Cant					
Depots	X	X	X	X	X	X	X		X	No change			
Warehouse or Distribution Centres	X	X	X	C	C	X	C		X	Prohibit in B2 and B4 as incompatible with the desired visual character of these zones (i.e. active frontages)			
<input type="checkbox"/> Local Distribution Premises	X	X	X	C	C	C	C		C	No change			

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	B1 Neighbourhood Centre			B2 Local Centre			B4 Mixed Use			
Land Use Terms within the SEWERAGE SYSTEM Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Sewerage Systems	X	C	X	C	C	X	C		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Biosolids Treatment Facilities	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Sewage Reticulation Systems	I	I	I	I	I	I	I		I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Sewage Treatment Plants	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Recycling Facilities	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Land Use Terms within the WASTE OR RESOURCE MANAGEMENT FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Waste/Resource Management Facilities	X	C	X	X	C	X	C		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Resource Recovery Facilities	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Waste Disposal Facilities	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Waste or Resource Transfer Stations	X	C	X	X	C	X	C		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Land Use Terms within the WATER SUPPLY SYSTEM Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Water Supply Systems	C	X	X	C	X	X	C		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Reticulation Systems	I	I	I	I	I	I	I		I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Storage Facilities	C	X	X	C	X	X	C		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Treatment Facilities	C	X	X	C	X	X	C		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES							Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy I permitted under the Infrastructure SEPP		
	B1 Neighbourhood Centre			B2 Local Centre			B4 Mixed Use			
Land Use Terms within the AIR TRANSPORT FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Air Transport Facilities	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
□ Airports	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
□ Heliports	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Land Use Terms outside the AIR TRANSPORT FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Airstrips	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Helipads	X	X	X	X	X	X	C		C	No change
Other Land Use Terms relating to INFRASTRUCTURE	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Car Parks	C	C	C	C	C	C	C		C	No change
Electricity Generating Works	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Freight Transport Facilities	X	X	X	X	X	X	X		X	No change
Passenger Transport Facilities	X	X	X	C	C	C	C		C	No change
Port Facilities	X	C	X	X	C	X	I		I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Roads	C	C	C	C	C	C	C		C	No change
Transport Depots	X	X	X	X	X	X	X		X	No change
Truck Depots	X	X	X	X	X	X	X		X	No change
Wharf or Boating Facilities	X	X	X	X	X	X	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy I permitted under the Infrastructure SEPP E permitted under the Education & Child Care SEPP
	B1 Neighbourhood Centre			B2 Local Centre			B4 Mixed Use			
Land Use Terms within the EDUCATIONAL ESTABLISHMENT Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Educational Establishments	E	E	E	c	c	c	c		c	Remove from Land Use Table to avoid duplication with the Education & Child Care SEPP.
<input type="checkbox"/> Schools	E	E	E	c	c	c	c		c	Remove from Land Use Table to avoid duplication with the Education & Child Care SEPP.
Land Use Terms within the HEALTH SERVICES FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Health Services Facilities	C	C	X	I	I	I	I		I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Hospitals	C	X	X	I	I	I	I		I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Medical Centres	c	c	c	c	c	c	c		c	No change.
<input type="checkbox"/> Health Consulting Rooms	C	C	X	I	I	I	I		I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Other Land Use Terms relating to COMMUNITY INFRASTRUCTURE	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Early Education and Care Facilities	X	X	C	X	X	C	X		C	Permit in B1, B2 + B4 to complement and support centres.
<input type="checkbox"/> Centre–Based Child Care Facilities	c	c	c	c	c	c	c		c	No change
<input type="checkbox"/> Home–Based Child Care	X	C	C	C	C	C	C		C	Permit in B1 to complement dwellings where permitted.
<input type="checkbox"/> School–Based Child Care	E	E	E	E	E	E	E		E	Permit in B1, B2 + B4 as part of the group term (Early Education and Care Facility).
Community Facilities	c	c	c	c	c	c	c		c	No change
Correctional Centres	X	X	X	X	X	X	I		I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Emergency Services Facilities	I	I	I	I	I	I	I		I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Industrial Training Facilities	X	X	X	X	X	X	X		X	No change
Information and Education Facilities	C	C	C	c	c	c	c		c	No change
Places of Public Worship	C	X	C	C	C	C	C		C	Permit in B1 to complement and support neighbourhood centres.
Public Administration Buildings	C	X	X	C	C	C	I		I	Permit in B2 and for other zones, remove from the Land Use Table to avoid duplication with the Infrastructure SEPP.
Research Stations	C	X	X	C	X	X	C		C	Prohibit in B1 + B2 to be consistent with ELS, which does not identify research stations as a recommended land use.
Respite Day Care Centres	c	c	c	c	c	c	c		c	No change

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	B1 Neighbourhood Centre			B2 Local Centre			B4 Mixed Use			
Land Use Terms relating to RECREATION	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Boat Launching Ramps	X	X	X	X	X	X	X		X	No change
Boat Sheds	X	X	X	X	X	X	X		X	No change
Charter and Tourism Boating Facilities	X	X	X	X	X	X	X		X	No change
Environmental Facilities	C	X	C	C	X	C	C		C	Permit in B1 + B2, noting that existing natural systems occur in these zones.
Jetties	X	X	X	X	X	X	X		X	No change
Marinas	X	X	X	X	X	X	X		X	No change
Moorings	X	X	X	X	X	X	X		X	No change
Mooring Pens	X	X	X	X	X	X	X		X	No change
Recreation Areas	C	C	C	C	C	C	C		C	No change
Recreation Facilities (Indoor)	C	C	C	C	C	C	C		C	No change
Recreation Facilities (Major)	X	X	X	C	X	X	C		C	Prohibit in B2 to be consistent with ELS, which does not identify recreation facilities (major) as a recommended land use.
Recreation Facilities (Outdoor)	C	X	X	C	X	X	C		C	Prohibit in B1 + B2 to be consistent with ELS, which does not identify recreation facilities (outdoor) as a recommended land use.
Water Recreation Structures	X	X	X	X	X	X	X		X	No change
Other MISCELLANEOUS Land Use Terms	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Cemeteries	X	X	X	X	X	X	X		X	No change
Crematoria	X	X	X	X	X	X	X		X	No change
Environmental Protection Works	C	C	C	C	C	C	C		C	No change
Exhibition Homes	X	X	X	X	X	X	X		X	No change
Exhibition Villages	X	X	X	X	X	X	X		X	No change
Extractive Industries	X	X	X	X	X	X	X		X	No change
Flood Mitigation Works	C	C	C	C	C	C	C		C	No change
Mortuaries	X	X	C	X	X	C	X		C	Permit in B1, B2 + B4 to complement and support funeral homes where permitted.
Open Cut Mining	X	X	X	X	X	X	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
	B1 Neighbourhood Centre			B2 Local Centre			B4 Mixed Use			
Land Use Terms within the SIGNAGE Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Signage	X	C	X	X	C	X	X		X	Prohibit in B1 + B2 as incompatible with the desired visual character of these zones.
<input type="checkbox"/> Advertising Structures	X	C	X	X	C	X	X		X	Prohibit in B1 + B2 as incompatible with the desired visual character of these zones.
<input type="checkbox"/> Building Identification Signs	C	C	C	C	C	C	C		C	No change
<input type="checkbox"/> Business Identification Signs	C	C	C	C	C	C	C		C	No change

<div>Legend</div> <div><div>O</div> permitted without consent (mandated under the SI Order)</div> <div><div>O</div> permitted without consent</div> <div><div>C</div> permitted with consent (mandated under the SI Order)</div> <div><div>C</div> permitted with consent</div> <div><div>X</div> prohibited (mandated under the SI Order)</div> <div><div>X</div> prohibited</div>	BUSINESS ZONES									<div>Legend</div> <div>Bank Bankstown LEP 2015</div> <div>Cant Canterbury LEP 2012</div> <div>ELS Canterbury Bankstown Employment Land Strategy</div>	
	B5 Business Development			B6 Enterprise Corridor			B7 Business Park				
	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed		Comments
	Bank	Cant		Bank	Cant		Bank	Cant			
	Agriculture	X	X	X	X	X	X		X		No change
	Aquaculture	X	X	X	X	X	X		X		No change
	<div><input type="checkbox"/> Oyster Aquaculture</div>	C	C	C	C	C	C		C		No change
	<div><input type="checkbox"/> Pond–Based Aquaculture</div>	X	X	X	X	X	X		X		No change
	<div><input type="checkbox"/> Tank–Based Aquaculture</div>	C	C	C	C	C	C		C		No change
	Extensive Agriculture	X	X	X	X	X	X		X		No change
<div><input type="checkbox"/> Bee Keeping</div>	X	X	X	X	X	X		X	No change		
<div><input type="checkbox"/> Dairy (Pasture–Based)</div>	X	X	X	X	X	X		X	No change		
Intensive Livestock Agriculture	X	X	X	X	X	X		X	No change		
<div><input type="checkbox"/> Dairies (restricted)</div>	X	X	X	X	X	X		X	No change		
<div><input type="checkbox"/> Feedlots</div>	X	X	X	X	X	X		X	No change		
<div><input type="checkbox"/> Pig Farms</div>	X	X	X	X	X	X		X	No change		
<div><input type="checkbox"/> Poultry Farms</div>	X	X	X	X	X	X		X	No change		
Intensive Plant Agriculture	X	X	X	X	X	X		X	No change		
<div><input type="checkbox"/> Horticulture</div>	X	X	X	X	X	X		X	No change		
<div><input type="checkbox"/> Turf Farming</div>	X	X	X	X	X	X		X	No change		
<div><input type="checkbox"/> Viticulture</div>	X	X	X	X	X	X		X	No change		
Land Use Terms outside the AGRICULTURE Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments	
	Bank	Cant		Bank	Cant		Bank	Cant			
Animal Boarding Establishments	X	X	X	X	C	X	X		X	Prohibit in B6 to be consistent with ELS, which discourages agriculture land uses in this zone.	
Farm Buildings	X	C	X	X	X	X	X		X	Prohibit in B5 to be consistent with ELS, which discourages agriculture land uses in this zone.	
Forestry	X	X	X	X	X	X	X		X	No change	

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 HS Canterbury Bankstown Housing Strategy ELS Canterbury Bankstown Employment Land Strategy A permitted under the ARHSEPP S permitted under the Codes SEPP
	B5 Business Development			B6 Enterprise Corridor			B7 Business Park			
Land Use Terms within the RESIDENTIAL ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Residential Accommodation	X	X	X	X	X	X	X		X	No change
Attached Dwellings	X	X	X	X	X	X	X		X	No change
Boarding Houses	X	X	X	X	X	X	X		X	No change
Dual Occupancies	X	X	X	X	X	X	X		X	No change
□ Dual Occupancies (Attached)	X	X	X	X	X	X	X		X	No change
□ Dual Occupancies (Detached)	X	X	X	X	X	X	X		X	No change
Dwelling Houses	X	X	X	X	X	X	X		X	No change
Group Homes	X	X	X	X	X	X	X		X	No change
□ Group Homes (Permanent)	X	X	X	X	X	X	X		X	No change
□ Group Homes (Transitional)	X	X	X	X	X	X	X		X	No change
Hostels	X	X	X	X	X	X	X		X	No change
Manor Houses	X	X	X	X	X	X	X		X	No change
Multi Dwelling Housing	X	X	X	C	X	X	X		X	Prohibit in B6.As required by the Gateway Determination, CBLEP (Schedule 1) will continue to permit multi dwelling housing and residential flat buildings on lot sizes greater than 5,000m ² in B6 in the former Bankstown LGA while Council finalises the ELS + HS.
Residential Flat Buildings	X	X	X	C	X	X	X		X	
Rural Worker's Dwellings	X	X	X	X	X	X	X		X	No change
Secondary Dwellings	X	X	X	X	X	X	X		X	No change
Semi–Detached Dwellings	X	X	X	X	X	X	X		X	No change
Seniors Housing	X	X	X	C	X	X	X		X	Prohibit in B6.As required by the Gateway Determination, CBLEP (Schedule 1) will continue to permit seniors housing on lot sizes greater than 5,000m ² in B6 in the former Bankstown LGA while Council finalises the ELS + HS.
□ Residential Care Facilities	X	X	X	C	X	X	X		X	
Shop Top Housing	X	C	X	X	X	X	X		X	Prohibit in B5.As required by the Gateway Determination, CBLEP (Schedule 1) will continue to permit shop top housing in B5 in the former Canterbury LGA while Council finalises the ELS + HS.
Land Use Terms outside the RESIDENTIAL ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Home Businesses	C	C	X	C	C	X	C		X	Prohibit B5, B6 + B7 to be consistent with ELS, which discourages residential related land uses in this zone.
Home Occupations	C	C	X	C	C	X	C		X	Prohibit B5, B6 + B7 to be consistent with ELS, which discourages residential related land uses in this zone.
Home Occupations (Sex Services)	X	X	X	X	X	X	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES							Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy				
	B5 Business Development			B6 Enterprise Corridor			B7 Business Park					
											Current Land Use Tables	
Bank	Cant	Bank	Cant	Bank	Cant							
X	X	X	C	X	X	X		X	Prohibit group term in B6 to be consistent with ELS, which discourages low density tourist and visitor accommodation in this zone.			
<input type="checkbox"/>	X	X	C	X	X	X		X	Prohibit in B6 to be consistent with ELS, which discourages low density tourist and visitor accommodation in this zone.			
<input type="checkbox"/>	X	X	C	X	X	X		X	Prohibit in B6 to be consistent with ELS, which discourages residential related land uses in this zone.			
<input type="checkbox"/>	X	X	C	X	X	X		X	Prohibit in B6 to be consistent with ELS, which discourages low density tourist and visitor accommodation in this zone.			
<input type="checkbox"/>	C	C	X	C	C	C	X		X	Prohibit in B5 to be consistent with ELS, which restricts this zone to business/ warehouse land uses and specialised retail premises.		
<input type="checkbox"/>	C	X	X	C	X	C	X		X	Prohibit in B5 to be consistent with ELS, which restricts this zone to business/ warehouse land uses and specialised retail premises.		
Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments			
Bank	Cant		Bank	Cant		Bank	Cant					
Camping Grounds	X	X	X	X	X	X	X			X	No change	
Caravan Parks	X	X	X	X	X	X	X			X	No change	
Eco–Tourist Facilities	X	X	X	X	X	X	X			X	No change	

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy FP Commercial Use of Footways Policy
	B5 Business Development			B6 Enterprise Corridor			B7 Business Park			
	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	
Bank	Cant	Bank		Cant	Bank		Cant			
Land Use Terms within the COMMERCIAL PREMISES Group Term										Comments
Commercial Premises	X	C	X	X	C	X	X		X	Prohibit in B5 + B6 to be consistent with ELS, which discourages intensive retail land uses in these zones.
Business Premises	C	C	C	C	C	C	X		X	No change
☐ Funeral Homes	C	C	C	C	C	C	X		X	No change
Office Premises	C	C	C	C	C	C	C		C	No change
Retail Premises	X	X	X	X	X	X	X		X	No change
Cellar Door Premises	X	C	X	X	C	X	X		X	Prohibit in B5 + B6 as these zones do not permit commercial vineyards.
Food and Drink Premises	C	C	C	C	C	C	X		C	Permit in B7 to complement and support business parks.
☐ Pubs	C	C	C	C	C	C	X		C	Permit in B7 to complement and support business parks.
☐ Restaurants or Cafes	C	C	C	C	C	C	X		C	Permit in B7 to complement and support business parks.
☐ Small Bar	C	C	C	C	C	C	X		C	Permit in B7 to complement and support business parks.
☐ Take Away Food & Drink Premises	C	C	C	C	C	C	X		C	Permit in B7 to complement and support business parks.
Garden Centres	C	C	C	C	C	C	C		C	No change
Hardware and Building Supplies	C	C	C	C	C	C	C		C	No change
Kiosks	C	C	C	C	C	C	X		X	No change
Landscaping Material Supplies	C	C	C	C	C	C	X		X	No change
Markets	C	C	C	C	C	C	X		X	No change
Plant Nurseries	C	C	C	C	C	C	X		X	No change
Roadside Stalls	X	C	X	X	C	X	X		X	Prohibit in B5 + B6. In its place, Council’s FP would enable merchandise display on public footways.
Rural Supplies	X	C	X	X	C	X	X		X	Prohibit in B5 + B6 to be consistent with ELS, which discourages intensive retail land uses in these zones.
Shops	X	X	X	X	X	X	X		X	No change
☐ Neighbourhood Shops	C	C	C	C	C	C	C		C	No change
☐ Neighbourhood Supermarkets	X	C	X	X	C	C	X		X	Prohibit in B5 and permit in B6 to complement and support commercial activity along arterial roads with high traffic volumes.
Specialised Retail Premises	C	C	C	C	C	C	X		X	No change
Timber Yards	C	C	C	C	C	C	X		X	No change
Vehicle Sales or Hire Premises	C	C	C	C	C	C	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy	
	B5 Business Development			B6 Enterprise Corridor			B7 Business Park				
	Current Land Use Tables			Proposed	Current Land Use Tables		Proposed	Current Land Use Tables			Proposed
	Bank	Cant	Bank		Cant	Bank		Cant			
Land Use Terms outside the COMMERCIAL PREMISES Group Term	Bank	Cant		Bank	Cant		Bank	Cant		Comments	
Amusement Centres	X	X	X	X	X	X	X		X	No change	
Entertainment Facilities	C	C	C	C	C	C	X		X	No change	
Function Centres	C	C	C	C	C	C	X		X	No change	
Highway Service Centres	C	X	X	C	X	X	X		X	Prohibit in B5 + B6 to be consistent with ELS, which does not identify highway service centres as a recommended land use.	
Industrial Retail Outlets	C	X	X	C	C	C	X		X	Prohibit in B5 to be consistent with ELS, which discourages industrial related land uses in this zone.	
Registered Clubs	C	X	X	C	X	C	X		X	Permit in B6 and prohibit in B5 to be consistent with ELS.	
Restricted Premises	X	X	X	X	X	X	X		X	No change	
Service Stations	C	C	C	C	C	C	X		X	No change	
Sex Services Premises	X	X	X	X	X	X	X		X	No change	
Veterinary Hospitals	C	C	C	C	C	C	X		X	No change	
Wholesale Supplies	X	C	C	X	C	C	X		X	Permit in B5+ B6 to complement and support warehouses where permitted.	

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES			Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy
	B5 Business Development	B6 Enterprise Corridor	B7 Business Park	

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES							Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy				
	B5 Business Development			B6 Enterprise Corridor			B7 Business Park			Comments		
	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed			
	Bank	Cant		Bank	Cant		Bank	Cant				
	Rural Industries	X	X	X	X	X	X	X			X	No change
	<input type="checkbox"/> Agricultural Produce Industries	X	X	X	X	X	X	X			X	No change
	<input type="checkbox"/> Livestock Processing Industries	X	X	X	X	X	X	X			X	No change
	<input type="checkbox"/> Sawmill or Log Processing Works	X	X	X	X	X	X	X			X	No change
	<input type="checkbox"/> Stock and Sale Yards	X	X	X	X	X	X	X			X	No change
Land Use Terms within the INDUSTRY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed		Comments	
	Bank	Cant		Bank	Cant		Bank	Cant				
	Industries	X	X	X	X	X	X	X		X		No change
	Heavy Industries	X	X	X	X	X	X	X		X		No change
	<input type="checkbox"/> Hazardous Industries	X	X	X	X	X	X	X		X		No change
	<input type="checkbox"/> Offensive Industries	X	X	X	X	X	X	X		X		No change
	Light Industries	X	X	X	C	C	C	C		C		No change
	<input type="checkbox"/> Artisan Food and Drink Industry	X	X	X	C	C	C	C		C		No change
	<input type="checkbox"/> High Technology Industries	X	X	X	C	C	C	C		C		No change
	<input type="checkbox"/> Home Industries	X	X	X	C	C	C	C		C		No change
General Industries	X	X	X	X	X	X	X		X	No change		
Land Use Terms outside the INDUSTRY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments		
	Bank	Cant		Bank	Cant		Bank	Cant				
Boat Building and Repair Facilities	X	X	X	X	X	X	X		X	No change		
Vehicle Body Repair Workshops	X	X	X	X	C	X	X		X	Prohibit in B6 to be consistent with ELS, which does not identify vehicle body repair workshops as a recommended land use.		
Vehicle Repair Stations	C	X	X	C	C	C	X		X	Prohibit in B5 to be consistent with ELS, which does not identify vehicle repair stations as a recommended land use.		

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy
	B5 Business Development			B6 Enterprise Corridor			B7 Business Park			
Land Use Terms within the HEAVY INDUSTRIAL STORAGE ESTABLISHMENT Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Heavy Industrial Storage Establishments	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Hazardous Storage Establishments	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Liquid Fuel Depots	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Offensive Storage Establishments	X	X	X	X	X	X	X		X	No change
Land Use Terms within the STORAGE PREMISES Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Storage Premises	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Self–Storage Units	X	X	X	X	X	X	X		X	No change
Land Use Terms outside the STORAGE PREMISES Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Depots	X	X	X	X	C	X	X		X	Prohibit in B6 to be consistent with ELS, which does not identify depots as a recommended land use.
Warehouse or Distribution Centres	C	C	C	C	C	C	C		C	No change
<input type="checkbox"/> Local Distribution Premises	C	C	C	C	C	C	C		C	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy I permitted under the Infrastructure SEPP
	B5 Business Development			B6 Enterprise Corridor			B7 Business Park			
Land Use Terms within the SEWERAGE SYSTEM Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Sewerage Systems	C	C	X	C	C	X	C		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Biosolids Treatment Facilities	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Sewage Reticulation Systems	I	I	I	I	I	I	I		I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Sewage Treatment Plants	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Recycling Facilities	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Land Use Terms within the WASTE OR RESOURCE MANAGEMENT FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Waste/Resource Management Facilities	C	C	X	C	C	X	C		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Resource Recovery Facilities	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Waste Disposal Facilities	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Waste or Resource Transfer Stations	I	I	I	I	I	I	C		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Land Use Terms within the WATER SUPPLY SYSTEM Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Water Supply Systems	C	X	X	C	X	X	C		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Reticulation Systems	I	I	I	I	I	I	I		I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Storage Facilities	C	X	X	C	X	X	C		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Treatment Facilities	C	X	X	C	X	X	C		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy
	B5 Business Development			B6 Enterprise Corridor			B7 Business Park			
Land Use Terms within the AIR TRANSPORT FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Air Transport Facilities	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Airports	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Heliports	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Land Use Terms outside the AIR TRANSPORT FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Airstrips	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Helipads	X	X	X	X	X	X	C		C	No change
Other Land Use Terms relating to INFRASTRUCTURE	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Car Parks	C	C	C	C	C	C	C		C	No change
Electricity Generating Works	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Freight Transport Facilities	X	X	X	X	X	X	X		X	No change
Passenger Transport Facilities	C	C	C	C	C	C	C		C	No change
Port Facilities	X	C	X	X	C	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Roads	C	C	C	C	C	C	C		C	No change
Transport Depots	X	X	X	X	C	X	X		X	Prohibit in B6 to be consistent with ELS, which does not identify transport depots as a recommended land use.
Truck Depots	X	X	X	X	X	X	X		X	No change
Wharf or Boating Facilities	X	X	X	X	X	X	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy I permitted under the Infrastructure SEPP E permitted under the Education & Child Care SEPP
	B5 Business Development			B6 Enterprise Corridor			B7 Business Park			
Land Use Terms within the EDUCATIONAL ESTABLISHMENT Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Educational Establishments	E	E	E	E	E	E	E		E	Remove from Land Use Table to avoid duplication with the Education & Child Care SEPP.
<input type="checkbox"/> Schools	E	E	E	E	E	E	E		E	Remove from Land Use Table to avoid duplication with the Education & Child Care SEPP.
Land Use Terms within the HEALTH SERVICES FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Health Services Facilities	I	I	I	I	I	I	I		I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Hospitals	I	I	I	I	I	I	I		I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Medical Centres	I	I	I	I	I	I	I		I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Health Consulting Rooms	I	I	I	I	I	I	I		I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Other Land Use Terms relating to COMMUNITY INFRASTRUCTURE	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Early Education and Care Facilities	X	X	X	X	X	X	X		X	No change
<input type="checkbox"/> Centre–Based Child Care Facilities	c	c	c	c	X	c	c		c	Permit in B6 as compatible in this zone.
<input type="checkbox"/> Home–Based Child Care	c	c	X	c	c	X	c		X	Prohibit in B5, B6 + B7 to be consistent with ELS, which discourages residential related land uses in this zone.
<input type="checkbox"/> School–Based Child Care	E	E	E	E	E	E	E		E	Remove from Land Use Table to avoid duplication with the Education & Child Care SEPP
Community Facilities	c	c	X	c	c	c	c		X	Prohibit in B5 + B7 to be consistent with ELS, which does not identify community facilities as a recommended land use.
Correctional Centres	X	X	X	X	X	X	X		X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP
Emergency Services Facilities	I	I	I	I	I	I	I		I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP
Industrial Training Facilities	c	X	X	c	c	c	c		X	Prohibit in B5 + B7 to be consistent with ELS, which discourages industrial related land uses in this zone.
Information and Education Facilities	c	c	X	c	c	c	c		X	Prohibit in B5 + B7 to be consistent with ELS, which does not identify info and education facilities as a recommended land use.
Places of Public Worship	c	X	X	c	X	c	X		X	Permit B6 and prohibit in B5 to be consistent with ELS.
Public Administration Buildings	I	I	I	I	I	I	I		I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP
Research Stations	c	c	X	c	c	c	c		c	Prohibit in B5 to be consistent with ELS, which does not identify research stations as a recommended land use.
Respite Day Care Centres	c	c	c	c	X	c	c		c	Permit in B6 to complement and support centre–based child care facilities where permitted

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy			
	B5 Business Development			B6 Enterprise Corridor			B7 Business Park						
	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed				
	Bank	Cant		Bank	Cant		Bank	Cant					
	Land Use Terms relating to RECREATION											Comments	
		Boat Launching Ramps	X	X	X	X	X	X			X		No change
		Boat Sheds	X	X	X	X	X	X			X		No change
		Charter and Tourism Boating Facilities	X	X	X	X	X	X			X		No change
		Environmental Facilities	C	X	C	C	X	C			C		Permit in B5 + B6, noting that existing natural systems occur in these zones.
		Jetties	X	X	X	X	X	X			X		No change
Marinas		X	X	X	X	X	X		X	No change			
Moorings		X	X	X	X	X	X		X	No change			
Mooring Pens		X	X	X	X	X	X		X	No change			
Recreation Areas		C	C	C	C	C	C		C	No change			
Recreation Facilities (Indoor)		C	C	C	C	C	X		X	No change			
Recreation Facilities (Major)		C	X	X	C	X	X		X	Prohibit in B5 + B6 to be consistent with ELS, which does not identify recreation facilities (major) as a recommended land use.			
Recreation Facilities (Outdoor)		C	X	X	C	X	X		X	Prohibit in B5 + B6 to be consistent with ELS, which does not identify recreation facilities (outdoor) as a recommended land use.			
Water Recreation Structures		X	X	X	X	X	X		X	No change			
Other MISCELLANEOUS Land Use Terms		Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments		
	Bank	Cant	Bank		Cant	Bank		Cant					
Cemeteries	X	X	X	X	X	X	X		X	No change			
Crematoria	X	X	X	X	X	X	X		X	No change			
Environmental Protection Works	C	C	C	C	C	C	C		C	No change			
Exhibition Homes	X	X	X	X	X	X	X		X	No change			
Exhibition Villages	X	X	X	X	X	X	X		X	No change			
Extractive Industries	X	X	X	X	X	X	X		X	No change			
Flood Mitigation Works	C	C	C	C	C	C	C		C	No change			
Mortuaries	X	X	C	X	C	C	X		X	Permit in B5 + B6 to complement and support funeral homes where permitted.			
Open Cut Mining	X	X	X	X	X	X	X		X	No change			

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	BUSINESS ZONES									Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012		
	B5 Business Development			B6 Enterprise Corridor			B7 Business Park					
	Current Land Use Tables			Proposed	Current Land Use Tables		Proposed	Current Land Use Tables			Proposed	
	Bank	Cant	Bank		Cant	Bank		Cant				
	Land Use Terms within the SIGNAGE Group Term										Comments	
Signage												
<input type="checkbox"/> Advertising Structures												
<input type="checkbox"/> Building Identification Signs												
<input type="checkbox"/> Business Identification Signs												

Legend
O permitted without consent
(mandated under the SI Order)
O permitted without consent
C permitted with consent
(mandated under the SI Order)
C permitted with consent
X prohibited
(mandated under the SI Order)
X prohibited

Legend
Bank Bankstown LEP 2015
Cant Canterbury LEP 2012

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	INDUTRIAL ZONES						Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy
	IN1 General Industrial			IN2 Light Industrial			
Land Use Terms within the AGRICULTURE Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Agriculture	X	X	X	X	X	X	No change
Aquaculture	X	X	X	X	X	X	No change
<input type="checkbox"/> Oyster Aquaculture	C	C	C	C	C	C	No change
<input type="checkbox"/> Pond–Based Aquaculture	X	X	X	X	X	X	No change
<input type="checkbox"/> Tank–Based Aquaculture	C	C	C	C	C	C	No change
Extensive Agriculture	X	X	X	X	X	X	No change
<input type="checkbox"/> Bee Keeping	X	X	X	X	X	X	No change
<input type="checkbox"/> Dairy (Pasture–Based)	X	X	X	X	X	X	No change
Intensive Livestock Agriculture	X	X	X	X	X	X	No change
<input type="checkbox"/> Dairies (restricted)	X	X	X	X	X	X	No change
<input type="checkbox"/> Feedlots	X	X	X	X	X	X	No change
<input type="checkbox"/> Pig Farms	X	X	X	X	X	X	No change
<input type="checkbox"/> Poultry Farms	X	X	X	X	X	X	No change
Intensive Plant Agriculture	X	X	X	X	X	X	No change
<input type="checkbox"/> Horticulture	X	X	X	X	X	X	No change
<input type="checkbox"/> Turf Farming	X	X	X	X	X	X	No change
<input type="checkbox"/> Viticulture	X	X	X	X	X	X	No change
Land Use Terms outside the AGRICULTURE Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Animal Boarding Establishments	C	X	X	C	C	C	Prohibit in IN1 to be consistent with ELS, which discourages sensitive land uses in this zone.
Farm Buildings	X	C	X	X	C	X	Prohibit in IN1 + IN2 to be consistent with ELS, which discourages agriculture land uses in these zones.
Forestry	X	X	X	X	X	X	No change

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	IN1 General Industrial			IN2 Light Industrial			
Land Use Terms within the RESIDENTIAL ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Residential Accommodation	X	X	X	X	X	X	No change
Attached Dwellings	X	X	X	X	X	X	No change
Boarding Houses	X	X	X	X	X	X	No change
Dual Occupancies	X	X	X	X	X	X	No change
□ Dual Occupancies (Attached)	X	X	X	X	X	X	No change
□ Dual Occupancies (Detached)	X	X	X	X	X	X	No change
Dwelling Houses	X	X	X	X	X	X	No change
Group Homes	X	X	X	X	X	X	No change
□ Group Homes (Permanent)	X	X	X	X	X	X	No change
□ Group Homes (Transitional)	X	X	X	X	X	X	No change
Hostels	X	X	X	X	X	X	No change
Manor Houses	X	X	X	X	X	X	No change
Multi Dwelling Housing	X	X	X	X	X	X	No change
Residential Flat Buildings	X	X	X	X	X	X	No change
Rural Worker's Dwellings	X	X	X	X	X	X	No change
Secondary Dwellings	X	X	X	X	X	X	No change
Semi–Detached Dwellings	X	X	X	X	X	X	No change
Seniors Housing	X	X	X	X	X	X	No change
□ Residential Care Facilities	X	X	X	X	X	X	No change
Shop Top Housing	X	X	X	X	X	X	No change
Land Use Terms outside the RESIDENTIAL ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Home Businesses	C	C	X	C	C	X	Prohibit in IN1 + IN2 to be consistent with ELS, which discourages sensitive land uses in these zones.
Home Occupations	C	C	X	C	C	X	Prohibit in IN1 + IN2 to be consistent with ELS, which discourages sensitive land uses in these zones.
Home Occupations (Sex Services)	X	X	X	X	X	X	No change

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	IN1 General Industrial			IN2 Light Industrial			
Land Use Terms within the TOURIST AND VISITOR ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Tourist and Visitor Accommodation	X	X	X	X	X	X	No change
<input type="checkbox"/> Backpackers' Accommodation	X	X	X	X	X	X	No change
<input type="checkbox"/> Bed & Breakfast Accommodation	X	X	X	X	X	X	No change
<input type="checkbox"/> Farm Stay Accommodation	X	X	X	X	X	X	No change
<input type="checkbox"/> Hotel or Motel Accommodation	X	X	X	X	X	X	No change
<input type="checkbox"/> Serviced Apartments	X	X	X	X	X	X	No change
Land Use Terms outside the TOURIST AND VISITOR ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Camping Grounds	X	X	X	X	X	X	No change
Caravan Parks	X	X	X	X	X	X	No change
Eco–Tourist Facilities	X	X	X	X	X	X	No change

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	IN1 General Industrial			IN2 Light Industrial			
Land Use Terms within the COMMERCIAL PREMISES Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Commercial Premises	X	X	X	X	X	X	No change
Business Premises	X	X	X	X	X	X	No change
<input type="checkbox"/> Funeral Homes	X	X	X	X	X	X	No change
Office Premises	X	X	X	X	X	X	No change
Retail Premises	X	X	X	X	X	X	No change
Cellar Door Premises	X	X	X	X	X	X	No change
Food and Drink Premises	C	X	X	C	X	X	Prohibit in IN1 + IN2 to be consistent with ELS, which discourages commercial activity that may reduce the industrial capacity of these zones.
<input type="checkbox"/> Pubs	C	X	X	C	X	X	Prohibit in IN1 + IN2 to be consistent with ELS, which discourages commercial activity that may reduce the industrial capacity of these zones.
<input type="checkbox"/> Restaurants or Cafes	C	C	C	C	C	C	No change
<input type="checkbox"/> Small Bar	C	X	X	C	X	X	Prohibit in IN1 + IN2 to be consistent with ELS, which discourages commercial activity that may reduce the industrial capacity of these zones.
<input type="checkbox"/> Take Away Food & Drink Premises	C	C	C	C	C	C	No change
Garden Centres	C	C	C	C	C	C	No change
Hardware and Building Supplies	C	C	C	C	C	C	No change
Kiosks	C	X	X	C	X	X	Prohibit in IN1 + IN2 to be consistent with ELS, which discourages commercial activity that may reduce the industrial capacity of these zones.
Landscaping Material Supplies	C	X	X	C	C	C	Prohibit in IN1 to be consistent with ELS, which discourages commercial activity that may reduce the industrial capacity of this zone.
Markets	C	X	X	C	C	X	Prohibit in IN1 + IN2 to be consistent with ELS, which discourages commercial activity that may reduce the industrial capacity of these zones.
Plant Nurseries	C	X	X	C	C	C	Prohibit in IN1 to be consistent with ELS, which discourages commercial activity that may reduce the industrial capacity of this zone.
Roadside Stalls	X	X	X	X	X	X	No change
Rural Supplies	X	X	X	X	X	X	No change
Shops	X	X	X	X	X	X	No change
<input type="checkbox"/> Neighbourhood Shops	C	C	C	C	C	C	No change
<input type="checkbox"/> Neighbourhood Supermarkets	X	X	X	X	X	X	No change
Specialised Retail Premises	X	X	X	X	X	X	No change
Timber Yards	C	C	X	C	C	C	Prohibit in IN1 to be consistent with ELS, which discourages commercial activity that may reduce the industrial capacity of this zone.
Vehicle Sales or Hire Premises	C	C	C	C	C	C	No change

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	IN1 General Industrial			IN2 Light Industrial			
Land Use Terms outside the COMMERCIAL PREMISES Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Amusement Centres	X	X	X	X	X	X	No change
Entertainment Facilities	X	X	X	X	C	X	Prohibit in IN2 to be consistent with ELS, which discourages commercial activity that may reduce the industrial capacity of this zone.
Function Centres	X	X	X	X	X	X	No change
Highway Service Centres	C	X	X	X	X	X	Prohibit in IN1 to be consistent with ELS, which discourages commercial activity that may reduce the industrial capacity of this zone.
Industrial Retail Outlets	C	C	C	C	C	C	No change
Registered Clubs	C	X	X	C	X	X	Prohibit in IN1 + IN2 to be consistent with ELS, which discourages commercial activity that may reduce the industrial capacity of these zones.
Restricted Premises	X	X	X	X	X	X	No change
Service Stations	C	C	C	C	C	C	No change
Sex Services Premises	C	X	X	C	X	X	Prohibit in IN1 + IN2. In its place, CBLEP (clause 6.13) would permit this use at certain locations within these zones.
Veterinary Hospitals	C	C	X	C	C	C	Prohibit in IN1 to be consistent with ELS, which discourages sensitive land uses in this zone.
Wholesale Supplies	X	X	X	X	C	C	Permit in IN2 to complement and support warehouses where permitted.

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	IN1 General Industrial			IN2 Light Industrial			
Land Use Terms within the RURAL INDUSTRY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Rural Industries	X	X	X	X	X	X	No change
<input type="checkbox"/> Agricultural Produce Industries	C	C	C	C	C	C	No change
<input type="checkbox"/> Livestock Processing Industries	X	X	X	X	X	X	No change
<input type="checkbox"/> Sawmill or Log Processing Works	X	X	X	X	X	X	No change
<input type="checkbox"/> Stock and Sale Yards	X	X	X	X	X	X	No change
Land Use Terms within the INDUSTRY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Industries	X	C	X	X	C	X	Prohibit group term in IN1 + IN2 to be consistent with ELS, which discourages heavy industries in these zones.
Heavy Industries	X	X	X	X	X	X	No change
<input type="checkbox"/> Hazardous Industries	X	X	X	X	X	X	No change
<input type="checkbox"/> Offensive Industries	X	X	X	X	X	X	No change
Light Industries	C	C	C	C	C	C	No change
<input type="checkbox"/> Artisan Food and Drink Industry	C	C	C	C	C	C	No change
<input type="checkbox"/> High Technology Industries	C	C	C	C	C	C	No change
<input type="checkbox"/> Home Industries	C	C	C	C	C	C	No change
General Industries	C	C	C	X	X	X	No change
Land Use Terms outside the INDUSTRY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Boat Building and Repair Facilities	C	C	C	C	C	C	No change
Vehicle Body Repair Workshops	C	C	C	C	C	C	No change
Vehicle Repair Stations	C	C	C	C	C	C	No change

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	IN1 General Industrial		IN2 Light Industrial				
Land Use Terms within the HEAVY INDUSTRIAL STORAGE ESTABLISHMENT Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Heavy Industrial Storage Establishments	X	X	X	X	X	X	No change
<input type="checkbox"/> Hazardous Storage Establishments	X	X	X	X	X	X	No change
<input type="checkbox"/> Liquid Fuel Depots	X	X	X	X	X	X	No change
<input type="checkbox"/> Offensive Storage Establishments	X	X	X	X	X	X	No change
Land Use Terms within the STORAGE PREMISESE Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Storage Premises	C	C	C	C	C	C	No change
<input type="checkbox"/> Self–Storage Units	C	C	C	C	C	C	No change
Land Use Terms outside the STORAGE PREMISES Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Depots	C	C	C	C	C	C	No change
Warehouse or Distribution Centres	C	C	C	C	C	C	No change
<input type="checkbox"/> Local Distribution Premises	C	C	C	C	C	C	No change

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	IN1 General Industrial		IN2 Light Industrial				
Land Use Terms within the SEWERAGE SYSTEM Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Sewerage Systems	C	C	X	C	C	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Biosolids Treatment Facilities	I	I	I	X	C	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Sewage Reticulation Systems	I	I	I	I	I	I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Sewage Treatment Plants	I	I	I	X	C	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Recycling Facilities	I	I	I	X	C	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Land Use Terms within the WASTE OR RESOURCE MANAGEMENT FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Waste/Resource Management Facilities	I	I	I	C	C	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Resource Recovery Facilities	I	I	I	X	C	C	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Waste Disposal Facilities	I	I	I	X	C	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Waste or Resource Transfer Stations	I	I	I	I	I	I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Land Use Terms within the WATER SUPPLY SYSTEM Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Water Supply Systems	C	C	X	C	C	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Reticulation Systems	I	I	I	I	I	I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Storage Facilities	I	I	I	C	C	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Treatment Facilities	I	I	I	C	C	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.

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	IN1 General Industrial			IN2 Light Industrial			
Land Use Terms within the AIR TRANSPORT FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Air Transport Facilities	X	C	X	X	C	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Airports	X	C	X	X	C	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Heliports	I	I	I	I	I	I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Land Use Terms outside the AIR TRANSPORT FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Airstrips	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Helipads	C	X	X	X	X	X	Prohibit in IN1 to be consistent with ELS, which does not identify helipads as a recommended land use.
Other Land Use Terms relating to INFRASTRUCTURE	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Car Parks	C	C	C	C	C	C	No change
Electricity Generating Works	I	I	I	I	I	I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Freight Transport Facilities	C	C	C	X	X	X	No change
Passenger Transport Facilities	C	X	X	C	X	X	Prohibit in IN1 + IN2 to be consistent with ELS, which does not identify passenger transport facilities as a recommended land use.
Port Facilities	I	I	I	X	C	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Roads	C	C	C	C	C	C	No change
Transport Depots	C	C	C	X	C	X	Prohibit in IN2 to be consistent with ELS, which does not identify transport depots as a recommended land use.
Truck Depots	C	C	C	X	C	X	Prohibit in IN2 to be consistent with ELS, which does not identify truck depots as a recommended land use.
Wharf or Boating Facilities	X	X	X	X	X	X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	INDUTRIAL ZONES						Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 ELS Canterbury Bankstown Employment Land Strategy I permitted under the Infrastructure SEPP
	IN1 General Industrial			IN2 Light Industrial			
Land Use Terms within the EDUCATIONAL ESTABLISHMENT Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Educational Establishments	C	X	X	C	X	X	Remove from Land Use Table to avoid duplication with the Education & Child Care SEPP.
□ Schools	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Education & Child Care SEPP.
Land Use Terms within the HEALTH SERVICES FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Health Services Facilities	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
□ Hospitals	C	X	X	C	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
□ Medical Centres	C	X	X	C	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
□ Health Consulting Rooms	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Other Land Use Terms relating to COMMUNITY INFRASTRUCTURE	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Early Education and Care Facilities	X	X	X	X	X	X	No change
□ Centre–Based Child Care Facilities	X	X	X	X	C	X	Prohibit in IN2 to be consistent with ELS, which discourages sensitive land uses in this zone.
□ Home–Based Child Care	C	C	X	C	C	X	Prohibit in IN1 + IN2 to be consistent with ELS, which discourages residential related land uses in these zones.
□ School–Based Child Care	X	X	X	X	X	X	No change
Community Facilities	C	X	X	C	C	X	Prohibit in IN1 + IN2 to be consistent with ELS, which does not identify community facilities as a recommended land use.
Correctional Centres	C	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Emergency Services Facilities	I	I	I	I	I	I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Industrial Training Facilities	C	C	C	C	C	C	No change
Information and Education Facilities	C	X	X	C	X	X	Prohibit in IN1 + IN2 to be consistent with ELS, which does not identify information and education facilities as a recommended land use.
Places of Public Worship	C	C	C	C	C	C	No change
Public Administration Buildings	C	X	X	C	C	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Research Stations	C	X	X	C	C	C	Prohibit in IN1 to be consistent with ELS, which does not identify research stations as a recommended land use.
Respite Day Care Centres	X	X	X	X	C	X	Prohibit in IN2 to be consistent with ELS, which discourages sensitive land uses in this zone.

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	IN1 General Industrial			IN2 Light Industrial			
Land Use Terms relating to RECREATION	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Boat Launching Ramps	X	X	X	X	X	X	No change
Boat Sheds	X	X	X	X	X	X	No change
Charter and Tourism Boating Facilities	X	X	X	X	X	X	No change
Environmental Facilities	C	X	C	C	X	C	Permit in IN1 + IN2, noting that existing natural systems occur in these zones.
Jetties	X	X	X	X	X	X	No change
Marinas	X	X	X	X	X	X	No change
Moorings	X	X	X	X	X	X	No change
Mooring Pens	X	X	X	X	X	X	No change
Recreation Areas	C	X	X	C	C	X	Prohibit in IN1 + IN2 to be consistent with ELS, which discourages sensitive land uses in these zones.
Recreation Facilities (Indoor)	C	X	X	C	C	C	Prohibit in IN1 to be consistent with ELS, which does not identify recreation facilities (indoor) as a recommended land use.
Recreation Facilities (Major)	C	X	X	X	X	X	Prohibit in IN1 to be consistent with ELS, which does not identify recreation facilities (major) as a recommended land use.
Recreation Facilities (Outdoor)	C	X	X	C	X	X	Prohibit in IN1 + IN2 to be consistent with ELS, which does not identify recreation facilities (outdoor) as a recommended land use.
Water Recreation Structures	X	X	X	X	X	X	No change
Other MISCELLANEOUS Land Use Terms	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Cemeteries	X	X	X	X	X	X	No change
Crematoria	C	X	C	X	X	X	Permit in IN1 as compatible in this zone.
Environmental Protection Works	C	C	C	C	C	C	No change
Exhibition Homes	X	X	X	X	X	X	No change
Exhibition Villages	X	X	X	X	X	X	No change
Extractive Industries	X	X	X	X	X	X	No change
Flood Mitigation Works	C	C	C	C	C	C	No change
Mortuaries	C	C	C	X	C	C	Permit in IN2 as compatible in this zone.
Open Cut Mining	X	X	X	X	X	X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	INDUTRIAL ZONES					Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012	
	IN1 General Industrial			IN2 Light Industrial			
Land Use Terms within the SIGNAGE Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		
Signage	X	C	X	X	C	X	Prohibit in IN1 + IN2 as incompatible with the desired visual character of these zones.
<input type="checkbox"/> Advertising Structures	X	C	X	X	C	X	Prohibit in IN1 + IN2 as incompatible with the desired visual character of these zones.
<input type="checkbox"/> Building Identification Signs	C	C	C	C	C	C	No change
<input type="checkbox"/> Business Identification Signs	C	C	C	C	C	C	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RECREATION ZONES						WATERWAYS			Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
	RE1 Public Recreation			RE2 Private Recreation			W1 Natural Waterways			
Land Use Terms within the AGRICULTURE Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Agriculture	X	X	X	X	X	X	X	X	X	No change
Aquaculture	C	C	C	C	C	C	C	C	C	No change
<input type="checkbox"/> Oyster Aquaculture	C	C	C	C	C	C	C	C	C	No change
<input type="checkbox"/> Pond–Based Aquaculture	C	C	C	C	C	C	C	C	C	No change
<input type="checkbox"/> Tank–Based Aquaculture	C	C	C	C	C	C	C	C	C	No change
Extensive Agriculture	C	X	X	X	X	X	X	X	X	Prohibit in RE1 to be consistent with zone objectives, namely to enable land to be used for public purposes.
<input type="checkbox"/> Bee Keeping	C	X	X	X	X	X	X	X	X	Prohibit in RE1 to be consistent with zone objectives, namely to enable land to be used for public purposes.
<input type="checkbox"/> Dairy (Pasture–Based)	C	X	X	X	X	X	X	X	X	Prohibit in RE1 to be consistent with zone objectives, namely to enable land to be used for public purposes.
Intensive Livestock Agriculture	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Dairies (restricted)	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Feedlots	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Pig Farms	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Poultry Farms	X	X	X	X	X	X	X	X	X	No change
Intensive Plant Agriculture	C	X	X	X	X	X	X	X	X	Prohibit in RE1 to be consistent with zone objectives, namely to enable land to be used for public purposes.
<input type="checkbox"/> Horticulture	C	X	X	X	X	X	X	X	X	Prohibit in RE1 to be consistent with zone objectives, namely to enable land to be used for public purposes.
<input type="checkbox"/> Turf Farming	C	X	X	X	X	X	X	X	X	Prohibit in RE1 to be consistent with zone objectives, namely to enable land to be used for public purposes.
<input type="checkbox"/> Viticulture	C	X	X	X	X	X	X	X	X	Prohibit in RE1 to be consistent with zone objectives, namely to enable land to be used for public purposes.
Land Use Terms outside the AGRICULTURE Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Animal Boarding Establishments	X	X	X	X	X	X	X	X	X	No change
Farm Buildings	X	X	X	X	X	X	X	X	X	No change
Forestry	X	X	X	X	X	X	X	X	X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RECREATION ZONES						WATERWAYS			Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
	RE1 Public Recreation			RE2 Private Recreation			W1 Natural Waterways			
Land Use Terms within the RESIDENTIAL ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Residential Accommodation	X	X	X	X	X	X	X	X	X	No change
Attached Dwellings	X	X	X	X	X	X	X	X	X	No change
Boarding Houses	X	X	X	X	X	X	X	X	X	No change
Dual Occupancies	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Dual Occupancies (Attached)	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Dual Occupancies (Detached)	X	X	X	X	X	X	X	X	X	No change
Dwelling Houses	X	X	X	X	X	X	X	X	X	No change
Group Homes	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Group Homes (Permanent)	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Group Homes (Transitional)	X	X	X	X	X	X	X	X	X	No change
Hostels	X	X	X	X	X	X	X	X	X	No change
Manor Houses	X	X	X	X	X	X	X	X	X	No change
Multi Dwelling Housing	X	X	X	X	X	X	X	X	X	No change
Residential Flat Buildings	X	X	X	X	X	X	X	X	X	No change
Rural Worker's Dwellings	X	X	X	X	X	X	X	X	X	No change
Secondary Dwellings	X	X	X	X	X	X	X	X	X	No change
Semi-Detached Dwellings	X	X	X	X	X	X	X	X	X	No change
Seniors Housing	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Residential Care Facilities	X	X	X	X	X	X	X	X	X	No change
Shop Top Housing	X	X	X	X	X	X	X	X	X	No change
Land Use Terms outside the RESIDENTIAL ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Home Businesses	X	X	X	X	X	X	X	X	X	No change
Home Occupations	X	X	X	X	X	X	X	X	X	No change
Home Occupations (Sex Services)	X	X	X	X	X	X	X	X	X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RECREATION ZONES						WATERWAYS			Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
	RE1 Public Recreation			RE2 Private Recreation			W1 Natural Waterways			
Land Use Terms within the TOURIST AND VISITOR ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Tourist and Visitor Accommodation	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Backpackers' Accommodation	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Bed & Breakfast Accommodation	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Farm Stay Accommodation	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Hotel or Motel Accommodation	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Serviced Apartments	X	X	X	X	X	X	X	X	X	No change
Land Use Terms outside the TOURIST AND VISITOR ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Camping Grounds	X	X	X	X	X	X	X	X	X	No change
Caravan Parks	C	X	X	X	X	X	X	X	X	Prohibit in RE1 to be consistent with zone objectives, namely to enable land to be used for public purposes.
Eco–Tourist Facilities	C	X	X	X	X	X	X	X	X	Prohibit in RE1 to be consistent with zone objectives, namely to enable land to be used for public purposes.

<div>Legend</div> <div><div>O</div> permitted without consent (mandated under the SI Order)</div> <div><div>O</div> permitted without consent</div> <div><div>C</div> permitted with consent (mandated under the SI Order)</div> <div><div>C</div> permitted with consent</div> <div><div>X</div> prohibited (mandated under the SI Order)</div> <div><div>X</div> prohibited</div>	RECREATION ZONES						WATERWAYS			<div>Legend</div> <div>Bank Bankstown LEP 2015</div> <div>Cant Canterbury LEP 2012</div>
	RE1 Public Recreation			RE2 Private Recreation			W1 Natural Waterways			
Land Use Terms within the COMMERCIAL PREMISES Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Commercial Premises	X	X	X	X	X	X	X	X	X	No change
Business Premises	X	X	X	X	X	X	X	X	X	No change
<div><div></div> Funeral Homes</div>	X	X	X	X	X	X	X	X	X	No change
Office Premises	X	X	X	X	X	X	X	X	X	No change
Retail Premises	X	X	X	X	X	X	X	X	X	No change
Cellar Door Premises	X	X	X	X	X	X	X	X	X	No change
Food and Drink Premises	C	X	C	X	X	X	X	X	X	Permit in RE1 as consistent with zone objectives.
<div><div></div> Pubs</div>	C	X	C	X	X	X	X	X	X	Permit in RE1 as consistent with zone objectives.
<div><div></div> Restaurants or Cafes</div>	C	C	C	X	C	C	X	X	X	Permit in RE2 as consistent with zone objectives.
<div><div></div> Small Bar</div>	C	X	C	X	X	X	X	X	X	Permit in RE1 as consistent with zone objectives.
<div><div></div> Take Away Food & Drink Premises</div>	C	X	C	X	X	X	X	X	X	Permit in RE1 as consistent with zone objectives.
Garden Centres	X	X	X	X	X	X	X	X	X	No change
Hardware and Building Supplies	X	X	X	X	X	X	X	X	X	No change
Kiosks	C	C	C	C	C	C	X	X	X	No change
Landscaping Material Supplies	X	X	X	X	X	X	X	X	X	No change
Markets	C	C	C	X	C	X	X	X	X	Prohibit in RE2 to be consistent with zone objectives.
Plant Nurseries	X	X	X	X	X	X	X	X	X	No change
Roadside Stalls	X	X	X	X	X	X	X	X	X	No change
Rural Supplies	X	X	X	X	X	X	X	X	X	No change
Shops	X	X	X	X	X	X	X	X	X	No change
<div><div></div> Neighbourhood Shops</div>	X	X	X	X	X	X	X	X	X	No change
<div><div></div> Neighbourhood Supermarkets</div>	X	X	X	X	X	X	X	X	X	No change
Specialised Retail Premises	X	X	X	X	X	X	X	X	X	No change
Timber Yards	X	X	X	X	X	X	X	X	X	No change
Vehicle Sales or Hire Premises	X	X	X	X	X	X	X	X	X	No change

<div>Legend</div> <div><div>O</div> permitted without consent (mandated under the SI Order)</div> <div><div>O</div> permitted without consent</div> <div><div>C</div> permitted with consent (mandated under the SI Order)</div> <div><div>C</div> permitted with consent</div> <div><div>X</div> prohibited (mandated under the SI Order)</div> <div><div>X</div> prohibited</div>	RECREATION ZONES						WATERWAYS			<div>Legend</div> <div>Bank Bankstown LEP 2015</div> <div>Cant Canterbury LEP 2012</div>	
	RE1 Public Recreation			RE2 Private Recreation			W1 Natural Waterways				
	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed		Comments
	Bank	Cant		Bank	Cant		Bank	Cant			
	Amusement Centres	X	X	X	X	X	X	X	X		No change
	Entertainment Facilities	C	X	C	X	X	X	X	X		Permit in RE1 to complement and support cultural facilities (e.g. Arts Centre).
	Function Centres	C	X	C	X	X	X	X	X		Permit in RE1 to complement and support cultural facilities (e.g. Arts Centre).
	Highway Service Centres	X	X	X	X	X	X	X	X		No change
	Industrial Retail Outlets	X	X	X	X	X	X	X	X		No change
	Registered Clubs	X	X	X	C	X	C	X	X		X
Restricted Premises	X	X	X	X	X	X	X	X	X	No change	
Service Stations	X	X	X	X	X	X	X	X	X	No change	
Sex Services Premises	X	X	X	X	X	X	X	X	X	No change	
Veterinary Hospitals	X	X	X	X	X	X	X	X	X	No change	
Wholesale Supplies	X	X	X	X	X	X	X	X	X	No change	

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Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
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Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RECREATION ZONES						WATERWAYS			Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
	RE1 Public Recreation			RE2 Private Recreation			W1 Natural Waterways			
Land Use Terms within the RURAL INDUSTRY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Rural Industries	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Agricultural Produce Industries	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Livestock Processing Industries	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Sawmill or Log Processing Works	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Stock and Sale Yards	X	X	X	X	X	X	X	X	X	No change
Land Use Terms within the INDUSTRY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Industries	X	X	X	X	X	X	X	X	X	No change
Heavy Industries	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Hazardous Industries	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Offensive Industries	X	X	X	X	X	X	X	X	X	No change
Light Industries	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Artisan Food and Drink Industry	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> High Technology Industries	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Home Industries	X	X	X	X	X	X	X	X	X	No change
General Industries	X	X	X	X	X	X	X	X	X	No change
Land Use Terms outside the INDUSTRY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Boat Building and Repair Facilities	X	X	X	X	X	X	X	X	X	No change
Vehicle Body Repair Workshops	X	X	X	X	X	X	X	X	X	No change
Vehicle Repair Stations	X	X	X	X	X	X	X	X	X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RECREATION ZONES						WATERWAYS			Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
	RE1 Public Recreation			RE2 Private Recreation			W1 Natural Waterways			
Land Use Terms within the HEAVY INDUSTRIAL STORAGE ESTABLISHMENT Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Heavy Industrial Storage Establishments	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Hazardous Storage Establishments	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Liquid Fuel Depots	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Offensive Storage Establishments	X	X	X	X	X	X	X	X	X	No change
Land Use Terms within the STORAGE PREMISES Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Storage Premises	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Self–Storage Units	X	X	X	X	X	X	X	X	X	No change
Land Use Terms outside the STORAGE PREMISES Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Depots	X	X	X	X	X	X	X	X	X	No change
Warehouse or Distribution Centres	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Local Distribution Premises	X	X	X	X	X	X	X	X	X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RECREATION ZONES						WATERWAYS			Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 I permitted under the Infrastructure SEPP
	RE1 Public Recreation			RE2 Private Recreation			W1 Natural Waterways			
Land Use Terms within the SEWERAGE SYSTEM Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Sewerage Systems	X	C	X	X	C	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Biosolids Treatment Facilities	X	C	X	X	C	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Sewage Reticulation Systems	I	I	I	I	I	I	I	I	I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Sewage Treatment Plants	X	C	X	X	C	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Recycling Facilities	X	C	X	X	C	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Land Use Terms within the WASTE OR RESOURCE MANAGEMENT FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Waste/Resource Management Facilities	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Resource Recovery Facilities	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Waste Disposal Facilities	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Waste or Resource Transfer Stations	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Land Use Terms within the WATER SUPPLY SYSTEM Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Water Supply Systems	C	C	X	C	C	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Reticulation Systems	I	I	I	I	I	I	I	I	I	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Storage Facilities	C	C	X	C	C	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Water Treatment Facilities	C	C	X	C	C	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RECREATION ZONES						WATERWAYS			Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
	RE1 Public Recreation			RE2 Private Recreation			W1 Natural Waterways			
Land Use Terms within the AIR TRANSPORT FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Air Transport Facilities	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
□ Airports	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
□ Heliports	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Land Use Terms outside the AIR TRANSPORT FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Airstrips	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Helipads	X	X	X	C	X	X	X	X	X	Prohibit in RE2 to be consistent with zone objectives.
Other Land Use Terms relating to INFRASTRUCTURE	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Car Parks	C	C	C	C	C	C	X	X	X	No change
Electricity Generating Works	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Freight Transport Facilities	X	X	X	X	X	X	X	X	X	No change
Passenger Transport Facilities	X	X	X	X	X	X	X	X	X	No change
Port Facilities	I	I	I	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Roads	C	C	C	C	C	C	X	C	X	Prohibit in W1 to be consistent with zone objectives.
Transport Depots	X	X	X	X	X	X	X	X	X	No change
Truck Depots	X	X	X	X	X	X	X	X	X	No change
Wharf or Boating Facilities	C	X	C	X	X	X	C	C	C	Permit in RE1 as consistent with zone objectives.

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RECREATION ZONES						WATERWAYS			Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
	RE1 Public Recreation			RE2 Private Recreation			W1 Natural Waterways			
Land Use Terms within the EDUCATIONAL ESTABLISHMENT Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Educational Establishments	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Education & Child Care SEPP.
<input type="checkbox"/> Schools	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Education & Child Care SEPP.
Land Use Terms within the HEALTH SERVICES FACILITY Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Health Services Facilities	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Hospitals	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Medical Centres	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
<input type="checkbox"/> Health Consulting Rooms	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Other Land Use Terms relating to COMMUNITY INFRASTRUCTURE	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Early Education and Care Facilities	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> Centre–Based Child Care Facilities	C	C	C	X	C	C	X	X	X	Permit in RE2 as consistent with zone objectives.
<input type="checkbox"/> Home–Based Child Care	X	X	X	X	X	X	X	X	X	No change
<input type="checkbox"/> School–Based Child Care	X	X	X	X	X	X	X	X	X	No change
Community Facilities	C	C	C	C	C	C	X	X	X	No change
Correctional Centres	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Emergency Services Facilities	C	X	C	X	X	X	X	X	X	Permit in RE1 and for all other zones, remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Industrial Training Facilities	X	X	X	X	X	X	X	X	X	No change
Information and Education Facilities	C	C	C	X	C	X	X	X	X	Prohibit in RE2 to be consistent with zone objectives.
Places of Public Worship	X	X	X	X	X	X	X	X	X	No change
Public Administration Buildings	X	X	X	X	X	X	X	X	X	Remove from Land Use Table to avoid duplication with the Infrastructure SEPP.
Research Stations	X	C	X	X	X	X	X	X	X	Prohibit in RE1 to be consistent with zone objectives.
Respite Day Care Centres	C	C	C	X	C	C	X	X	X	Permit in RE2 to complement and support centre–based child care facilities where permitted.

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RECREATION ZONES						WATERWAYS			Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
	RE1 Public Recreation			RE2 Private Recreation			W1 Natural Waterways			
Land Use Terms relating to RECREATION	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Boat Launching Ramps	C	C	C	X	X	X	C	C	C	No change
Boat Sheds	C	X	C	X	X	X	C	X	C	Permit in RE1 + W1 as consistent with zone objectives.
Charter and Tourism Boating Facilities	C	X	C	X	X	X	C	X	C	Permit in RE1 + W1 as consistent with zone objectives.
Environmental Facilities	C	C	C	C	C	C	C	C	C	No change
Jetties	C	C	C	X	X	X	C	C	C	No change
Marinas	C	X	X	C	X	X	C	X	X	Prohibit in RE1, RE2 + W1 to be consistent with zone objectives.
Moorings	X	X	X	X	X	X	C	C	C	No change
Mooring Pens	X	X	X	X	X	X	C	C	C	No change
Recreation Areas	C	C	C	C	C	C	X	C	X	Prohibit in W1 to be consistent with zone objectives.
Recreation Facilities (Indoor)	C	C	C	C	C	C	X	X	X	No change
Recreation Facilities (Major)	C	C	C	X	C	C	X	X	X	Permit in RE2 as consistent with zone objectives.
Recreation Facilities (Outdoor)	C	C	C	C	C	C	X	X	X	No change
Water Recreation Structures	C	C	C	X	X	X	C	C	C	No change
Other MISCELLANEOUS Land Use Terms	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
Cemeteries	X	X	X	X	X	X	X	X	X	No change
Crematoria	X	X	X	X	X	X	X	X	X	No change
Environmental Protection Works	C	C	C	C	C	C	C	C	C	No change
Exhibition Homes	X	X	X	X	X	X	X	X	X	No change
Exhibition Villages	X	X	X	X	X	X	X	X	X	No change
Extractive Industries	X	X	X	X	X	X	X	X	X	No change
Flood Mitigation Works	C	C	C	C	C	C	C	C	C	No change
Mortuaries	X	X	X	X	X	X	X	X	X	No change
Open Cut Mining	X	X	X	X	X	X	X	X	X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RECREATION ZONES						WATERWAYS			Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
	RE1 Public Recreation			RE2 Private Recreation			W1 Natural Waterways			
Land Use Terms within the SIGNAGE Group Term	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Current Land Use Tables		Proposed	Comments
	Bank	Cant		Bank	Cant		Bank	Cant		
	Signage	X	X	X	X	X	X	X	X	
<input type="checkbox"/> Advertising Structures	X	X	X	X	X	X	X	X	No change	
<input type="checkbox"/> Building Identification Signs	C	C	C	C	C	C	X	X	X	No change
<input type="checkbox"/> Business Identification Signs	C	C	C	C	C	C	X	X	X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited										
Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012										

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RURAL ZONE		Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012	
	RU4 Primary Production Small Lots			
Land Use Terms within the AGRICULTURE Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Agriculture	X		X	No change
Aquaculture	C		C	No change
<input type="checkbox"/> Oyster Aquaculture	C		C	No change
<input type="checkbox"/> Pond–Based Aquaculture	C		C	No change
<input type="checkbox"/> Tank–Based Aquaculture	C		C	No change
Extensive Agriculture	C		C	No change
<input type="checkbox"/> Bee Keeping	C		C	No change
<input type="checkbox"/> Dairy (Pasture–Based)	C		C	No change
Intensive Livestock Agriculture	C		X	Prohibit in RU4 following definition change to include pig/ poultry farms, which is incompatible with desired character of area.
<input type="checkbox"/> Dairies (restricted)	C		X	Prohibit in RU4 following definition change to include pig/ poultry farms, which is incompatible with desired character of area.
<input type="checkbox"/> Feedlots	C		X	Prohibit in RU4 following definition change to include pig/ poultry farms, which is incompatible with desired character of area.
<input type="checkbox"/> Pig Farms	C		X	Prohibit in RU4 following definition change to include pig/ poultry farms, which is incompatible with desired character of area.
<input type="checkbox"/> Poultry Farms	C		X	Prohibit in RU4 following definition change to include pig/ poultry farms, which is incompatible with desired character of area.
Intensive Plant Agriculture	C		C	No change
<input type="checkbox"/> Horticulture	C		C	No change
<input type="checkbox"/> Turf Farming	C		C	No change
<input type="checkbox"/> Viticulture	C		C	No change
Land Use Terms outside the AGRICULTURE Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Animal Boarding Establishments	C		C	No change
Farm Buildings	C		C	No change
Forestry	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RURAL ZONE RU4 Primary Production Small Lots			Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
Land Use Terms within the RESIDENTIAL ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Residential Accommodation	X		X	No change
Attached Dwellings	X		X	No change
Boarding Houses	X		X	No change
Dual Occupancies	X		X	No change
<input type="checkbox"/> Dual Occupancies (Attached)	X		X	No change
<input type="checkbox"/> Dual Occupancies (Detached)	X		X	No change
Dwelling Houses	c		c	No change
Group Homes	X		X	No change
<input type="checkbox"/> Group Homes (Permanent)	X		X	No change
<input type="checkbox"/> Group Homes (Transitional)	X		X	No change
Hostels	X		X	No change
Manor Houses	X		X	No change
Multi Dwelling Housing	X		X	No change
Residential Flat Buildings	X		X	No change
Rural Worker's Dwellings	X		X	No change
Secondary Dwellings	X		X	No change
Semi–Detached Dwellings	X		X	No change
Seniors Housing	X		X	No change
<input type="checkbox"/> Residential Care Facilities	X		X	No change
Shop Top Housing	X		X	No change
Land Use Terms outside the RESIDENTIAL ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Home Businesses	c		c	No change
Home Occupations	o		o	Remove from Land Use Table to avoid duplication with Codes SEPP.
Home Occupations (Sex Services)	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RURAL ZONE		Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012	
	RU4 Primary Production Small Lots			
Land Use Terms within the TOURIST AND VISITOR ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Tourist and Visitor Accommodation	X		X	No change
<input type="checkbox"/> Backpackers' Accommodation	X		X	No change
<input type="checkbox"/> Bed and Breakfast Accommodation	X		X	No change
<input type="checkbox"/> Farm Stay Accommodation	X		X	No change
<input type="checkbox"/> Hotel or Motel Accommodation	X		X	No change
<input type="checkbox"/> Serviced Apartments	X		X	No change
Land Use Terms outside the TOURIST AND VISITOR ACCOMMODATION Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Camping Grounds	X		X	No change
Caravan Parks	X		X	No change
Eco–Tourist Facilities	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RURAL ZONE		Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012	
	RU4 Primary Production Small Lots			
Land Use Terms within the COMMERCIAL PREMISES Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Commercial Premises	X		X	No change
Business Premises	X		X	No change
<input type="checkbox"/> Funeral Homes	X		X	No change
Office Premises	X		X	No change
Retail Premises	X		X	No change
Cellar Door Premises	X		X	No change
Food and Drink Premises	X		X	No change
<input type="checkbox"/> Pubs	X		X	No change
<input type="checkbox"/> Restaurants or Cafes	X		X	No change
<input type="checkbox"/> Small Bar	X		X	No change
<input type="checkbox"/> Take Away Food & Drink Premises	X		X	No change
Garden Centres	X		X	No change
Hardware and Building Supplies	X		X	No change
Kiosks	C		X	Prohibit in RU4 to be consistent with zone objectives.
Landscaping Material Supplies	X		X	No change
Markets	X		X	No change
Plant Nurseries	C		C	No change
Roadside Stalls	C		C	No change
Rural Supplies	X		X	No change
Shops	X		X	No change
<input type="checkbox"/> Neighbourhood Shops	X		X	No change
<input type="checkbox"/> Neighbourhood Supermarkets	X		X	No change
Specialised Retail Premises	X		X	No change
Timber Yards	X		X	No change
Vehicle Sales or Hire Premises	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RURAL ZONE		Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012	
	RU4 Primary Production Small Lots			
Land Use Terms outside the COMMERCIAL PREMISES Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Amusement Centres	X		X	No change
Entertainment Facilities	X		X	No change
Function Centres	X		X	No change
Highway Service Centres	X		X	No change
Industrial Retail Outlets	X		X	No change
Registered Clubs	X		X	No change
Restricted Premises	X		X	No change
Service Stations	X		X	No change
Sex Services Premises	X		X	No change
Veterinary Hospitals	X		X	No change
Wholesale Supplies	X		X	No change
Amusement Centres	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RURAL ZONE RU4 Primary Production Small Lots			Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
Land Use Terms within the RURAL INDUSTRY Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Rural Industries	X		X	
□ Agricultural Produce Industries	X		X	
□ Livestock Processing Industries	X		X	
□ Sawmill or Log Processing Works	X		X	
□ Stock and Sale Yards	X		X	
Land Use Terms within the INDUSTRY Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Industries	X		X	
Heavy Industries	X		X	
□ Hazardous Industries	X		X	
□ Offensive Industries	X		X	
Light Industries	X		X	
□ Artisan Food and Drink Industry	X		X	
□ High Technology Industries	X		X	
□ Home Industries	X		X	
General Industries	X		X	
Land Use Terms outside the INDUSTRY Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Boat Building and Repair Facilities	X		X	
Vehicle Body Repair Workshops	X		X	
Vehicle Repair Stations	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RURAL ZONE RU4 Primary Production Small Lots			Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012
Land Use Terms within the HEAVY INDUSTRIAL STORAGE ESTABLISHMENT Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Heavy Industrial Storage Establishments	X		X	No change
<input type="checkbox"/> Hazardous Storage Establishments	X		X	No change
<input type="checkbox"/> Liquid Fuel Depots	X		X	No change
<input type="checkbox"/> Offensive Storage Establishments	X		X	No change
Land Use Terms within the STORAGE PREMISES Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Storage Premises	X		X	No change
<input type="checkbox"/> Self–Storage Units	X		X	No change
Land Use Terms outside the STORAGE PREMISES Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Depots	X		X	No change
Warehouse or Distribution Centres	X		X	No change
<input type="checkbox"/> Local Distribution Premises	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RURAL ZONE		Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 I permitted under the Infrastructure SEPP	
	RU4 Primary Production Small Lots			
Land Use Terms within the SEWERAGE SYSTEM Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Sewerage Systems	X		X	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
<input type="checkbox"/> Biosolids Treatment Facilities	I		I	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
<input type="checkbox"/> Sewage Reticulation Systems	I		I	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
<input type="checkbox"/> Sewage Treatment Plants	I		I	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
<input type="checkbox"/> Water Recycling Facilities	I		I	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
Land Use Terms within the WASTE OR RESOURCE MANAGEMENT FACILITY Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Waste/Resource Management Facilities	X		X	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
<input type="checkbox"/> Resource Recovery Facilities	X		X	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
<input type="checkbox"/> Waste Disposal Facilities	X		X	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
<input type="checkbox"/> Waste or Resource Transfer Stations	X		X	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
Land Use Terms within the WATER SUPPLY SYSTEM Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Water Supply Systems	C		X	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
<input type="checkbox"/> Water Reticulation Systems	I		I	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
<input type="checkbox"/> Water Storage Facilities	C		X	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
<input type="checkbox"/> Water Treatment Facilities	I		I	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RURAL ZONE		Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 I permitted under the Infrastructure SEPP	
	RU4 Primary Production Small Lots			
Land Use Terms within the AIR TRANSPORT FACILITY Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Air Transport Facilities	X		X	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
<input type="checkbox"/> Airports	X		X	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
<input type="checkbox"/> Heliports	I		I	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
Land Use Terms outside the AIR TRANSPORT FACILITY Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Airstrips	X		X	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
Helipads	X		X	No change
Other Land Use Terms relating to INFRASTRUCTURE	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Car Parks	X		X	No change
Electricity Generating Works	I		I	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
Freight Transport Facilities	X		X	No change
Passenger Transport Facilities	X		X	No change
Port Facilities	X		X	No change
Roads	C		C	No change
Transport Depots	X		X	No change
Truck Depots	X		X	No change
Wharf or Boating Facilities	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RURAL ZONE		Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012 I permitted under the Infrastructure SEPP E permitted under the Education & Child Care SEPP	
	RU4 Primary Production Small Lots			
Land Use Terms within the EDUCATIUNAL ESTABLISHMENT Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Educational Establishments	E		E	Remove from Land Use Table to avoid duplication with Education & Child Care SEPP.
<input type="checkbox"/> Schools	E		E	Remove from Land Use Table to avoid duplication with Education & Child Care SEPP.
Land Use Terms within the HEALTH SERVICES FACILITY Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Health Services Facilities	I		I	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
<input type="checkbox"/> Hospitals	I		I	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
<input type="checkbox"/> Medical Centres	I		I	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
<input type="checkbox"/> Health Consulting Rooms	I		I	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
Land Use Terms relating to COMMUNITY INFRASTRUCTURE	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Early Education and Care Facility	X		X	No change
<input type="checkbox"/> Centre–Based Child Care Centres	X		X	No change
<input type="checkbox"/> Home–Based Child Care	X		X	No change
<input type="checkbox"/> School–Based Child Care	E		E	Remove from Land Use Table to avoid duplication with Education & Child Care SEPP.
Community Facilities	X		X	No change
Correctional Centres	X		X	No change
Emergency Services Facilities	I		I	Remove from Land Use Table to avoid duplication with Infrastructure SEPP.
Industrial Training Facilities	X		X	No change
Information and Education Facilities	X		X	No change
Places of Public Worship	X		X	No change
Public Administration Buildings	X		X	No change
Research Stations	X		X	No change
Respite Day Care Centres	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RURAL ZONE		Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012	
	RU4 Primary Production Small Lots			
Land Use Terms relating to RECREATION	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Boat Launching Ramps	X		X	No change
Boat Sheds	X		X	No change
Charter and Tourism Boating Facilities	X		X	No change
Environmental Facilities	C		C	No change
Jetties	X		X	No change
Marinas	X		X	No change
Moorings	X		X	No change
Mooring Pens	X		X	No change
Recreation Areas	C		C	No change
Recreation Facilities (Indoor)	C		C	No change
Recreation Facilities (Major)	X		X	No change
Recreation Facilities (Outdoor)	C		C	No change
Water Recreation Structures	X		X	No change
Other MISCELLANEOUS Land Use Terms	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Cemeteries	X		X	No change
Crematoria	X		X	No change
Environmental Protection Works	C		C	No change
Exhibition Homes	X		X	No change
Exhibition Villages	X		X	No change
Extractive Industries	X		X	No change
Flood Mitigation Works	C		C	No change
Mortuaries	X		X	No change
Open Cut Mining	X		X	No change

Legend O permitted without consent (mandated under the SI Order) O permitted without consent C permitted with consent (mandated under the SI Order) C permitted with consent X prohibited (mandated under the SI Order) X prohibited	RURAL ZONE		Legend Bank Bankstown LEP 2015 Cant Canterbury LEP 2012	
	RU4 Primary Production Small Lots			
Land Use Terms within the SIGNAGE Group Term	Current Land Use Tables		Proposed	Comments
	Bank	Cant		
Signage	X		X	No change
<input type="checkbox"/> Advertising Structures	X		X	No change
<input type="checkbox"/> Building Identification Signs	C		C	No change
<input type="checkbox"/> Business Identification Signs	C		C	No change

Canterbury Bankstown Consolidated Local Environmental Plan

Standard Instrument (Local Environmental Plans) Order–Latest Version dated 15 January 2020



Legend:

Text marked in 'red' Proposed amendments following the exhibition period.

Note: Canterbury Bankstown Consolidated Local Environmental Plan is a draft only. The proposed provisions have not been the subject of legal drafting and may be altered in the legal drafting process.

Part 1–Preliminary

1.1 Name of Plan [compulsory]

This Plan is Canterbury Bankstown Local Environmental Plan 2020.

1.1AA Commencement [compulsory]

This Plan commences on the day on which it is published on the NSW legislation website.

1.2 Aims of Plan [compulsory]

- (1) This Plan aims to make local environmental planning provisions for land in Canterbury Bankstown in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.
- (2) The particular aims of this Plan are as follows—
 - (a) to manage growth in a way that contributes to the sustainability of Canterbury Bankstown, and recognises the needs and aspirations of the community,
 - (b) to protect and enhance the landform and vegetation, especially foreshores and bushland, in a way that maintains the biodiversity values and landscape amenity of Canterbury Bankstown,
 - (c) to protect the **Aboriginal**, natural, cultural and built heritage of Canterbury Bankstown,
 - (d) to provide development opportunities that are compatible with the character and amenity of Canterbury Bankstown,
 - (e) to minimise risk to the community in areas subject to ~~environmental~~ **urban and natural** hazards by restricting development in sensitive areas,
 - (f) to provide a range of housing opportunities to cater for changing demographics and population needs,
 - (g) to provide a range of business and industrial opportunities to encourage local employment and economic growth,
 - (h) to provide a range of recreational and community service opportunities to meet the needs of residents of and visitors to Canterbury Bankstown,
 - (i) to achieve good urban design in terms of site layouts, building form, streetscape, architectural roof features and public and private safety,
 - (j) to concentrate intensive trip-generating activities in locations most accessible to rail transport to reduce car dependence and to limit the potential for additional traffic on the road network,
 - (k) to consider the cumulative impact of development on the natural environment and waterways and on the capacity of infrastructure and the road network,
 - (l) to enhance the quality of life and the social well-being and amenity of the community,
 - (m) to provide for infrastructure to meet the demands arising from growth,
 - (n) to promote ecologically sustainable development.

1.3 Land to which Plan applies [compulsory]

This Plan applies to the land identified on the Land Application Map.

1.4 Definitions [compulsory]

The Dictionary at the end of this Plan defines words and expressions for the purposes of this Plan.

1.5 Notes [compulsory]

Notes in this Plan are provided for guidance and do not form part of this Plan.

1.6 Consent authority [compulsory]

The consent authority for the purposes of this Plan is (subject to the Act) the Council.

1.7 Maps [compulsory]

- (1) A reference in this Plan to a named map adopted by this Plan is a reference to a map by that name—
 - (a) approved by the local plan-making authority when the map is adopted, and
 - (b) as amended or replaced from time to time by maps declared by environmental planning instruments to amend or replace that map, and approved by the local plan-making authority when the instruments are made.

(1AA) (Repealed)

- (2) Any 2 or more named maps may be combined into a single map. In that case, a reference in this Plan to any such named map is a reference to the relevant part or aspect of the single map.
- (3) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister.
- (4) For the purposes of this Plan, a map may be in, and may be kept and made available in, electronic or paper form, or both.

Note. The maps adopted by this Plan are to be made available on the official NSW legislation website in connection with this Plan. Requirements relating to the maps are set out in the documents entitled *Standard technical requirements for LEP maps* and *Standard requirements for LEP GIS data* which are available on the website of the Department of Planning and Environment.

1.8 Repeal of planning instruments applying to land [compulsory]

- (1) All local environmental plans and deemed environmental planning instruments applying only to the land to which this Plan applies are repealed.

Note. The following local environmental plans are repealed under this provision—
Bankstown Local Environmental Plan 2015
Canterbury Local Environmental Plan 2012

- (2) All local environmental plans and deemed environmental planning instruments applying to the land to which this Plan applies and to other land cease to apply to the land to which this Plan applies.

1.8A Savings provision relating to development applications [optional]

If a development application has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined as if this Plan had not commenced.

Note. However, under Division 4B of Part 3 of the Act, a development application may be made for consent to carry out development that may only be carried out if the environmental planning instrument applying to the relevant development is appropriately amended or if a new instrument, including an appropriate principal environmental planning instrument, is made, and the consent authority may consider the application. The Division requires public notice of the development application and the draft environmental planning instrument allowing the development at the same time, or as closely together as is practicable.

1.9 Application of SEPPs [compulsory]

- (1) This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan as provided by section 3.28 of the Act.
 - (1A) *State Environmental Planning Policy No 65 – Design Quality for Residential Apartment Development* applies in the same way that it applies to residential flat buildings to the following land uses: Boarding houses; Serviced apartments
- (2) The following State environmental planning policies (or provisions) do not apply to the land to which this Plan applies—
State Environmental Planning Policy No 1—Development Standards

1.9A Suspension of covenants, agreements and instruments [optional]

- (1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.
- (2) This clause does not apply:
 - (a) to a covenant imposed by the Council or that the Council requires to be imposed, or
 - (b) to any prescribed instrument within the meaning of section 183A of the *Crown Lands Act 1989*, or
 - (c) to any conservation agreement within the meaning of the *National Parks and Wildlife Act 1974*, or
 - (d) to any Trust agreement within the meaning of the *Nature Conservation Trust Act 2001*, or
 - (e) to any property vegetation plan within the meaning of the *Native Vegetation Act 2003*, or
 - (f) to any biobanking agreement within the meaning of Part 7A of the *Threatened Species Conservation Act 1995*, or
 - (g) to any planning agreement within the meaning of Division 6 of Part 4 of the Act.
- (3) This clause does not affect the rights or interests of any public authority under any registered instrument.
- (4) Under section 28 of the Act, the Governor, before the making of this clause, approved of subclauses (1)–(3).

Part 2–Permitted or prohibited development

2.1 Land use zones [compulsory]

The land use zones under this Plan are as follows—

Rural Zones

RU4 Primary Production Small Lots

Residential Zones

R2 Low Density Residential

R3 Medium Density Residential

R4 High Density Residential

Business Zones

B1 Neighbourhood Centre

B2 Local Centre

B4 Mixed Use

B5 Business Development

B6 Enterprise Corridor

B7 Business Park

Industrial Zones

IN1 General Industrial

IN2 Light Industrial

Special Purpose Zones

SP1 Special Activities

SP2 Infrastructure

Recreation Zones

RE1 Public Recreation

RE2 Private Recreation

Environment Protection Zones

E1 National Parks and Nature Reserves

Waterway Zones

W1 Natural Waterways

2.2 Zoning of land to which Plan applies [compulsory]

For the purposes of this Plan, land is within the zones shown on the Land Zoning Map.

2.3 Zone objectives and Land Use Table [compulsory]

- (1) The Land Use Table at the end of this Part specifies for each zone—
 - (a) the objectives for development, and
 - (b) development that may be carried out without development consent, and
 - (c) development that may be carried out only with development consent, and
 - (d) development that is prohibited.
- (2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.
- (3) In the Land Use Table at the end of this Part—
 - (a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and
 - (b) a reference to a type of building or other thing does not include (despite any definition in this Plan) a reference to a type of building or other thing referred to separately in the Land Use Table in relation to the same zone.
- (4) This clause is subject to the other provisions of this Plan.

Notes.

- 1 Schedule 1 sets out additional permitted uses for particular land.
- 2 Schedule 2 sets out exempt development (which is generally exempt from both Parts 4 and 5 of the Act). Development in the land use table that may be carried out without consent is nevertheless subject to the environmental assessment and approval requirements of Part 5 of the Act.
- 3 Schedule 3 sets out complying development (for which a complying development certificate may be issued as an alternative to obtaining development consent).
- 4 Clause 2.6 requires consent for subdivision of land.
- 5 Part 5 contains other provisions which require consent for particular development.

2.4 Unzoned land [compulsory]

- (1) Development may be carried out on unzoned land only with development consent.
- (2) In deciding whether to grant development consent, the consent authority—
 - (a) must consider whether the development will impact on adjoining zoned land and, if so, consider the objectives for development in the zones of the adjoining land, and
 - (b) must be satisfied that the development is appropriate and is compatible with permissible land uses in any such adjoining land.

2.5 Additional permitted uses for particular land [compulsory]

- (1) Development on particular land that is described or referred to in Schedule 1 may be carried out—
 - (a) with development consent, or
 - (b) if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development.
- (2) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.

2.6 Subdivision—consent requirements [compulsory]

- (1) Land to which this Plan applies may be subdivided, but only with development consent.

Notes.

- 1 If a subdivision is specified as exempt development in an applicable environmental planning instrument, such as this Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the Act enables it to be carried out without development consent.
 - 2 Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* provides that the strata subdivision of a building in certain circumstances is complying development.
- (2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the Lot Size Map in relation to that land.

Note. The definition of *secondary dwelling* in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.

2.7 Demolition requires development consent [compulsory]

The demolition of a building or work may be carried out only with development consent.

Note. If the demolition of a building or work is identified in an applicable environmental planning instrument, such as this Plan or *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, as exempt development, the Act enables it to be carried out without development consent.

2.8 Temporary use of land [optional]

- (1) The objective of this clause is to provide for the temporary use of land if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.
- (2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for a temporary use for a maximum period of 52 days (whether or not consecutive days) in any period of 12 months.
- (3) Development consent must not be granted unless the consent authority is satisfied that—
 - (a) the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and
 - (b) the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and
 - (c) the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and
 - (d) at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.
- (4) Despite subclause (2), the temporary use of a dwelling as a sales office for a new release area or a new housing estate may exceed the maximum number of days specified in that subclause.
- (5) Subclause (3)(d) does not apply to the temporary use of a dwelling as a sales office mentioned in subclause (4).

Land Use Table

Note. A type of development referred to in the Land Use Table is a reference to that type of development only to the extent it is not regulated by an applicable State environmental planning policy. The following State environmental planning policies in particular may be relevant to development on land to which this Plan applies—

State Environmental Planning Policy (Affordable Rental Housing) 2009 (including provision for secondary dwellings)

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Infrastructure) 2007—relating to infrastructure facilities such as those that comprise, or are for, air transport, correction, education, electricity generating works and solar energy systems, health services, ports, railways, roads, waste management and water supply systems

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

State Environmental Planning Policy No 33—Hazardous and Offensive Development

State Environmental Planning Policy No 50—Canal Estate Development

State Environmental Planning Policy No 64—Advertising and Signage

State Environmental Planning Policy (Primary Production and Rural Development) 2019

Zone RU4 Primary Production Small Lots

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Home occupations

3 Permitted with consent

Aquaculture; Dwelling houses; Extensive agriculture; Farm buildings; Intensive plant agriculture, Plant nurseries; Roads; Roadside stalls; Refer to the Land Use Matrix

4 Prohibited

Any development not specified in item 2 or 3

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- 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.
- To allow for the development of land uses that achieve a high standard of urban design and have regard to local amenity.
- To require landscape as a key characteristic in the low density residential environment.
- To minimise and manage traffic and parking impacts.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Dwelling houses; Group homes; Oyster aquaculture; Pond-based aquaculture; Respite day care centres; Roads; Tank-based aquaculture; Refer to the Land Use Matrix

4 Prohibited

Any development not specified in item 2 or 3

Zone R3 Medium Density Residential**1 Objectives of zone**

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- 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.
- 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.
- To require landscape as a key characteristic in the medium density residential environment.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To allow for increased residential density in accessible locations that maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Nil

3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Group homes; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Roads; Seniors housing; Tank-based aquaculture; Refer to the Land Use Matrix

4 Prohibited

Pond-based aquaculture; Any development not specified in item 2 or 3

Zone R4 High Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To allow for increased residential density in accessible locations that maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Nil

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Community facilities; Neighbourhood shops; Oyster aquaculture; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Shop top housing; Refer to the Land Use Matrix

4 Prohibited

Pond-based aquaculture; Tank-based aquaculture; Any development not specified in item 2 or 3

Zone B1 Neighbourhood Centre

1 Objectives of zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To provide for certain residential uses that are compatible with the mix of uses in neighbourhood centres.
- To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.

2 Permitted without consent

Nil

3 Permitted with consent

Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Respite day care centres; Roads; Shop top housing; Tank-based aquaculture; Refer to the Land Use Matrix

4 Prohibited

Pond-based aquaculture; Any development not specified in item 2 or 3

Zone B2 Local Centre**1 Objectives of zone**

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To provide for certain residential uses that are compatible with the mix of uses in local centres.
- To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.

2 Permitted without consent

Nil

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any development not specified in item 2 or 4

4 Prohibited

Pond-based aquaculture; Refer to the Land Use Matrix

Zone B4 Mixed Use**1 Objectives of zone**

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To reinforce and strengthen the role of the Bankstown CBD as a major metropolitan centre.
- To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.

2 Permitted without consent

Nil

3 Permitted with consent

Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Tank-based aquaculture; Any development not specified in item 2 or 4

4 Prohibited

Pond-based aquaculture; Refer to the Land Use Matrix

Zone B5 Business Development**1 Objectives of zone**

- To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.

2 Permitted without consent

Nil

3 Permitted with consent

Centre-based child care facilities; Garden centres; Hardware and building supplies; Landscaping material supplies; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads, Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any development not specified in item 2 or 4

4 Prohibited

Pond-based aquaculture; Refer to the Land Use Matrix

Zone B6 Enterprise Corridor**1 Objectives of zone**

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.
- To support urban renewal and a pattern of land use and density that reflects the existing and future capacity of the transport network.

2 Permitted without consent

Nil

3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Oyster aquaculture; Passenger transport facilities; Plant nurseries; Roads; Tank-based aquaculture; Warehouse or distribution centres; Any development not specified in item 2 or 4

4 Prohibited

Pond-based aquaculture; Refer to the Land Use Matrix

Zone B7 Business Park

1 Objectives of zone

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.

2 Permitted without consent

Nil

3 Permitted with consent

Centre-based child care facilities; Garden centres; Hardware and building supplies; Light industries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Tank-based aquaculture; Warehouse or distribution centres; Any development not specified in item 2 or 4

4 Prohibited

Pond-based aquaculture; Refer to the Land Use Matrix

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.
- To minimise adverse effects of the development on the environment.

2 Permitted without consent

Nil

3 Permitted with consent

Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Roads; Tank-based aquaculture; Warehouse or distribution centres; Any development not specified in item 2 or 4

4 Prohibited

Pond-based aquaculture; Refer to the Land Use Matrix

Zone IN2 Light Industrial**1 Objectives of zone**

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.
- To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.
- To minimise adverse effects of the development on the environment.

2 Permitted without consent

Nil

3 Permitted with consent

Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Roads; Tank-based aquaculture; Warehouse or distribution centres; Any development not specified in item 2 or 4

4 Prohibited

Pond-based aquaculture; Refer to the Land Use Matrix

Zone SP1 Special Activities**1 Objectives of zone**

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any other development not specified in item 2 or 3

Zone SP2 Infrastructure**1 Objectives of zone**

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any other development not specified in item 2 or 3

Zone RE1 Public Recreation**1 Objectives of zone**

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Environmental facilities; Environmental protection works; Kiosks; Recreation areas; Roads; Refer to the Land Use Matrix in Appendix 2 of the planning proposal

4 Prohibited

Any other development not specified in item 2 or 3

Zone RE2 Private Recreation**1 Objectives of zone**

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Community facilities; Environmental facilities; Environmental protection works; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Refer to the Land Use Matrix in Appendix 2 of the planning proposal

4 Prohibited

Any other development not specified in item 2 or 3

Zone E1 National Parks and Nature Reserves**1 Objectives of zone**

- To enable the management and appropriate use of land that is reserved under the *National Parks and Wildlife Act 1974* or that is acquired under Part 11 of that Act.
- To enable uses authorised under the *National Parks and Wildlife Act 1974*.
- To identify land that is to be reserved under the *National Parks and Wildlife Act 1974* and to protect the environmental significance of that land.

2 Permitted without consent

Uses authorised under the *National Parks and Wildlife Act 1974*

3 Permitted with consent

Nil

4 Prohibited

Any other development not specified in item 2 or 3

Zone W1 Natural Waterways**1 Objectives of zone**

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture Environmental facilities; Environmental protection works; Refer to the Land Use Matrix

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Part 3–Exempt and complying development

3.1 Exempt development [compulsory]

- (1) The objective of this clause is to identify development of minimal environmental impact as exempt development.
 - (2) Development specified in Schedule 2 that meets the standards for the development contained in that Schedule and that complies with the requirements of this Part is exempt development.
 - (3) To be exempt development, the development—
 - (a) must meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia* or, if there are no such relevant provisions, must be structurally adequate, and
 - (b) must not, if it relates to an existing building, cause the building to contravene the *Building Code of Australia*, and
 - (c) must not be designated development, and
 - (d) must not be carried out on land that comprises, or on which there is, an item that is listed on the State Heritage Register under the *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.
 - (e) (Repealed)
 - (4) Development that relates to an existing building that is classified under the *Building Code of Australia* as class 1b or class 2–9 is exempt development only if—
 - (a) the building has a current fire safety certificate or fire safety statement, or
 - (b) no fire safety measures are currently implemented, required or proposed for the building.
 - (5) To be exempt development, the development must—
 - (a) be installed in accordance with the manufacturer’s specifications, if applicable, and
 - (b) not involve the removal, pruning or other clearing of vegetation that requires a permit, development consent or other approval unless it is undertaken in accordance with a permit, development consent or other approval.
- Note.** See *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017* and Part 5A of the *Local Land Services Act 2013*.
- (6) A heading to an item in Schedule 2 is part of that Schedule.

3.2 Complying development [compulsory]

- (1) The objective of this clause is to identify development as complying development.
- (2) Development specified in Part 1 of Schedule 3 that is carried out in compliance with—
 - (a) the development standards specified in relation to that development, and
 - (b) the requirements of this Part, is complying development.

Note. See also clause 5.8(3) which provides that the conversion of fire alarms is complying development in certain circumstances.
- (3) To be complying development, the development must—
 - (a) be permissible, with development consent, in the zone in which it is carried out, and
 - (b) meet the relevant deemed-to-satisfy provisions of the *Building Code of Australia*, and
 - (c) have an approval, if required by the *Local Government Act 1993*, from the Council for an on-site effluent disposal system if the development is undertaken on unsewered land.
- (4) A complying development certificate for development specified in Part 1 of Schedule 3 is subject to the conditions (if any) set out or referred to in Part 2 of that Schedule.
- (5) A heading to an item in Schedule 3 is part of that Schedule.

3.3 Environmentally sensitive areas excluded [compulsory]

- (1) Exempt or complying development must not be carried out on any environmentally sensitive area for exempt or complying development.
- (2) For the purposes of this clause—

environmentally sensitive area for exempt or complying development means any of the following—

 - (a) the coastal waters of the State,
 - (b) a coastal lake,
 - (c) land within the coastal wetlands and littoral rainforests area (within the meaning of the Coastal Management Act 2016),
 - (d) land reserved as an aquatic reserve under the *Fisheries Management Act 1994* or as a marine park under the *Marine Parks Act 1997*,
 - (e) land within a wetland of international significance declared under the Ramsar Convention on Wetlands or within a World heritage area declared under the World Heritage Convention,
 - (f) land within 100 metres of land to which paragraph (c), (d) or (e) applies,
 - (g) land identified in this or any other environmental planning instrument as being of high Aboriginal cultural significance or high biodiversity significance,

- (h) land reserved under the *National Parks and Wildlife Act 1974* or land acquired under Part 11 of that Act,
- (i) land reserved or dedicated under the *Crown Land Management Act 2016* for the preservation of flora, fauna, geological formations or for other environmental protection purposes,
- (j) land that is a declared area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016* or declared critical habitat under Part 7A of the *Fisheries Management Act 1994*.

Part 4–Principal development standards

4.1 Minimum subdivision lot size [optional]

- (1) The objectives of this clause are as follows—
 - (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,
 - (b) to ensure that the subdivision of low density residential zoned land reflects and reinforces the predominant subdivision pattern of the area,
 - (c) to ensure that the subdivision of land is carried out in a manner that reflects constraints associated with flooding, bushfire risk and the like,
 - (d) to ensure that lots are of sufficient size to protect natural or cultural features including heritage items, **heritage conservation areas**, trees, natural topographical features and the like,
 - (e) to ensure that lots are provided with adequate and safe access,
 - (f) to minimise any likely adverse impact of subdivision and development on the amenity of the area,
 - (g) to prevent the fragmentation or isolation of land.
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) Despite clause 4.1(3), development consent must not be granted to the subdivision of land in Zone IN1 General Industrial unless the width of each lot to be created is at least 24 metres wide at the front building line.
- (5) Despite clause 4.1(3), development consent must not be granted to the subdivision of land in Zone IN2 Light Industrial unless the width of each lot to be created is at least 20 metres wide at the front building line.
- (6) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included when calculating the size of the lot for the purposes of this clause.
- (7) This clause does not apply in relation to the subdivision of any land—
 - (a) by the registration of a strata plan or strata plan of subdivision under the *Strata Schemes Development Act 2015*, or
 - (b) by any kind of subdivision under the *Community Land Development Act 1989*.
- (8) Despite clause 4.1(3), development consent must not be granted to the subdivision of land identified as “Area 1” on the Lot Size Map unless—
 - (a) the total number of lots to be created will not exceed 181 lots, and
 - (b) the size of each lot will be at least 200 square metres.

4.1AA Minimum subdivision lot size for community title schemes [optional if clause 4.1 is adopted]

- (1) The objectives of this clause are as follows—
 - (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,
 - (b) to ensure that the subdivision of low density residential zoned land reflects and reinforces the predominant subdivision pattern of the area,
 - (c) to ensure that the subdivision of land is carried out in a manner that reflects constraints associated with flooding, bushfire risk and the like,
 - (d) to ensure that lots are of sufficient size to protect natural or cultural features including heritage items, **heritage conservation areas**, trees, natural topographical features and the like,
 - (e) to ensure that lots are provided with adequate and safe access,
 - (f) to minimise any likely adverse impact of subdivision and development on the amenity of the area,
 - (g) to prevent the fragmentation or isolation of land.
- (2) This clause applies to a subdivision (being a subdivision that requires development consent) under the *Community Land Development Act 1989* of land in any of the following zones—
 - (a) (a) Zone R2 Low Density Residential,but does not apply to a subdivision by the registration of a strata plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the *Community Land Development Act 1989*) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) This clause applies despite clause 4.1.

4.1A Minimum lot sizes and special provisions for dual occupancies

- (1) The objectives of this clause are as follows:
 - (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,
 - (b) to ensure that lots are of sufficient size to protect natural or cultural features including heritage items, **heritage conservation areas**, trees, natural topographical features and the like,
 - (c) to minimise any likely adverse impact of development on the amenity of the area.
- (2) Development consent must not be granted to development on land identified as “Area 1” on the Lot Size for Dual Occupancy Development Map for the following purposes:
 - (a) a dual occupancy (attached) on a lot in Zone R2 Low Density Residential unless the lot has an area of at least 500 square metres and is at least 15 metres wide at the front building line,

- (b) a dual occupancy (detached) on a lot in Zone R2 Low Density Residential unless the lot has an area of at least 700 square metres and is at least 20 metres wide at the front building line,
 - (c) a dual occupancy on a lot being land identified as “Area 2” on the Special Provisions Map.
- (3) Despite subclauses (2) and (5), development consent must not be granted to development for the purpose of a dual occupancy unless the consent authority is satisfied that each dwelling will have a frontage to a road.
- (4) The consent authority may grant development consent for the subdivision of development on land identified as “Area 1” on the Lot Size for Dual Occupancy Development Map for the following purposes:
 - (a) a dual occupancy (attached), if the size of each lot to be created will be at least 250 square metres, or
 - (b) a dual occupancy (detached), if the size of each lot to be created will be at least 350 square metres.
- (5) Development consent must not be granted to development on land identified as “Area 2” on the Lot Size for Dual Occupancy Development Map for the purpose of a dual occupancy unless the lot has an area of at least 600 square metres and is at least 15 metres wide at the front building line.
- (6) The consent authority may grant development consent for the subdivision of development on land identified as “Area 2” on the Lot Size for Dual Occupancy Development Map for the purpose of a dual occupancy if:
 - (a) the size of each lot to be created will be at least 300 square metres, and
 - (b) there will be one dwelling on each resulting lot.

4.1B Minimum lot sizes and special provisions for certain development

- (1) The objectives of this clause are as follows:
 - (a) to ensure that lots for residential accommodation are of sufficient size to accommodate proposed dwellings, setbacks to adjoining land, private open space and landscaped areas, driveways and vehicle manoeuvring areas,
 - (b) to ensure that boarding houses in Zone R2 Low Density Residential retain the general low density scale and character of existing single dwelling development,
 - (c) to ensure that lots for non-residential accommodation are of sufficient size to accommodate setbacks to adjoining land, private open space and landscaped areas, play areas, pedestrian access, set down and pick up areas, car parks, driveways and vehicle manoeuvring areas,
 - (d) to minimise any likely adverse impact of development on the amenity of the area,
 - (e) where an existing lot is inadequate in terms of its area or width—to require the consolidation of 2 or more lots,
 - (f) to ensure that lots are of sufficient size to protect natural or cultural features including heritage items, **heritage conservation areas**, trees, natural topographical features and the like,
 - (g) to prevent the fragmentation or isolation of land.

- (2) Despite any other provision of this Plan, development consent must not be granted to development on a lot in a zone shown in Column 2 of the table to this clause for a purpose shown in Column 1 of the table opposite that zone unless:
- (a) the area of the lot is equal to or greater than the area specified for that purpose and shown in Column 3 of the table, and
 - (b) the width of the lot at the front building line is equal to or greater than the width specified for that purpose and shown opposite in Column 4 of the table.

Column 1	Column 2	Column 3	Column 4
Boarding houses	Zone R2 Low Density Residential	1,200 square metres	20 metres
Boarding houses	Zone R3 Medium Density Residential	1,000 square metres	20 metres
Boarding houses	Zone R4 High Density Residential	1,000 square metres	20 metres
Centre-based child care facilities	Zone R2 Low Density Residential	n/a	20 metres
Schools	Zone R2 Low Density Residential	n/a	40 metres
Places of public worship	Zone R2 Low Density Residential	800 square metres	20 metres
Places of public worship	Zone R3 Medium Density Residential	800 square metres	20 metres
Places of public worship	Zone R4 High Density Residential	800 square metres	(b) 20 metres

- (3) Despite any other provision of this Plan, development consent must not be granted to development in the former Bankstown Local Government Area on a lot in a zone shown in Column 2 of the table to this clause for a purpose shown in Column 1 of the table opposite that zone unless:
- (a) the area of the lot is equal to or greater than the area specified for that purpose and shown in Column 3 of the table, and
 - (b) the width of the lot at the front building line is equal to or greater than the width specified for that purpose and shown opposite in Column 4 of the table.

Column 1	Column 2	Column 3	Column 4
Attached dwellings	Zone R3 Medium Density Residential	750 square metres	20 metres

Attached dwellings	Zone R4 High Density Residential	750 square metres	20 metres
Multi dwelling housing	Zone R3 Medium Density Residential	1,000 square metres	20 metres
Multi dwelling housing	Zone R4 High Density Residential	1,000 square metres	20 metres
Residential flat buildings and shop top housing	Zone R4 High Density Residential	1,500 square metres	30 metres

- (4) Despite subclause (3), development consent must not be granted for a residential flat building on land identified as “Area 4” on the Special Provisions Map unless the lot has an area of at least 1,700 square metres, and the lot is at least 40 metres wide at the front building line.
- (5) Despite subclause (2), development consent must not be granted to development for the purposes of boarding houses, child care centres, community facilities, educational establishments, health consulting rooms, hospitals, places of public worship and respite day care centres on land identified as “Area 2” on the Special Provisions Map.

4.1C Minimum lot sizes for dwelling houses in certain residential zones

- (1) The objective of this clause is to achieve planned residential density in certain residential zones.
- (2) This clause applies to land in the following zones in the former Canterbury Local Government Area—
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential,
 - (c) Zone R4 High Density Residential.
- (3) If a lot on land to which this clause applies is a battle-axe lot or other lot with an access handle, development consent must not be granted to development for the purpose of a dwelling house on that lot unless the area of the lot is at least 600 square metres.

4.2 Rural subdivision [compulsory if clause 4.1 adopted and land to which Plan applies includes land zoned RU1, RU2, RU3, RU4 or RU6]

- (1) The objective of this clause is to provide flexibility in the application of standards for subdivision in rural zones to allow land owners a greater chance to achieve the objectives for development in the relevant zone.
- (2) This clause applies to the following rural zones—
 - (a) Zone RU1 Primary Production,
 - (b) Zone RU2 Rural Landscape,

- (baa) Zone RU3 Forestry,
- (c) Zone RU4 Primary Production Small Lots,
- (d) Zone RU6 Transition.

- (3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.
- (5) A dwelling cannot be erected on such a lot.

Note. A dwelling includes a rural worker’s dwelling (see definition of that term in the Dictionary).

4.3 Height of buildings [optional]

- (1) The objectives of this clause are as follows—
 - (a) to establish the height of development consistent with the character, amenity and landform of the area in which the development will be located,
 - (b) 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,
 - (c) to provide appropriate height transitions between development, particularly at zone boundaries,
 - (d) to minimise overshadowing and ensure there is a desired level of solar access and public open space,
 - (e) to minimise the visual impact of development on heritage items and heritage conservation areas,
 - (f) to support building design that contributes positively to the streetscape and visual amenity of an area.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.
- (3) Despite subclause (2), for land in Zone B6 Enterprise Corridor—if a lot is in “Area 1” as identified on the Height of Buildings Map and has an area less than 5,000 square metres, the maximum building height is 11 metres.
- (4) Despite subclause (2), the following restrictions apply to development on land in Zone R2 Low Density Residential in the former Bankstown Local Government Area—
 - (a) for a secondary dwelling that is separate from the principal dwelling—the maximum building height is 6 metres and the maximum wall height is 3 metres,
 - (b) for a dwelling house or a dual occupancy—the maximum wall height is 7 metres,
 - (c) for boarding houses—
 - (i) the maximum building height for a dwelling facing a road is 9 metres and the maximum wall height is 7 metres, and
 - (ii) the maximum building height for all other dwellings at the rear of the lot is 6 metres and the maximum wall height is 3 metres.

- (5) Despite subclause (2), the height of a dwelling house or dual occupancy must not exceed 8.5 metres if the dwelling house or dual occupancy is to be located on land in Zone R4 High Density Residential in the former Canterbury Local Government Area.
- (6) In this clause, **wall height** means the vertical distance between ground level (existing) and the underside of the eaves at the wall line or the top of the parapet or the flat roof (whichever is the highest).

4.4 Floor space ratio [optional]

- (1) The objectives of this clause are as follows—
 - (a) 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,
 - (b) 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,
 - (c) to require lot consolidations in commercial centres to facilitate higher quality built form and urban design outcomes,
 - (d) to establish the maximum floor space available for development, taking into account the availability of infrastructure and the generation of vehicular and pedestrian traffic,
 - (e) to provide a suitable balance between landscaping and built form in residential areas.
- (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.
- (3) Despite subclause (2), the maximum floor space ratio for non-residential development on land in Zone R2 Low Density Residential is 0.4:1.
- (4) Despite subclause (2), the maximum floor space ratio for development on land in Zone B1 Neighbourhood Centre or Zone B2 Local Centre—
 - (a) 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,
 - (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,
 - (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,
 - (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.
- (5) Despite subclause (2), the maximum floor space ratio for development on land in Zone B4 Mixed Use—
 - (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,
 - (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,

- (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,
 - (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.
- (6) Despite subclause (2), the maximum floor space ratio for a building that is a dwelling house or a semi-detached dwelling in the former Canterbury Local Government Area is as follows—
- (a) 0.65:1—if the site area is less than 200 square metres,
 - (b) 0.55:1—if the site area is at least 200 square metres, but less than 600 square metres,
 - (c) 0.5:1—in any other case.
- (7) Despite subclause (2), the floor space ratio for a dual occupancy on land in the following zones in the former Canterbury Local Government Area must not exceed 0.5:1—
- (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential,
 - (c) Zone R4 High Density Residential.

4.4A Additional gross floor area for more sustainable development in Bankstown CBD commercial core

- (1) The objectives of this clause are as follows—
- (a) to encourage building design (namely the built form and layout) of large-scale commercial development and mixed use development in Zone B4 Mixed Use that minimises the consumption of energy and water,
 - (b) to provide increased amenity to occupants over the long term,
 - (c) to ensure the increase in gross floor area is compatible with surrounding buildings in terms of bulk, height and amenity.
- (2) This clause applies to development if—
- (a) the development is on land in Zone B4 Mixed Use, and
 - (b) the lot on which the development will be sited is at least 18 metres wide at the front building line, and
 - (c) 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
 - (d) the development includes the erection of one or more buildings for the purposes of commercial premises or a mixed use development.
- (3) Despite any other provision of this Plan, the consent authority may grant development consent to development to which this clause applies if the gross floor area of the buildings on the development site exceeds the gross floor area otherwise permitted by this Plan by no more than 0.5:1.
- (4) Before granting development consent to development under this clause, the consent authority must be satisfied that—
- (a) the part of any building used for the purposes of commercial premises (whether or not for the purposes of mixed use development) complies with the following standards—

- (i) the energy target is a maximum 135 kg/m² per year,
 - (ii) the water target is a maximum 0.47 kL/m² per year for business premises and office premises and a maximum 1.68 kL/m² per year for shops, restaurants and function centres, and
 - (b) the part of any building that is a dwelling used for the purposes of mixed use development complies with the following standards—
 - (i) the energy target is a minimum 10-point increase in the BASIX score compared to current requirements,
 - (ii) the water target is a minimum BASIX 60, and
 - (c) the building does not adversely impact on any neighbouring land in terms of visual bulk or overshadowing, and
 - (d) a report prepared by a qualified consultant to the satisfaction of the Council verifies that, if all of the commitments relating to the building design (namely the built form and layout) listed in the report are fulfilled, the development will comply with both the energy and water targets.
- (5) This clause does not apply to land on which development to which clause 13 of *State Environmental Planning Policy (Affordable Rental Housing) 2009* applies is to be carried out.
- (6) In this clause—
BASIX means a rating under *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*.
mixed use development means a building or place comprising commercial premises and dwellings.

4.4B Development at 1–17 Segers Avenue, Padstow

[Subject to legal drafting]

4.4C Development at 2–16 Sixth Avenue, Campsie

- (1) This clause applies to land at 2–16 Sixth Avenue, Campsie, being Lot 1, DP 125349, Lot 1, DP 10514, Lots A and B, DP 312268, Lots A and B, DP 394878 and Lots A and B, DP 307066.
- (2) Despite clauses 4.3(2) and 4.4(2), development consent may be granted for a building that has a maximum height of 25 metres and a maximum floor space ratio of 2.9:1 on land to which this clause applies if—
 - (a) the site area is at least 3,000 square metres, and
 - (b) the street frontage is at least 50 metres.

4.4D Development at 7A–17 Marco Avenue, Revesby

[Subject to legal drafting]

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

- (1) **Objectives** The objectives of this clause are as follows—
 - (a) to define floor space ratio,
 - (b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to—
 - (i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and
 - (ii) prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and
 - (iii) require community land and public places to be dealt with separately.
- (2) **Definition of “floor space ratio”** The *floor space ratio* of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.
- (3) **Site area** In determining the site area of proposed development for the purpose of applying a floor space ratio, the *site area* is taken to be—
 - (a) if the proposed development is to be carried out on only one lot, the area of that lot, or
 - (b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.

In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.
- (4) **Exclusions from site area** The following land must be excluded from the site area—
 - (a) land on which the proposed development is prohibited, whether under this Plan or any other law,
 - (b) community land or a public place (except as provided by subclause (7)).
- (5) **Strata subdivisions** The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area only to the extent that it does not overlap with another lot already included in the site area calculation.
- (6) **Only significant development to be included** The site area for proposed development must not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.
- (7) **Certain public land to be separately considered** For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.

- (8) **Existing buildings** The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings.
- (9) **Covenants to prevent “double dipping”** When development consent is granted to development on a site comprised of 2 or more lots, a condition of the consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only because the site included the restricted lot.
- (10) **Covenants affect consolidated sites** If—
 - (a) a covenant of the kind referred to in subclause (9) applies to any land (*affected land*), and
 - (b) proposed development relates to the affected land and other land that together comprise the site of the proposed development, the maximum amount of floor area allowed on the other land by the floor space ratio fixed for the site by this Plan is reduced by the quantity of floor space area the covenant prevents being created on the affected land.
- (11) **Definition** In this clause, *public place* has the same meaning as it has in the *Local Government Act 1993*.

4.6 Exceptions to development standards [compulsory]

- (1) The objectives of this clause are as follows—
 - (a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,
 - (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.
- (2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.
- (3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating—
 - (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
 - (b) that there are sufficient environmental planning grounds to justify contravening the development standard.

- (4) Development consent must not be granted for development that contravenes a development standard unless—
 - (a) the consent authority is satisfied that—
 - (i) the applicant’s written request has adequately addressed the matters required to be demonstrated by subclause (3), and
 - (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
 - (b) the concurrence of the Planning Secretary has been obtained.
- (5) In deciding whether to grant concurrence, the Planning Secretary must consider—
 - (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
 - (b) the public benefit of maintaining the development standard, and
 - (c) any other matters required to be taken into consideration by the Planning Secretary before granting concurrence.
- (6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if—
 - (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or
 - (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.
- (7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant’s written request referred to in subclause (3).
- (8) This clause does not allow development consent to be granted for development that would contravene any of the following—
 - (a) a development standard for complying development,
 - (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* applies or for the land on which such a building is situated,
 - (c) clause 5.4,
 - (ca) 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,
 - (cb) clause 4.4A.

Part 5–Miscellaneous provisions

5.1 Relevant acquisition authority [compulsory]

- (1) The objective of this clause is to identify, for the purposes of section 3.15 of the Act, the authority of the State that will be the relevant authority to acquire land reserved for certain public purposes if the land is required to be acquired under Division 3 of Part 2 of the *Land Acquisition (Just Terms Compensation) Act 1991* (***the owner-initiated acquisition provisions***).

Note. If the landholder will suffer hardship if there is any delay in the land being acquired by the relevant authority, section 23 of the *Land Acquisition (Just Terms Compensation) Act 1991* requires the authority to acquire the land.

- (2) The authority of the State that will be the relevant authority to acquire land, if the land is required to be acquired under the owner-initiated acquisition provisions, is the authority of the State specified below in relation to the land shown on the Land Reservation Acquisition Map (or, if an authority of the State is not specified in relation to land required to be so acquired, the authority designated or determined under those provisions).

Type of land shown on Map

Zone RE1 Public Recreation and marked “Local open space”
 Zone RE1 Public Recreation and marked “Regional open space”
 Zone SP2 Infrastructure and marked “Classified road”
 Zone SP2 Infrastructure and marked “Local road”
 Zone E1 National Parks and Nature Reserves and marked “National Park”

Authority of the State

Council
 The corporation constituted under section 8 of the Act
 Roads and Maritime Services
 Council
 Minister administering the *National Parks and Wildlife Act 1974*

- (3) Development on land acquired by an authority of the State under the owner-initiated acquisition provisions may, before it is used for the purpose for which it is reserved, be carried out, with development consent, for any purpose.

5.1A Development on land intended to be acquired for public purposes

- (1) The objective of this clause is to limit development on certain land intended to be acquired for a public purpose.
- (2) This clause applies to land shown on the Land Reservation Acquisition Map and specified in Column 1 of the table to this clause and that has not been acquired by the relevant authority of the State specified for the land in clause 5.1.

- (3) Development consent must not be granted to any development on land to which this clause applies other than development for a purpose specified opposite that land in Column 2 of that table.

Column 1 Land	Column 2 Development
Zone SP2 Infrastructure and marked “Classified road”	Roads
Zone SP2 Infrastructure and marked “Local road”	Roads
Zone SP2 Infrastructure and marked “Public carpark”	Carparks
Zone RE1 Public Recreation and marked “Local open space”	Recreation areas
Zone RE1 Public Recreation and marked “Regional open space”	Recreation areas
Zone E1 National Parks and Nature Reserves and marked “National Park”	Roads

5.2 Classification and reclassification of public land [compulsory]

- (1) The objective of this clause is to enable the Council to classify or reclassify public land as “operational land” or “community land” in accordance with Part 2 of Chapter 6 of the *Local Government Act 1993*.

Note. Under the *Local Government Act 1993*, “public land” is generally land vested in or under the control of a council (other than roads and certain Crown land). The classification or reclassification of public land may also be made by a resolution of the Council under section 31, 32 or 33 of the *Local Government Act 1993*. Section 30 of that Act enables this Plan to discharge trusts on which public reserves are held if the land is reclassified under this Plan as operational land.

- (2) The public land described in Part 1 or Part 2 of Schedule 4 is classified, or reclassified, as operational land for the purposes of the *Local Government Act 1993*.
- (3) The public land described in Part 3 of Schedule 4 is classified, or reclassified, as community land for the purposes of the *Local Government Act 1993*.
- (4) The public land described in Part 1 of Schedule 4—
- does not cease to be a public reserve to the extent (if any) that it is a public reserve, and
 - continues to be affected by any trusts, estates, interests, dedications, conditions, restrictions or covenants that affected the land before its classification, or reclassification, as operational land.
- (5) The public land described in Part 2 of Schedule 4, to the extent (if any) that it is a public reserve, ceases to be a public reserve when the description of the land is inserted into that Part and is discharged from all trusts, estates, interests, dedications, conditions, restrictions and covenants affecting the land or any part of the land, except—
- those (if any) specified for the land in Column 3 of Part 2 of Schedule 4, and
 - any reservations that except land out of the Crown grant relating to the land, and
 - reservations of minerals (within the meaning of the *Crown Land Management Act 2016*).

Note. In accordance with section 30(2) of the *Local Government Act 1993*, the approval of the Governor to subclause (5) applying to the public land concerned is required before the description of the land is inserted in Part 2 of Schedule 4.

5.3 Development near zone boundaries [optional]

- (2) The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.
- (3) This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is 5 metres.
- (3) This clause does not apply to—
 - (a) land in Zone RE1 Public Recreation, Zone E1 National Parks and Nature Reserves, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone W1 Natural Waterways, or
 - (b) land within the coastal zone, or
 - (c) land proposed to be developed for the purpose of sex services or restricted premises.
- (4) Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that—
 - (a) the development is not inconsistent with the objectives for development in both zones, and
 - (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.
- (5) This clause does not prescribe a development standard that may be varied under this Plan.

5.4 Controls relating to miscellaneous permissible uses [compulsory]

- (1) **Bed and breakfast accommodation** If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms.

Note. Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the *Building Code of Australia*.

- (2) **Home businesses** If development for the purposes of a home business is permitted under this Plan, the carrying on of the business must not involve the use of more than 30 square metres of floor area.

- (3) **Home industries** If development for the purposes of a home industry is permitted under this Plan, the carrying on of the home industry must not involve the use of more than 30 square metres of floor area.
- (4) **Industrial retail outlets** If development for the purposes of an industrial retail outlet is permitted under this Plan, the retail floor area must not exceed—
 - (a) 15% of the gross floor area of the industry or rural industry located on the same land as the retail outlet, or
 - (b) 100 square metres, whichever is the lesser.
- (5) **Farm stay accommodation** If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms.
- (6) **Kiosks** If development for the purposes of a kiosk is permitted under this Plan, the gross floor area must not exceed 30 square metres.
- (7) **Neighbourhood shops** If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed 100 square metres.
- (7AA) **Neighbourhood supermarkets** If development for the purposes of a neighbourhood supermarket is permitted under this Plan, the gross floor area must not exceed 1,000 square metres.
- (8) **Roadside stalls** If development for the purposes of a roadside stall is permitted under this Plan, the gross floor area must not exceed 8 square metres.
- (9) **Secondary dwellings** If development for the purposes of a secondary dwelling is permitted under this Plan, the total floor area of the dwelling (excluding any area used for parking) must not exceed whichever of the following is the greater—
 - (a) 60 square metres,
 - (b) 10% of the total floor area of the principal dwelling.
- (10) **Artisan food and drink industry exclusion** If development for the purposes of an artisan food and drink industry is permitted under this Plan in an industrial or rural zone, the floor area used for retail sales (not including any cafe or restaurant area) must not exceed—
 - (a) 15% of the gross floor area of the industry, or
 - (b) 100 square metres, whichever is the lesser.

5.5 (Repealed)

5.6 Architectural roof features [optional]

- (1) The objectives of this clause are as follows—
 - (a) to enable minor roof features to exceed the maximum height for a building,
 - (b) to provide opportunities for architectural roof features that form an integral part of the building design and contribute to a high quality built form.
- (2) Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with development consent.
- (3) Development consent must not be granted to any such development unless the consent authority is satisfied that—
 - (a) the architectural roof feature—
 - (i) comprises a decorative element on the uppermost portion of a building, and
 - (ii) is not an advertising structure, and
 - (iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and
 - (iv) will cause minimal overshadowing, and
 - (b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.

5.7 Development below mean high water mark [compulsory if land to which Plan applies contains tidal waters]

- (1) The objective of this clause is to ensure appropriate environmental assessment for development carried out on land covered by tidal waters.
- (2) Development consent is required to carry out development on any land below the mean high water mark of any body of water subject to tidal influence (including the bed of any such water).

5.8 Conversion of fire alarms [compulsory]

- (1) This clause applies to a fire alarm system that can be monitored by Fire and Rescue NSW or by a private service provider.
- (2) The following development may be carried out, but only with development consent—
 - (a) converting a fire alarm system from connection with the alarm monitoring system of Fire and Rescue NSW to connection with the alarm monitoring system of a private service provider,
 - (b) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with the alarm monitoring system of another private service provider,

- (c) converting a fire alarm system from connection with the alarm monitoring system of a private service provider to connection with a different alarm monitoring system of the same private service provider.
- (3) Development to which subclause (2) applies is complying development if it consists only of—
 - (a) internal alterations to a building, or
 - (b) internal alterations to a building together with the mounting of an antenna, and any support structure, on an external wall or roof of a building so as to occupy a space of not more than 450mm × 100mm × 100mm.
- (4) A complying development certificate for any such complying development is subject to a condition that any building work may only be carried out between 7.00 am and 6.00 pm on Monday to Friday and between 7.00 am and 5.00 pm on Saturday, and must not be carried out on a Sunday or a public holiday.
- (5) In this clause—
private service provider means a person or body that has entered into an agreement that is in force with Fire and Rescue NSW to monitor fire alarm systems.

5.9, 5.9AA (Repealed)

5.10 Heritage conservation [compulsory]

Note. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the *Heritage Map* as well as being described in Schedule 5.

- (1) **Objectives** The objectives of this clause are as follows—
 - (a) to conserve the environmental heritage of Canterbury Bankstown,
 - (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
 - (c) to conserve archaeological sites,
 - (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.
- (2) **Requirement for consent** Development consent is required for any of the following—
 - (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
 - (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
 - (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

- (d) disturbing or excavating an Aboriginal place of heritage significance,
 - (e) erecting a building on land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
 - (f) subdividing land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.
- (3) **When consent not required** However, development consent under this clause is not required if—
- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
 - (b) the development is in a cemetery or burial ground and the proposed development—
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
 - (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
 - (d) the development is exempt development.
- (4) **Effect of proposed development on heritage significance** The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

- (5) **Heritage assessment** The consent authority may, before granting consent to any development—
- (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.
- (6) **Heritage conservation management plans** The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.
- (7) **Archaeological sites** The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies)—
- (a) notify the Heritage Council of its intention to grant consent, and
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
- (8) **Aboriginal places of heritage significance** The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—
- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
 - (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.
- (9) **Demolition of nominated State heritage items** The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—
- (a) notify the Heritage Council about the application, and
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
- (10) **Conservation incentives** The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—
- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and

- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

5.11 Bush fire hazard reduction [compulsory]

Bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without development consent.

Note. The *Rural Fires Act 1997* also makes provision relating to the carrying out of development on bush fire prone land.

5.12 Infrastructure development and use of existing buildings of the Crown [compulsory]

- (1) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under *State Environmental Planning Policy (Infrastructure) 2007*.
- (2) This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the use of existing buildings of the Crown by the Crown.

5.13 Eco-tourist facilities [compulsory if eco-tourist facilities permitted with consent]

[Not applicable]

5.14 Siding Spring Observatory—maintaining dark sky [optional]

[Not adopted]

5.15 Defence communications facility [optional]

[Not adopted]

5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones [compulsory if land to which Plan applies includes land to which clause applies and Plan is referred to in Direction 1 to clause]

[Not applicable]

5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations [compulsory if land to which Plan applies includes land to which clause applies]

[Not applicable]

5.18 Intensive livestock agriculture [compulsory if intensive livestock agriculture permitted with consent]

[Not applicable]

5.19 Pond-based, tank-based and oyster aquaculture [compulsory]

- (1) **Objectives** The objectives of this clause are as follows—
 - (a) to encourage sustainable oyster, pond-based and tank-based aquaculture in the State, namely, aquaculture development that uses, conserves and enhances the community’s resources so that the total quality of life now and in the future can be preserved and enhanced,
 - (b) to set out the minimum site location and operational requirements for permissible pond- based and tank-based aquaculture development.
- (2) **Pond-based or tank-based aquaculture—matters of which consent authority must be satisfied before granting consent** The consent authority must not grant development consent to carry out development for the purpose of pond-based aquaculture or tank-based aquaculture unless the consent authority is satisfied of the following—
 - (a) that the development complies with the site location and operational requirements set out in Part 1 of Schedule 6 for the development,
 - (b) in the case of—
 - (i) pond-based aquaculture or tank-based aquaculture in Zone R1 General Residential, Zone R2 Low Density Residential or Zone R5 Large Lot Residential—that the development is for the purpose of small scale aquarium fish production, and
 - (ii) pond-based aquaculture in Zone E3 Environmental Management or Zone E4 Environmental Living—that the development is for the purpose of extensive aquaculture, and
 - (iii) tank-based aquaculture in Zone R3 Medium Density Residential, Zone E3 Environmental Management or Zone E4 Environmental Living—that the development is for the purpose of small scale aquarium fish production, and
 - (iv) pond-based aquaculture or tank-based aquaculture in Zone W1 Natural Waterways, Zone W2 Recreational Waterways or Zone W3 Working Waterways—that the development will use waterways to source water.
- (3) The requirements set out in Part 1 of Schedule 6 are minimum requirements and do not limit the matters a consent authority is required to take into consideration under the Act or the conditions that it may impose on any development consent.

- (4) **Extensive pond-based aquaculture permitted without consent in certain zones**
Development for the purpose of pond-based aquaculture, that is also extensive aquaculture, may be carried out without development consent if—
- (a) the development is carried out in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots or Zone RU6 Transition, and
 - (b) the development complies with the site location requirements and operational requirements set out in Part 2 of Schedule 6.
- (5) **Oyster aquaculture—additional matters that consent authority must consider in determining a development application** In determining a development application for development for the purpose of oyster aquaculture, the consent authority must consider—
- (a) any provisions of any aquaculture industry development plan that are relevant to the subject of the development application, and
 - (b) the *NSW Oyster Industry Sustainable Aquaculture Strategy*.
- (6) **Oyster aquaculture permitted without consent in priority oyster aquaculture areas**
Development for the purpose of oyster aquaculture may be carried out without development consent—
- (a) on land that is wholly within a priority oyster aquaculture area, or
 - (b) on land that is partly within and partly outside a priority oyster aquaculture area, but only if the land outside the area is no more than 0.1 hectare in area.
- (7) **Definitions** In this clause—
- aquaculture industry development plan*** means an aquaculture industry development plan published under Part 6 of the *Fisheries Management Act 1994*.
- extensive aquaculture*** has the same meaning as in the *Fisheries Management (Aquaculture) Regulation 2017*.
- NSW Oyster Industry Sustainable Aquaculture Strategy*** means the third edition of the publication of that title, as published in 2016 by the Department of Primary Industries (within the Department of Industry).
- priority oyster aquaculture area*** means an area identified as a priority oyster aquaculture area on a map referred to in Chapter 5.3 of the *NSW Oyster Industry Sustainable Aquaculture Strategy*, being a map a copy of which is held in the head office of the Department of Primary Industries (within the Department of Industry) and published on that Department’s website.

Part 6–Additional local provisions

6.1 Acid sulfate soils

- (1) The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.
- (2) Development consent is required for the carrying out of works described in the table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.

Class of land	Works
1	Any works.
2	Works below the natural ground surface. Works by which the watertable is likely to be lowered.
3	Works more than 1 metre below the natural ground surface. Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.
4	Works more than 2 metres below the natural ground surface. Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.
5	Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

- (3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.
- (4) Despite subclause (2), development consent is not required under this clause for the carrying out of works if:
 - (a) a preliminary assessment of the proposed works prepared in accordance with the Acid Sulfate Soils Manual indicates that an acid sulfate soils management plan is not required for the works, and
 - (b) the preliminary assessment has been provided to the consent authority and the consent authority has confirmed the assessment by notice in writing to the person proposing to carry out the works.
- (5) Despite subclause (2), development consent is not required under this clause for the carrying out of any of the following works by a public authority (including ancillary work such as excavation, construction of access ways or the supply of power):
 - (a) emergency work, being the repair or replacement of the works of the public authority, required to be carried out urgently because the works have been damaged, have ceased to function or pose a risk to the environment or to public health and safety,
 - (b) routine maintenance work, being the periodic inspection, cleaning, repair or replacement of the works of the public authority (other than work that involves the disturbance of more than 1 tonne of soil),
 - (c) minor work, being work that costs less than \$20,000 (other than drainage work).

- (6) Despite subclause (2), development consent is not required under this clause to carry out any works if:
 - (a) the works involve the disturbance of less than 1 tonne of soil, and
 - (b) the works are not likely to lower the watertable.

6.2 Earthworks

- (1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.
- (2) Development consent is required for earthworks unless:
 - (a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or
 - (b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.
- (3) In deciding whether to grant development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters:
 - (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,
 - (b) the effect of the development on the likely future use or redevelopment of the land,
 - (c) the quality of the fill or the soil to be excavated, or both,
 - (d) the effect of the development on the existing and likely amenity of adjoining properties,
 - (e) the source of any fill material and the destination of any excavated material,
 - (f) the likelihood of disturbing relics,
 - (g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,
 - (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

Note. The *National Parks and Wildlife Act 1974*, particularly section 86, deals with harming Aboriginal objects.

6.3 Flood planning

- (1) The objectives of this clause are as follows:
 - (a) to minimise the flood risk to life and property associated with the use of land,
 - (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
 - (c) to avoid significant adverse impacts on flood behaviour and the environment.
- (2) This clause applies to land at or below the flood planning level.

- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:
 - (a) is compatible with the flood hazard of the land, and
 - (b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
 - (c) incorporates appropriate measures to manage risk to life from flood, and
 - (d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
 - (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.
- (4) A word or expression used in this clause has the same meaning as it has in the *Floodplain Development Manual* (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause.
- (5) In this clause:
flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

6.4 Stormwater management and water sensitive urban design

- (1) 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.
- (2) This clause applies to land in residential zones, business zones, industrial zones, private recreation zone and special use zones.
- (3) Council must not grant development consent unless it is satisfied that:
 - (a) water sensitive urban design principles are incorporated into the design of the development, and
 - (b) riparian, stormwater and flooding measures are integrated, and
 - (c) 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
 - (d) 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.
- (4) For the purposes of this clause, the water sensitive urban design principles are:
 - (a) protection and enhancement of water quality, by improving the quality of stormwater runoff from urban catchments,
 - (b) minimisation of harmful impacts of urban development on water balance and on surface and groundwater flow regimes,

- (c) integration of stormwater management systems into the 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.

6.5 Biodiversity

- (1) The objective of this clause is to maintain terrestrial and aquatic biodiversity by:
 - (a) protecting native fauna and flora, and
 - (b) protecting the ecological processes necessary for their continued existence, and
 - (c) encouraging the conservation and recovery of native fauna and flora and their habitats.
- (2) This clause applies to land identified as “Biodiversity” on the Terrestrial Biodiversity Map.
- (3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider:
 - (a) whether the development is likely to have:
 - (i) any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and
 - (ii) any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and
 - (iii) any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and
 - (iv) any adverse impact on the habitat elements providing connectivity on the land, and
 - (b) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:
 - (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
 - (b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact.

6.6 Riparian land and watercourses

- (1) The objective of this clause is to protect and maintain the following:
 - (a) water quality within watercourses,
 - (b) the stability of the bed and banks of watercourses,
 - (c) aquatic and riparian habitats,
 - (d) ecological processes within watercourses and riparian areas.
- (2) This clause applies to all of the following:
 - (a) land identified as “Riparian land” on the Riparian Lands and Watercourses Map,
 - (b) land identified as “Watercourse” on that map.
- (3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider:
 - (a) whether or not the development is likely to have any adverse impact on the following:
 - (i) the water quality and flows within the watercourse,
 - (ii) aquatic and riparian species, habitats and ecosystems of the watercourse,
 - (iii) the stability of the bed and banks of the watercourse,
 - (iv) the free passage of fish and other aquatic organisms within or along the watercourse,
 - (v) any future rehabilitation of the watercourse and riparian areas, and
 - (b) whether or not the development is likely to increase water extraction from the watercourse, and
 - (c) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.
- (4) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that:
 - (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or
 - (b) if that impact cannot be avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact.

6.7 Limited development on foreshore area

- (1) The objective of this clause is to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area.
- (2) Development consent must not be granted for development on land in the foreshore area except for the following purposes:
 - (a) the extension, alteration or rebuilding of an existing building wholly or partly in the foreshore area,
 - (b) boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors).

- (3) Development consent must not be granted under this clause unless the consent authority is satisfied that:
- (a) the development will contribute to achieving the objectives for the zone in which the land is located, and
 - (b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area, and
 - (c) the development will not cause environmental harm such as:
 - (i) pollution or siltation of the waterway, or
 - (ii) an adverse effect on surrounding uses, marine habitat, wetland areas, fauna and flora habitats, or
 - (iii) an adverse effect on drainage patterns, and
 - (d) the development will not cause congestion or generate conflict between people using open space areas or the waterway, and
 - (e) opportunities to provide continuous public access along the foreshore and to the waterway will not be compromised, and
 - (f) any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land will be maintained, and
 - (g) in the case of development for the alteration or rebuilding of an existing building wholly or partly in the foreshore area—the alteration or rebuilding will not have an adverse impact on the amenity or aesthetic appearance of the foreshore, and
 - (h) sea level rise or change of flooding patterns as a result of climate change has been considered.
- (4) In this clause:
- foreshore area*** means the land between the foreshore building line and the mean high water mark of the nearest natural waterbody shown on the Foreshore Building Line Map.
- foreshore building line*** means:
- (a) the line that is landward of, and at the distance specified on the Foreshore Building Line Map from, the mean high water mark of the nearest natural waterbody shown on that map, or
 - (b) if no distance is specified—the line shown as the foreshore building line on that map.

6.8 Development in areas subject to aircraft noise

- (1) The objectives of this clause are as follows:
- (a) to prevent certain noise sensitive developments from being located near the Bankstown Airport and its flight paths,
 - (b) to assist in minimising the impact of aircraft noise from that airport and its flight paths by requiring appropriate noise attenuation measures in noise sensitive buildings,
 - (c) to ensure that land use and development in the vicinity of the Bankstown Airport do not hinder or have any other adverse impacts on the ongoing, safe and efficient operation of Bankstown Airport.

- (2) Development consent may be granted to development that is the erection of a dwelling (other than a dwelling house) on land in the vicinity of the Bankstown Airport where the ANEF contour is between 20 and 25 only if the dwelling meets the standards specified in AS 2021—2000.
- (3) Development consent may be granted to development that is the erection of a dwelling house or seniors housing on land in the vicinity of the Bankstown Airport where the ANEF contour exceeds 25 only if the consent authority is satisfied that the nature of occupation or internal noise attenuation measures enable reasonable amenity for the occupants.
- (4) Development consent must not be granted to development for the purposes of a dual occupancy, multi dwelling housing, attached dwelling, boarding house or centre-based child care facility on land in the vicinity of the Bankstown Airport where the ANEF contour exceeds 25.
- (5) Development consent may be granted to development that is the erection of hotel or motel accommodation, office premises or a public administration building on land in the vicinity of Bankstown Airport where the ANEF contour for the Bankstown Airport is above 25 only if the building meets the standards specified in AS 2021—2000.
- (6) In this clause:
ANEF contour means a noise exposure contour shown as an ANEF contour on the Noise Exposure Forecast Contour Map for the Bankstown Airport prepared by the Department of the Commonwealth responsible for airports.
AS 2021—2000 means AS 2021—2000, *Acoustics—Aircraft noise intrusion—Building siting and construction*.

6.9 Essential services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable vehicular access,
- (f) suitable provision for waste collection and management.

6.10 Development for certain commercial premises in residential zones

- (1) The objective of this clause is to provide for the adaptive reuse of existing buildings and sites for business premises, office premises, restaurants or cafes and shops in certain residential zones.
- (2) This clause applies to land in the following zones:
 - (a) Zone R2 Low Density Residential,
 - (b) Zone R3 Medium Density Residential,
 - (c) Zone R4 High Density Residential.
- (3) Despite any other provision of this Plan, development consent may be granted to development for the purposes of business premises, office premises, restaurants or cafes, or shops on land to which this clause applies if:
 - (a) the development is in, or will replace, a building that was, at the time of its erection, designed, constructed and used for the purpose of a shop (with or without a dwelling), and
 - (b) the gross floor area of the development will not exceed 100 square metres, and
 - (c) the consent authority has considered the following:
 - (i) whether the development will adversely affect the amenity of the surrounding locality,
 - (ii) the suitability of the building or land for adaptive reuse,
 - (iii) the degree of any modification of the footprint or facade of the building.

6.11 Special provisions applying to centre-based child care facilities

Despite any other provision of this Plan, development consent must not be granted for the purpose of a centre-based child care facility on land if the vehicular access to that land is from:

- (a) a classified road, or
- (b) a cul-de-sac road or a road where the carriageway between kerbs is less than 10 metres.

6.12 Restrictions on development in Zone B4 Mixed Use

- (1) The objectives of this clause are as follows:
 - (a) to reinforce the status of Bankstown as the major centre for Canterbury Bankstown and a place for employment,
 - (b) to encourage the economic growth of Bankstown by having commercial floor space in the commercial core,
 - (c) to promote active street frontages in the commercial core.
- (2) This clause applies to land identified as “Area 3” on the Special Provisions Map.
- (3) 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) the ground floor and first floor of the building, or
 - (ii) a gross floor area equivalent to 1.4:1, whichever is the lesseris to be used for the purposes of commercial premises or other non-residential purposes after the erection or change of use.

6.13 Location of sex services premises

Despite any other provision of this Plan, development consent for the purpose of sex services premises may only be granted on land identified as “Area 1” on the Special Provisions Map.

6.14 Design quality

[Subject to legal drafting]

6.15 Active street frontages

- (1) The objectives of this clause are:
 - (c) (a) to promote uses that attract pedestrian traffic along certain ground floor street frontages,
 - (b) to minimise conflict between pedestrian, cyclist and vehicular movements.
- (2) This clause applies to land identified as ‘Active street frontage’ on the Active Street Frontages Map.
- (3) 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:
 - (a) all premises on the ground floor of the building facing the street and lane are used for the purposes of business premises or retail premises; and
 - (b) 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.
- (4) 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.

6.16 Development on Riverlands Golf Course site

- (1) This clause applies to the following land at Milperra (known as the Riverlands Golf Course site):
 - (a) Lots 23–27, 38–41 and 50–59, DP 7304, Lots 21 and 22, DP 749985, Lots 231 and 232, DP 805826 and Lot 1, DP 813007, being 67, 67A, 80, 80A, 90 and 100 Auld Avenue,
 - (b) Lot 1, DP 625013 and Lot 1, DP 813006, being 123 and 123A Raleigh Road,
 - (c) Lot 10, DP 731859, being 56 Prescott Parade, Milperra.
- (2) The objectives of this clause are as follows:
 - (a) to ensure that development on the site reflects the low density residential character of the surrounding area,
 - (b) to ensure that traffic generated by development of the site does not adversely affect the efficiency and safety of Henry Lawson Drive and surrounding local roads,

- (c) to ensure that development protects and conserves the cultural heritage, ecological and habitat values of the site and the scenic values of the surrounding waterways and riparian corridors,
 - (d) to ensure that development integrates with the landform, vegetation, overland flow path and landscape of the site.
- (3) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied of the following:
- (a) that the development is consistent with the low density residential scale and character of the surrounding area,
 - (b) that the development will not significantly impact on the efficiency and safety of the surrounding road network,
 - (c) that the development of the site integrates with the road, pedestrian and cycle networks of the surrounding established Milperra neighbourhood area,
 - (d) that the development, including any lots created by the development, will be compatible with the topography of the site and integrate with the landform, vegetation and landscape of the site,
 - (e) that the development is appropriate given the environmental capabilities of, and environmental constraints that affect, the site (including, but not limited to, flood risks, land contamination, acid sulfate soils and bushfire risks),
 - (f) that the development will protect the cultural heritage values of the site and the scenic values of the surrounding waterways and riparian and biodiversity corridors,
 - (g) that the development will protect and conserve the ecological communities and areas on the site,
 - (h) that adequate provision has been made for protecting and conserving hollow bearing trees on the site,
 - (i) that any adverse impacts of stormwater on the site, or caused by stormwater runoff on adjoining properties, native vegetation, wetlands or waterways, are properly managed or mitigated,
 - (j) that any lot created by the development will be compatible with the stormwater management measures on the site.

6.17 Land at 134–140 Brighton Avenue, Campsie

- (1) This clause applies to land at 134–140 Brighton Avenue, Campsie, being Lots A and B, DP 381577, Lots 1 and 2, DP 125521 and Lot 3, Section 5, DP 2862.
- (2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—
 - (a) the lots have been, or will be, consolidated into a single lot, and
 - (b) the land will not be used for the purpose of a service station or any other associated use.

6.18 Design excellence at certain sites at Bankstown

- (1) The objective of this clause is to ensure that development exhibits design excellence that contributes to the visual and built character values of Bankstown.
- (2) This clause applies to development on the following land in Bankstown—
 - (a) Lots 19–20, DP 5541, 83 North Terrace,
 - (b) Lot 18B, DP 412699, 85 North Terrace,
 - (c) Lots 15–17, 21–24 and 27, DP 5541, Lot 1, DP 207810 and Lot 1, DP 507818, 99 North Terrace,
 - (d) Lot 9, DP 777510, 62 The Mall.
- (3) If the consent authority is satisfied that the development exhibits design excellence, development consent may be granted to the erection of a new building on the land to which this clause applies with—
 - (a) despite clause 4.3—a maximum building height of 83 metres, and
 - (b) despite clause 4.4—a maximum floor space ratio of 5:1, and
 - (c) despite clause 6.12—the first floor of the building being used for the purposes of residential accommodation.
- (4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—
 - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
 - (c) how the development addresses the following matters—
 - (i) the suitability of the land for development,
 - (ii) existing and proposed uses and use mix,
 - (iii) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
 - (iv) bulk, massing and modulation of buildings,
 - (v) street frontage heights,
 - (vi) environmental impacts such as sustainable design, wind and reflectivity,
 - (vi) pedestrian, cycle, vehicular and service access, circulation and requirements,
 - (vii) the impact on, and any proposed improvements to, the public domain,
 - (ix) achieving appropriate interfaces at ground level between the development and the public domain,
 - (x) integration of landscape design, including the configuration and design of communal access and communal recreation areas.

Schedule 1–Additional permitted uses

(Clause 2.5)

1 Use of certain land at 2D and 2E Weigand Avenue, Bankstown

- (1) This clause applies to land at 2D Weigand Avenue, Bankstown, being Lot 4, DP 584511, and 2E Weigand Avenue, Bankstown, being Lot 1, DP 7948 and identified as “APU 1” on the Additional Permitted Uses Map.
- (2) Development for the purpose of a community facility is permitted with development consent.

2 Use of certain land at 314–380 and 369–411 Beamish Street, Campsie

- (1) This clause applies to land at 314–380 and 369–411 Beamish Street, Campsie and identified as “APU 2” on the Additional Permitted Uses Map.
- (2) Development for the purposes of business premises, office premises and a veterinary hospital is permitted with development consent.

~~3 Use of certain land at 15 Close Street, Canterbury~~

- ~~(1) This clause applies to land at 15 Close Street, Canterbury, being Lot 1, DP 818683 and identified as “APU 3” on the Additional Permitted Uses Map.~~
- ~~(2) Development for the purpose of a restaurant or cafe is permitted with development consent if—~~
 - ~~(a) the development is part of a mixed use development, and~~
 - ~~(b) the floor area of the restaurant or cafe does not exceed 150 square metres.~~

4 Use of certain land in Condell Park

- (1) This clause applies to land at Condell Park in Zone R2 Low Density Residential that is bounded by Railway Parade, Edgar Street, Yanderra Street, and the prolongation of the rear boundaries of land on the western side of Ellis Street and identified as “APU 4” on the Additional Permitted Uses Map.
- (2) Development for the purpose of animal boarding or training establishments, specifically for the boarding, training, keeping and caring of horses and related ancillary development, is permitted with development consent.

5 Use of certain land at 15–23 Homer Street, Earlwood

- (1) This clause applies to land identified as “APU 5” on the Additional Permitted Uses Map.
- (2) Development for the purpose of residential accommodation is permitted with development consent.

6 Use of certain land at 56 Rabaul Road, Georges Hall

- (1) This clause applies to land at 56 Rabaul Road, Georges Hall, being Lot B, DP 407750 and identified as “APU 6” on the Additional Permitted Uses Map.
- (2) Development for the purpose of a restaurant or cafe is permitted with development consent.

7 Use of certain land at 58 Moorefields Road, Kingsgrove

- (1) This clause applies to land at 58 Moorefields Road, Kingsgrove being Part of Lot 1, DP 601940 and identified as “APU 7” on the Additional Permitted Uses Map.
- (2) Development for the purpose of a plant nursery is permitted with development consent.

8 Use of certain land at 479 Henry Lawson Drive, Milperra

- (1) This clause applies to land at 479 Henry Lawson Drive, Milperra, being Lot 2, DP 576251 and identified as “APU 8” on the Additional Permitted Uses Map.
- (2) Development for the purposes of a garden centre and veterinary hospital is permitted with development consent.

9 Use of certain land at 217 Bransgrove Road, 565 Henry Lawson Drive and 195 Horsley Road, Panania

- (1) This clause applies to the following land, identified as “APU 9” on the Additional Permitted Uses Map:
 - (a) land at 217 Bransgrove Road, Panania, being Lot 154, DP 752013,
 - (b) land at 565 Henry Lawson Drive, Panania, being Lot 1, DP 448570, Lot 152, DP 651309 and Lot 5, DP 732013,
 - (c) land at 195 Horsley Road, Panania, being Lot 25, DP 1080158, Lots 26 and 27, DP 4804 and Lot B, DP 418953.
- (2) Development for the purpose of a waste or resource management facility is permitted with development consent.

10 Use of certain land at Roselands Shopping Centre, Roselands

- (1) This clause applies to land at 24 Roselands Avenue, Roselands being Part of Lot 1, DP 227383 and identified as “APU 10” on the Additional Permitted Uses Map.
- (2) Development for the purpose of retail premises being a tyre sales outlet is permitted with development consent.

11 Use of certain land at 101–103 Hector Street and 61 Waldron Road, Sefton

- (1) This clause applies to the following land, identified as “APU 11” on the Additional Permitted Uses Map:
 - (a) land at 101–103 Hector Street, Sefton, being Lots 26 and 27, DP 14526,
 - (b) land at 61 Waldron Road, Sefton, being Lot 2, DP 543973.
- (2) Development for the purpose of shop top housing is permitted with development consent, if all of the lots to which this clause applies are consolidated into a single lot.

12 Use of certain land at 56 Waldron Road, Sefton

- (1) This clause applies to land at 56 Waldron Road, Sefton, being Lot 11, DP 718633 and identified as “APU 12” on the Additional Permitted Uses Map.
- (2) Development for the purpose of shop top housing is permitted with development consent.

13 Use of certain land at 30 and 31 Webster Street, Milperra

- (1) This clause applies to land at 30 Webster Street being Lot A, DP 405225, and 31 Webster Street being Lot D, DP 391154, Milperra and identified as “APU 13” on the Additional Permitted Uses Map.
- (2) Development for the purpose of a function centre and restaurant or cafe is permitted with development consent.

14 Use of certain land at 80 Kentucky Road, Riverwood

- (1) This clause applies to land at 80 Kentucky Road, Riverwood being Lot 2, DP 1228475 and identified as “APU 14” on the Additional Permitted Uses Map.
- (2) Development for the purpose of a restaurant or cafe is permitted with development consent.

15 Use of certain land at 62 Hume Highway, Chullora

- (1) This clause applies to land at 62 Hume Highway, Chullora, being Lot 2, DP 1009196 and identified as “APU 15” on the Additional Permitted Uses Map.
- (2) Development for the purpose of specialised retail premises is permitted with development consent.

16 Use of certain land at 122, 134 and 148 Canterbury Road, Padstow

- (1) This clause applies to the following land, identified as “APU 16” on the Additional Permitted Uses Map:
 - (a) land at 122 Canterbury Road, Padstow being Lot 100, DP 794445,
 - (b) land at 134 Canterbury Road, Padstow being Lot A, DP 436065,
 - (c) land at 148 Canterbury Road, Padstow being Lot 42, DP 772189.
- (2) Development for the purpose of specialised retail premises is permitted with development consent.

17 Use of certain land at 60 McGirr Street, Revesby

- (1) This clause applies to land at 60 McGirr Street, Revesby, being Lot B, DP 405261 and identified as “APU 17” on the Additional Permitted Uses Map.
- (2) Development for the purpose of a registered club is permitted with development consent.

18 Use of certain land along Canterbury Road

- (1) This clause applies to land identified as “APU 18” on the Additional Permitted Uses Map.
- (2) Development for the purpose of residential accommodation is permitted with development consent, but only if—
 - (a) the development is part of a mixed use development, and
 - (b) in the case of development for the purpose of a boarding house—the area of the lot is equal to or greater than 5,000m².

19 Use of certain land along the Hume Highway

- (1) This clause applies to land identified as “APU 19” on the Additional Permitted Uses Map.
- (2) Development for the purpose of multi dwelling housing and residential flat buildings is permitted with development consent, but only if—
 - (a) the development is part of a mixed use development, and
 - (b) the area of the lot is equal to or greater than 5,000m².

20 Use of certain land in Zone R3 in the former Canterbury Local Government Area

- (1) This clause applies to land in Zone R3 Medium Density Residential and identified as “APU 20” on the Additional Permitted Uses Map.
- (2) Development for the purpose of a dual occupancy is permitted with development consent.

- 21 Use of certain land in Zone R4 in the former Canterbury Local Government Area**
- (1) This clause applies to land in Zone R4 High Density Residential and identified as “APU 21” on the Additional Permitted Uses Map.
 - (2) Development for the purposes of a dual occupancy and hostel are permitted with development consent.
- 22 Use of certain land in Zones R2 and R4 in the former Bankstown Local Government Area**
- (1) This clause applies to land in Zone R2 Low Density Residential and Zone R4 High Density Residential and identified as “APU 22” on the Additional Permitted Uses Map.
 - (2) Development for the purpose of seniors housing is permitted with development consent.
- 23 Use of certain land in Zones B1 and B2 in the former Bankstown Local Government Area**
- (1) This clause applies to land in Zone B1 Neighbourhood Centre and Zone B2 Local Centre and identified as “APU 23” on the Additional Permitted Uses Map.
 - (2) Development for the purposes of residential flat buildings and seniors housing are permitted with development consent.
- 24 Use of certain land in Zone B2 in the former Canterbury Local Government Area**
- (1) This clause applies to land in Zone B2 Local Centre and identified as “APU 24” on the Additional Permitted Uses Map.
 - (2) Development for the purpose of a hostel is permitted with development consent.
- 25 Use of certain land at 25–43 Anglo Road, Campsie**
- (1) This clause applies to land at 25–43 Anglo Road, Campsie and identified as “APU 25” on the Additional Permitted Uses Map.
 - (2) Development for the purpose of a registered club is permitted with development consent.
- 26 Use of certain land at 328 Hector Street, Bass Hill**
- (1) This clause applies to land at 328 Hector Street being Lot 101, DP 1053893, Bass Hill and identified as “APU 26” on the Additional Permitted Uses Map.
 - (2) Development for the purpose of a recreational facility (indoor) is permitted with development consent subject to the gross floor area not exceeding 800m².
- 27 Use of certain land at 165 Milton Street, Ashbury**
- (1) This clause applies to land at 165 Milton Street being Lot A, DP 30778, Ashbury and identified as “APU 27” on the Additional Permitted Uses Map.
 - (2) Development for the purpose of a restaurant or cafe is permitted with development consent subject to the gross floor area not exceeding 100m².

Schedule 2–Exempt development

(Clause 3.1)

Note 1. *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies exempt development under that Policy. The Policy has State-wide application. This Schedule contains additional exempt development not specified in that Policy.

Note 2. Exempt development may be carried out without the need for development consent under the Act. Such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

Amusement ride devices

- (1) Must have the written consent of the owner of the land on which the devices will be located.
- (2) Maximum rotation speed of rotating devices—14rpm.
- (3) Must be small, power-operated and intended for children 12 years or under.
- (4) Must only operate between 7.00 am and 10.00 pm.
- (5) Maximum duration at a location—7 days.

Community events

- (1) Must have the written consent of the owner of the land on which the event is to be conducted.
- (2) Must only operate between 7.00 am and 10.00 pm.
- (3) Must have the written approval of the relevant emergency authorities to conduct the event.
- (4) Must notify residents adjacent to the site at least 7 days before the event starts.
- (5) Maximum duration at a location—2 days per year.

Public domain signage

- (1) Must be located on street furniture or buildings and structures, including but not limited to, public seating, planter pots, garbage receptacles, safety fencing and barricades, public toilets and amenities, bus shelters or street signs provided it is undertaken by or on behalf of Council.

Waste storage containers on private land

- (1) Must be stored wholly within the property boundary (i.e. not on the footway area or on any part of the roadway).
- (2) Maximum length—4 metres.
- (3) Maximum—1 container per property.
- (4) Maximum duration—14 days.
- (5) The supplier of container must have \$10 million public liability insurance.
- (6) Must have reflectors and must clearly display the name and contact details of the owner or proprietor.
- (7) Must satisfy the requirements of Roads and Maritime Services.

Schedule 3–Complying development

(Clause 3.2)

Note. *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* specifies complying development and the complying development conditions for that development under that Policy. The Policy has State-wide application. This Schedule contains additional complying development not specified in that Policy.

Part 1 Types of development

(When this Plan was made this Part was blank)

Part 2 Complying development certificate conditions

Note. Complying development must comply with the requirements of the Act, the regulations under the Act and this Plan.

General conditions

Any development specified in Part 1 is subject to the same conditions set out in Schedule 6 to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Schedule 4–Classification and reclassification of public land

(Clause 5.2)

Part 1– Land classified, or reclassified, as operational land—no interests changed

Column 1	Column 2
Locality	Description
Nil	

Part 2– Land classified, or reclassified, as operational land—interests changed

Column 1	Column 2	Column 3
Locality	Description	Any trusts etc not discharged
Nil		

Part 3 Land classified, or reclassified, as community land

Column 1	Column 2
Locality	Description
Nil	

Schedule 5 Environmental heritage

(Clause 5.10)

Part 1–Heritage Items

Suburb	Item Name	Address	Property Description	Significance	Item Number
Ashbury	Ashfield Reservoir (WS003)	165–169 Holden Street	Lot 1, DP 911478	State	I1
Ashbury	Federation house	5 Second Street	Lot 1, DP 950576	Local	I2
Ashbury	Federation house	7 Second Street	Lot 1, DP 123795	Local	I3
Ashbury	Federation house	9 Second Street	Lot 1, DP 952638	Local	I4
Ashbury	Federation house	11 Second Street	Lot 1, DP 798551	Local	I5
Ashbury	Federation house	13 Second Street	Lot 1, DP 122220	Local	I6
Ashbury	Federation house	15 Second Street	Lot 1, DP 124116	Local	I7
Bankstown	Bankstown Aerodrome			Local	I8
Bankstown	Bankstown Hotel	102 Bankstown City Plaza	Lots A and B, DP 343521; Lot 1, DP 389899	Local	I9
Bankstown	Shop (former accommodation house)	109 Bankstown City Plaza	Lot 1, DP 119533	Local	I10
Bankstown	Bankstown Parcels Office (former)	143 Bankstown City Plaza	Lot 101, DP 1129021	Local	I11
Bankstown	Bankstown Railway Station building and platform	143 Bankstown City Plaza	Lot 101, DP 1129021	Local	I12
Bankstown	Shop, “Rosen Chambers”	346 Chapel Road	Lots 1–3, DP 102240	Local	I13
Bankstown	Council Chambers	375 Chapel Road	Lot 6, DP 777510	Local	I14
Bankstown	House	525 Chapel Road	SP 58821	Local	I15
Bankstown	Bankstown Reservoir	300 Hume Highway	Lot 10, DP 872998	State	I16
Bankstown	St Felix de Valois Pioneer Cemetery	347A Hume Highway	Lot 1, DP 1151149	Local	I17
Bankstown	Shop	361 Hume Highway	Lot 5, DP 9522	Local	I18
Bankstown	Shop	363 Hume Highway	Lot 3, DP 9522	Local	I19

Bankstown	Bankstown Public School	61 Restwell Street	Lots 2–7, Section 1, DP 13167; Lot 1, DP 516930; Lot 1, DP 945632	Local	I20
Bankstown	Shop	290 South Terrace	Lot 6, DP 525238	Local	I21
Bankstown	Bankstown Baptist Church	26 Stanley Street	Lot 1, DP 593050	Local	I22
Bankstown	WSHC House, “Weymouth”	10 Vimy Street	Lot 46, DP 13055	Local	I23
Bankstown	WSHC House, “The Nest”	22 Vimy Street	Lot 40, DP 13055	Local	I24
Bankstown	Bankstown West Public School	141 William Street	Lot 100, DP 792380	Local	I25
Bass Hill	Milestone, “Sydney XV Liverpool VI”	Hume Highway (outside 837 Hume Highway)		Local	I26
Bass Hill	Farmhouse in the grounds of Crest Baptist Church	59 Johnston Road	Lot 2A, DP 405520	Local	I27
Bass Hill	House, “Carysfield Hall”	2 Sussman Avenue	Lot 27, DP 31109	Local	I28
Belfield	Federation weatherboard villa, “Lynwood”	25 Baltimore Street	Lot 2, DP 235816	Local	I29
Belmore	Federation house	52 Albert Street	Lot A, DP 368943	Local	I30
Belmore	Federation house (former station master’s cottage)	346 Burwood Road	Lot 202, DP 1090882	Local	I31
Belmore	Federation railway station buildings	348 Burwood Road and 32–36 Redman Parade (Belmore Railway Station)	Part of Lot 201, DP 1090882; part of Lot 12, DP 802657	State	I32
Belmore	Inter war building (former post office)	370–372 Burwood Road	Lot 2, DP 202652	Local	I33
Belmore	Inter war surgery and attached house	481 Burwood Road	Lot 1, DP 960923	Local	I34
Belmore	Victorian villa, “The Towers”	31 Forsyth Street	Lot 1, DP 815631	Local	I35
Belmore	Federation and inter war house	35 Isabel Street	Lot A, DP 346737	Local	I36
Belmore	Federation and inter war house	37–37A Isabel Street	Lot 11, Section 6, DP 9377; Lot B DP 305231	Local	I37
Belmore	Federation and inter war house	39 Isabel Street	Lot A, DP 305231	Local	I38

Belmore	Inter war house	2 Lakemba Street	Lot D, DP 416117	Local	I39
Belmore	Inter war house	4 Lakemba Street	Lot C, DP 416117	Local	I40
Belmore	Inter war house	6 Lakemba Street	Lot 37, DP 11151	Local	I41
Belmore	Inter war house	8 Lakemba Street	Lot 36, DP 11151	Local	I42
Belmore	Inter war house	10 Lakemba Street	Lot 35, DP 11151	Local	I43
Belmore	Inter war house	12 Lakemba Street	Lot 34, DP 11151	Local	I44
Belmore	Inter war house	14 Lakemba Street	Lot 33, DP 11151	Local	I45
Belmore	Inter war house	16 Lakemba Street	Lot B, DP 411936	Local	I46
Belmore	Inter war house	18 Lakemba Street	Lot A, DP 411936	Local	I47
Belmore	Inter war factory building—SEC Plating Pty Ltd	103–105 Lakemba Street	Lot 11, DP 628740	Local	I48
Belmore	Victorian house	12 Oxford Street	Lot 1, Section 1, DP 3188	Local	I49
Belmore	Post-war bus shelter and public lavatories	32–36 Redman Parade	Part of Lot 12, DP 802657; roadway	Local	I50
Belmore	Federation bakery building, White House Bakery (former)	2 Wilson Avenue	Lot 3, DP 316177	Local	I51
Belmore	Federation house	37 Wilson Avenue	Lot 73, DP 4387	Local	I52
Belmore	Federation weatherboard house	43 Wilson Avenue	Lot 76, DP 4387	Local	I53
Birrong	House, “Allder’s Farmhouse”	49 Hill Road	Lot B, DP 400155	Local	I54
Campsie	Victorian house	51 Amy Street	Lot B, DP 324817	Local	I55
Campsie	War memorial clock tower	Anglo Road (Anzac Mall)		Local	I56
Campsie	Inter war commercial building	2–16 Anglo Road and 196–200 Beamish Street	Lots A–C, DP 399549	Local	I57
Campsie	Federation urban park, Anzac Park	28A Anglo Road	Lot 33, DP 4190	Local	I58
Campsie	Inter war theatre (former Orion Theatre)	151–155 Beamish Street	Lots 14–17, Section 6, DP 2922	Local	I59

Campsie	Inter war shop with dwelling above	158 Beamish Street	Lot A, DP 341711	Local	I60
Campsie	Inter war shop with dwelling above	160 Beamish Street	Lot B, DP 341711	Local	I61
Campsie	Federation railway station buildings	184–186 Beamish Street (Campsie Railway Station)	Lot 1 and part of Lot 2, DP 800219; part of Lot 1, DP 1002944	Local	I62
Campsie	Federation commercial building—Coffill's Buildings	191–197 Beamish Street	Lots A–D, DP 373377	Local	I63
Campsie	Inter war commercial building—Station House	203 Beamish Street	Lot 1, DP 3846	Local	I64
Campsie	Federation fire station—Campsie Fire Station	294 Beamish Street	Lots 132 and 133, DP 4357	Local	I65
Campsie	Inter war court house (former Campsie Court House)	56–58 Campsie Street	Lots 4–6, DP 124362	Local	I66
Campsie	Inter war shop and motor garage—Dan's Corner	485–493 Canterbury Road	Lot 1, DP 121838	Local	I67
Campsie	Inter war hospital building—Canterbury Hospital	575 Canterbury Road (also known as 26–50 Tudor Street)	Lot 12, DP 866347	Local	I68
Campsie	Federation urban park—Carrington Square	2 Carrington Street	Lot 63, DP 2476	Local	I69
Campsie	Inter war street trees	Eighth Avenue (between First Avenue and Beamish Street)		Local	I70
Campsie	Federation weatherboard house	61 Eighth Avenue	Lot 1, DP 572236	Local	I71
Campsie	Federation weatherboard house	63 Eighth Avenue	Lot 1, DP 944638	Local	I72
Campsie	Federation weatherboard house	65 Eighth Avenue	Lot 1, DP 945763	Local	I73
Campsie	Federation house	97 Eighth Avenue	Lot 320, DP 2521	Local	I74

Campsie	Federation house, “Killarney”	99 Eighth Avenue	Lot 2, DP 1032297	Local	I75
Campsie	Inter war church—St Mel’s Roman Catholic Church and Federation presbytery	7 Evaline Street	Lots 49–51, DP 3846	Local	I76
Campsie	Inter war street trees	Fifth Avenue (between 83 Fifth Avenue and Ninth Avenue)		Local	I77
Campsie	Federation weatherboard house	43 Gould Street	Lot Y, DP 396550	Local	I78
Campsie	Victorian house	65 Gould Street	Lot 100, DP 877681	Local	I79
Campsie	Federation weatherboard house	126–128 Ninth Avenue	Lot 89, DP 858811	Local	I80
Campsie	Federation weatherboard house	132 Ninth Avenue	Lot 6, DP 6453	Local	I81
Campsie	Federation weatherboard house	134 Ninth Avenue	Lot 5, DP 6453	Local	I82
Campsie	Federation house	40 South Parade	Lot 1, DP 512836	Local	I83
Campsie	Federation villa	44 South Parade	Lot 1, DP 966343	Local	I84
Canterbury	Colonial brick and stone house and stable (former Timothy Daniel’s House)	1–11 Canterbury Road	Lot 1, DP 1164598	Local	I85
Canterbury	Federation police station (former)	150–152 Canterbury Road	Lots 6 and 7, DP 4478; Lot 1, DP 934354	Local	I86
Canterbury	Inter war motor garage—Holly’s Garage	184 Canterbury Road	Lot A, DP 163065	Local	I87
Canterbury	Federation post office building (former Canterbury Post Office)	193 Canterbury Road	Lot 100, DP 1007255	Local	I88
Canterbury	Federation railway station buildings	195–197 Canterbury Road (Canterbury Railway Station)	Part of Lot 1, DP 828270	State	I89

Canterbury	Inter war hotel (former Hotel Canterbury)	208 Canterbury Road	Lot 1, DP 124336; Lots 27 and 28, DP 4763	Local	I90
Canterbury	Inter war urban park—Saint Mary MacKillop Reserve	260A, 260 and 262 Canterbury Road	Lots 1 and 2, DP 1137357; Part of Lot 7018, DP 93382	Local	I91
Canterbury	Inter war shops with dwellings above	293–295 Canterbury Road	Lot 1, Section 1, DP 9055; Lot A, DP 432107	Local	I92
Canterbury	Federation stone church (former Canterbury Methodist Church)	301–301A Canterbury Road	Lots 33 and 34, Section A, DP 2785	Local	I93
Canterbury	Federation railway bridge	Charles Street (over Cooks River)		Local	I94
Canterbury	Victorian villa, “Beulah Vista”	15 Church Street	Lot 17, Section 2, DP 764	Local	I95
Canterbury	Victorian stone church, buildings and churchyard—St Paul’s Anglican Church	17–33 Church Street	Lot 1, DP 747020	Local	I96
Canterbury	Victorian stone school building	44–44A Church Street (Canterbury Public School)	Lot 4, DP 782680	Local	I97
Canterbury	Federation stone house, “Bethungra”	9 Fore Street	Lot 8, DP 743486	State	I98
Canterbury	Federation house, “Iserbrook”	10 Fore Street	Lot 12, DP 4348	Local	I99
Canterbury	Victorian stone house	15 High Street	Lot 6, DP 26919	Local	I100
Canterbury	Victorian stone house	19 High Street	Lot 5, DP 26919	Local	I101
Canterbury	Canterbury Park Racecourse	98 King Street	Lot 1, DP 256288; Lot 1, DP 561293; Lot 1, DP 123799; Lot 1, DP 123800; Lot 2, DP 350469; Lot 2, DP 953812; Lots 1 and 2, DP 67830; Lot 1, DP 932394; Lots 1–7, DP 1129704; Lot 1, DP 201160	Local	I102
Canterbury	Victorian house, “Fairview”	59 Minter Street	Lot 1, DP 85796	Local	I103
Canterbury	Canterbury Sugar Works (former)	2–4 Sugar House Road	SP 70958 and SP 80997	State	I104

Chester Hill, Chullora, Potts Hill, Regents Park, Sefton	Pressure Tunnel, Shaft No 1 and associated infrastructure	1 Campbell Hill Road, 61A–61C Priam Street and 1A Woodville Road, Chester Hill; 227 Rookwood Road, Chullora; 1A Auburn Road, Potts Hill; 2A Auburn Road and 1 Chisholm Road, Regents Park; 2A Chisholm Road and 7 Hector Street, Sefton	Part Lot 1, DP 610303; Lot 1, DP 745651; Part Lot 1, DP 623945; Lots A and B, DP 328385; Part Lot 1, DP 225815; Part Lots 1–3, DP 225816; Part Lot 1, DP 225817	State	I105
Clemton Park	Inter war house	78 Kingsgrove Road	Lot 43, DP 19605	Local	I106
Condell Park	Air Defence Headquarters Ruin Sydney (former)	Corner of Edgar and Marion Streets		State	I107
Condell Park	Shop and residence (attached)	65 William Street	Lot 1, DP 1107973	Local	I108
Croydon Park	St John's Roman Catholic Church (former)	12 Balmoral Avenue	Lots 10 and 11, Section C, DP 878	Local	I109
Croydon Park	Victorian shop and dwelling above	63 Balmoral Avenue	Lot 33, Section F, DP 876; Lot 1, DP 455539	Local	I110
Croydon Park	Inter war street trees	Brighton Avenue (between Queensborough Avenue and 71 Brighton Avenue)		Local	I111
Croydon Park	Victorian house, "Montrose House"	128 Croydon Avenue	Lot 1, DP 1064087	Local	I112
Croydon Park	Victorian villa, "But-Har-Gra"	106–114 Georges River Road	Lots 1–5, Section 1, DP 363	Local	I113
Croydon Park	Victorian house	38B Hampton Street	Lot 3, DP 1195439	Local	I114
Croydon Park	Part of a pair of Victorian semi-detached houses	53 Windsor Avenue	Lot 6, Section I, DP 876	Local	I115
Croydon Park	Part of a pair of Victorian semi-detached houses	55 Windsor Avenue	Lot 8, Section I, DP 876	Local	I116
Croydon Park	Part of a pair of Victorian semi-detached houses	60 Windsor Avenue	Lot 71, DP 582402	Local	I117

Croydon Park	Part of a pair of Victorian semi-detached houses	62 Windsor Avenue	Lot 72, DP 582402	Local	I118
Earlwood	Inter war house	7 Hocking Avenue	Lot 1, DP 13025	Local	I119
Earlwood	Inter war house	9 Hocking Avenue	Lot 2, DP 13025	Local	I120
Earlwood	Inter war house	11 Hocking Avenue	Lot 3, DP 13025	Local	I121
Earlwood	Inter war house	13 Hocking Avenue	Lot 4, DP 13025	Local	I122
Earlwood	Inter war house	15 Hocking Avenue	Lot 5, DP 13025	Local	I123
Earlwood	Inter war house	17 Hocking Avenue	Lot 6, DP 13025	Local	I124
Earlwood	Federation stone house	116 Homer Street	Lot 68, DP 419111	Local	I125
Earlwood	Federation stone house	2 Jackson Place	Lot 6, DP 11103	Local	I126
Earlwood	Federation stone house	4 Jackson Place	Lot 5, DP 11103	Local	I127
Earlwood	Federation stone house	6 Jackson Place	Lot 4, DP 11103	Local	I128
Earlwood	Federation stone house	8 Jackson Place	Lot 3, DP 11103	Local	I129
Earlwood	Federation stone house	10 Jackson Place	Lot 2, DP 11103	Local	I130
Earlwood	Federation stone house	12 Jackson Place	Lot 1, DP 11103	Local	I131
Earlwood	Quarry face (former)	Karool Avenue (southern end)	Road reserve	Local	I132
Earlwood	Inter war street trees	Lovat Place		Local	I133
Earlwood	Victorian stone house	173–175 Riverview Road	Lot 2, DP 215670	Local	I134
Earlwood	Girrahween Park gates	Sutton Avenue (opposite View Street)		Local	I135
Earlwood	Victorian sewage aqueduct—Cooks River Aqueduct	19 Undercliffe Road	Lot 1, DP 745578	State	I136
Earlwood	Federation sandstone shop and attached house	37 Undercliffe Road	Lot 14, DP 7627	Local	I137
Earlwood	Inter war stone house	66 Undercliffe Road	Lot Y, DP 387748	Local	I138
Earlwood	Victorian sewage aqueduct—Wolli Creek Aqueduct	24 Unwin Street	Lot 1, DP 986661	State	I139
Earlwood	Inter war corner shop and dwelling above	118 Wardell Road	Lot 2, DP 101697	Local	I140

Earlwood	Inter war shop with dwellings above—S & S Main Buildings	146 William Street	Lot C, DP 101959	Local	I141
Georges Hall	The Homestead building and site	42A Beale Street	Lot 101, DP 827530	State	I142
Greenacre	Greenacre Methodist Church Hall	2 Mimosa Road	Lot 1, DP 170971	Local	I143
Greenacre	House	25 Old Kent Road	Lot A, DP 350074	Local	I144
Greenacre	Greenacre Public School	105 Waterloo Road	Lots 39–44 and 357, DP 11603; Lot 303, DP 820522; Lot 1, DP 169574	Local	I145
Hurlstone Park	Federation house	1 Euston Road	Lot 36, DP 5924	Local	I146
Hurlstone Park	Federation house	3 Euston Road	Lot 37, DP 5924	Local	I147
Hurlstone Park	Federation house	7 Euston Road	Lot 39, DP 5924	Local	I148
Hurlstone Park	Federation house	9 Euston Road	Lot 1, DP 113778	Local	I149
Hurlstone Park	Federation house	11 Euston Road	Lot 1, DP 949392	Local	I150
Hurlstone Park	Federation house	13 Euston Road	Lot 42, DP 5924	Local	I151
Hurlstone Park	Federation house	15 Euston Road	Lot 43, DP 5924	Local	I152
Hurlstone Park	Federation house	21 Euston Road	Lot 46, DP 5924	Local	I153
Hurlstone Park	Victorian and Federation railway station buildings	Floss Street (Hurlstone Park Railway Station)	Part of Lot 1, DP 1135292	Local	I154
Hurlstone Park	Federation villa, “Euston”	67 Floss Street	Lot 2, DP 1044798	Local	I155
Hurlstone Park	Railway underbridge	Foord Avenue	Part of Lot 1, DP 1135292	Local	I156
Hurlstone Park	Victorian house	12 Garnett Street	Lot 1, DP 973077	Local	I157
Hurlstone Park	Victorian house	14 Garnett Street	Lot 2, DP 973077	Local	I158
Hurlstone Park	Victorian house	16 Garnett Street	Lot A, DP 972267	Local	I159
Hurlstone Park	Victorian house	18 Garnett Street	Lot B, DP 972267	Local	I160
Hurlstone Park	Victorian house, “Jessamine”	20 Garnett Street	Lot 1, DP 168712	Local	I161
Hurlstone Park	Federation house	24 Garnett Street	Lot C, DP 324033	Local	I162

Hurlstone Park	Federation house	30 Garnett Street	Lot 8, DP 3515	Local	I163
Hurlstone Park	Part of a pair of Federation semi-detached houses	58 Garnett Street	Lot 71, DP 613001	Local	I164
Hurlstone Park	Part of a pair of Federation semi-detached houses	60 Garnett Street	Lot 72, DP 613001	Local	I165
Hurlstone Park	Federation house	19 Hopetoun Road	Lot 19, Section 3, DP 3849	Local	I166
Hurlstone Park	Federation house	23 Hopetoun Road	Lot 17, Section 3, DP 3849	Local	I167
Hurlstone Park	Federation house	25 Hopetoun Road	Lot 1, DP 902136	Local	I168
Hurlstone Park	Federation house	27 Hopetoun Road	Lot 1, DP 902137	Local	I169
Kingsgrove	Moorfields Methodist Cemetery	96A Moorefields Road	Lot 2, DP 594305	Local	I170
Lakemba	Inter war urban park	Dennis Street Reserve (opposite 95–113 Dennis Street)		Local	I171
Lakemba	Federation railway station buildings	120–124 Railway Parade (Lakemba Railway Station Group)	Lot 2, DP 1012364; Part of Lot 7, DP 4217	Local	I172
Lakemba	Federation weatherboard house	12 The Boulevarde	Lot 4, DP 6691	Local	I173
Lakemba	Inter war post office building—Lakemba Post Office	54–60 The Boulevarde	Lot 1, DP 455268	Local	I174
Lakemba	Federation weatherboard and fibro house, “Hillview”	24 Willeroo Street	Lot 19, DP 7263	Local	I175
Lakemba	Federation weatherboard house	123 Yangoora Road	Lot 11, DP 856559	Local	I176
Lakemba	Federation and inter war house	28 Yerrick Road	Lot 107, DP 3323	Local	I177
Lakemba	Federation and inter war house	30 Yerrick Road	Lot 109, DP 3323	Local	I178
Lakemba	Federation and inter war house	32 Yerrick Road	Lot 111, DP 3323	Local	I179
Lansdowne	House, “Lansdowne”	7 Henry Lawson Drive	Lots 276–278, DP 11759	Local	I180
Lansdowne	Milestone, “Sydney XVI Liverpool V”	Lansdowne Reserve		Local	I181

Milperra	Milperra Soldier Settlement (former)	Ashford Avenue, Bullecourt Avenue, Fleurbaix Avenue		Local	I182
Narwee	Inter war railway station buildings and pedestrian underpass	161A–161B Penshurst Road (Narwee Railway Station)	Lot 1, DP 572638; Lot 2 DP 802086; Lot 2, DP 666094; Part of Lot 1, DP 431562	Local	I183
Panania	Nurse Schwarzel Fountain	77 Anderson Avenue	Lots A–C, DP 35652	Local	I184
Potts Hill	Potts Hill Reservoirs 1 and 2 and site	146 Rookwood Road	Lot 107, DP 1153671	State	I185
Punchbowl	War memorial and street trees	Broadway and Hillcrest Street (between The Boulevarde and Canterbury Road (Broadway) and adjoining 34 and 37 Broadway (Hillcrest Avenue))		Local	I186
Punchbowl	Cemetery	1353 Canterbury Road, and 2A Viola Street (St Saviour’s Church of England)	Lots 1 and 2, DP 999918	Local	I187
Punchbowl	House, “The Arches”	33 Catherine Street	Lot 10, DP 1066694	Local	I188
Punchbowl	Post-war civic building (former Punchbowl Baby Health Centre)	748 Punchbowl Road	Lot 1, DP 1175212	Local	I189
Punchbowl	Federation railway station buildings	269A The Boulevarde (Punchbowl Railway Station)	Lot 3, DP 839167	Local	I190
Regents Park	Regents Park Public School	2A Bagdad Street	Lot 12, DP 733976; Lot 1, DP 121450; Lot 1, DP 794886; Lots 83–85, DP 8962; Lots 1 and 2, DP 797490	Local	I191
Regents Park	Sefton Junction Substation	96 Wellington Road	Lot 11, DP 1007007	Local	I192
Revesby	House, “Ferndale Cottage”	31 Ferndale Road	Lot 1, DP 212354	Local	I193

Revesby	Revesby Public School	84 The River Road	Lots 17 and 18, 21–24 and 45–48, Section 10, DP 2343; Lots 1 and 2, DP 122996; Lot 1, DP 181955	Local	I194
Revesby	House, “The Pah”	4 Tompson Road	Lot 1, DP 777621	Local	I195
Roselands	Inter war water reservoir—Wiley Park Reservoir (WS0174)	36–40 Canarys Road	Lots 4–6 and 26, Section 5, DP 4494	Local	I196
Roselands	Inter war weatherboard corner shop and attached house	64–66 Remly Street	Lot 90, DP 11802	Local	I197
Villawood	Villawood Immigration Detention Centre	15 Birmingham Avenue	Lot 102, DP 1041971	Local	I198
Wiley Park	Inter war water pumping station—Lakemba Pumping Station (WP0003)	1B Hillcrest Street	Lot 1, DP 125481	Local	I199
Wiley Park	Inter war railway station buildings	91–93 King Georges Road (Wiley Park Railway Station)	Part of Lot 1, DP 972401	Local	I200
Yagoona	Shop (former Brancourt’s Garage and Motor Showroom)	401 Hume Highway	Lot D, DP 392202	Local	I201
Yagoona	House (former Bankstown Police Station)	76 Powell Street	Lot 5, DP 25154	Local	I202
Yagoona	House, “Carinya”	50 Rookwood Road	Lot C, DP 365541	Local	I203

Part 2–Heritage conservation areas

Description	Identification on Heritage Map	Significance	Item Number
Ashbury	Shown by red hatching and labelled “HCA1”	Local	HCA1

Part 3–Archaeological sites

Suburb	Site name	Address	Property description	Significance	Item Number
Bankstown	Site of “Speed the Plough Inn”	321 Hume Highway	Lots 3–5, DP 703355; Lots A and B, DP 347099; Lot 1, DP 10968; Lot 1, DP 370854	Local	A1
East Hills	Caird’s Wharf	574A Henry Lawson Drive	Lot 7043, DP 1124197	Local	A2
Greenacre	Site of “Liebentritt Pottery”	355 Waterloo Road	Lot 41, DP 1037863	Local	A3
Picnic Point	Cattle Duffer’s Flat	925B Henry Lawson Drive	Part Lot 1, DP 192764	Local	A4
Sefton	Site of “Ranah”	201A Rodd Street	Lots 2 and 3824, DP 430031	Local	A5

Part 4–Aboriginal heritage

Suburb	Site name	Address	Property description	Significance	Item Number
Earlwood	Aboriginal art site and midden	Undercliffe Road	Lot 38, Section C, DP 4709	State	AH1

Schedule 6–Pond-based and tank-based aquaculture

(Clause 5.19)

Part 1 Pond-based and tank-based aquaculture

Division 1 Site location requirements

1 Conservation exclusion zones

- (1) Must not be carried out on the following land, except to the extent necessary to gain access to water—
 - (a) land declared an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,
 - (b) vacant Crown land,
 - (c) land within a wetland of international significance declared under the Ramsar Convention on Wetlands.
- (2) Must not be carried out on the following land, except for the purposes of minimal infrastructure to support the extraction of water from, and discharge of water to, the land concerned—
 - (a) land declared as an aquatic reserve under the *Marine Estate Management Act 2014*,
 - (b) land declared as a marine park under the *Marine Estate Management Act 2014*.

Note. Nothing in this clause affects any requirement under an Act relating to land specified in this clause to obtain a licence or other authority under that Act for development of the land.

Division 2 Operational requirements

2 Species selection

Species of fish or marine vegetation cultivated or kept must be consistent with the relevant aquaculture industry development plan (within the meaning of clause 5.19).

3 Pond-based aquaculture that is also intensive aquaculture—pond design

For pond-based aquaculture that is also intensive aquaculture—ponds must be capable of being drained or pumped and then completely dried.

4 Pond-based aquaculture and tank-based aquaculture that is also intensive aquaculture—freshwater discharges

For pond-based aquaculture and tank-based aquaculture that is also intensive aquaculture—no discharge of freshwater used to intensively cultivate or keep fish to natural waterbodies or wetlands is permitted, except freshwater discharge from open flow through systems.

5 Outlets from culture ponds etc

All outlets from culture ponds, tanks and other culture facilities must be screened to avoid the escape of fish.

6 Definition

In this Division—

intensive aquaculture has the same meaning as it has in the *Fisheries Management (Aquaculture) Regulation 2017*.

Part 2 Extensive pond-based aquaculture**Division 1 Site location requirements****7 Conservation exclusion zones**

- (1) Must not be carried out on the following land, except to the extent necessary to gain access to water—
 - (c) land declared an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*,
 - (d) vacant Crown land,
 - (e) land within a wetland of international significance declared under the Ramsar Convention on Wetlands.

Note. Nothing in this clause affects any requirement under an Act relating to land specified in this clause to obtain a licence or other authority under that Act for development of the land.

8 Flood liability

Must be designed or constructed on land so that it will not be inundated by the discharge of a 1:100 ARI (average recurrent interval) flood event.

Division 2 Operational requirements**9 Species selection**

Species of fish or marine vegetation cultivated or kept must be consistent with the relevant aquaculture industry development plan (within the meaning of clause 5.19).

10 Pond design

- (1) Must not require the construction of new ponds, water storages, dams or buildings.
- (2) Must not be located on permanent watercourses, creeks, billabongs or isolated outreaches of creeks or rivers.
- (3) Must be capable of preventing the escape of stock into natural waterbodies or wetlands.

11 Culture water

Must use freshwater.

Dictionary

(Clause 1.4)

Aboriginal object means any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

Aboriginal place of heritage significance means an area of land, the general location of which is identified in an Aboriginal heritage study adopted by the Council after public exhibition and that may be shown on the *Heritage Map*, that is—

- (a) the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or
- (b) a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.

Note. The term may include (but is not limited to) places that are declared under section 84 of the *National Parks and Wildlife Act 1974* to be Aboriginal places for the purposes of that Act.

acid sulfate soils means naturally occurring sediments and soils containing iron sulfides (principally pyrite) or their precursors or oxidation products, whose exposure to oxygen leads to the generation of sulfuric acid (for example, by drainage or excavation).

Acid Sulfate Soils Manual means the manual by that name published by the Acid Sulfate Soils Management Advisory Committee and made publicly available.

Acid Sulfate Soils Map means the Canterbury Bankstown Local Environmental Plan [Year] Acid Sulfate Soils Map.

Active Street Frontages Map means the Canterbury Bankstown Local Environmental Plan [Year] Active Street Frontages Map.

Additional Permitted Uses Map means the Canterbury Bankstown Local Environmental Plan [Year] Additional Permitted Uses Map.

advertisement has the same meaning as in the Act.

Note. The term is defined as a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.

advertising structure has the same meaning as in the Act.

Note. The term is defined as a structure used or to be used principally for the display of an advertisement. Advertising structures are a type of **signage**—see the definition of that term in this Dictionary.

affordable housing has the same meaning as in the Act.

Note. The term is defined as housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

agricultural produce industry means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.

Note. Agricultural produce industries are a type of **rural industry**—see the definition of that term in this Dictionary.

agriculture means any of the following—

- (a) aquaculture,
- (b) extensive agriculture,
- (c) intensive livestock agriculture,
- (d) intensive plant agriculture.

Note. Part 6 of the *Plantations and Reafforestation Act 1999* provides that exempt farm forestry within the meaning of that Act is not subject to the *Environmental Planning and Assessment Act 1979*.

air transport facility means an airport or a heliport that is not part of an airport, and includes associated communication and air traffic control facilities or structures.

airport means a place that is used for the landing, taking off, parking, maintenance or repair of aeroplanes, and includes associated buildings, installations, facilities and movement areas and any heliport that is part of the airport.

Note. Airports are a type of **air transport facility**—see the definition of that term in this Dictionary.

airstrip means a single runway for the landing, taking off or parking of aeroplanes for private aviation only, but does not include an airport, heliport or helipad.

amusement centre means a building or place (not being part of a pub or registered club) used principally for playing—

- (a) billiards, pool or other like games, or
- (b) electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.

animal boarding or training establishment means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.

aquaculture has the same meaning as in the *Fisheries Management Act 1994*. It includes oyster aquaculture, pond-based aquaculture and tank-based aquaculture.

Note. Aquaculture is a type of **agriculture**—see the definition of that term in this Dictionary.

archaeological site means a place that contains one or more relics.

artisan food and drink industry means a building or place the principal purpose of which is the making or manufacture of boutique, artisan or craft food or drink products only. It must also include at least one of the following—

- (a) a retail area for the sale of the products,
- (b) a restaurant or cafe,
- (c) facilities for holding tastings, tours or workshops.

Note. See clause 5.4 for controls in industrial or rural zones relating to the retail floor area of an artisan food and drink industry. Artisan food and drink industries are a type of **light industry**—see the definition of that term in this Dictionary.

attached dwelling means a building containing 3 or more dwellings, where—

- (a) each dwelling is attached to another dwelling by a common wall, and
- (b) each of the dwellings is on its own lot of land, and
- (c) none of the dwellings is located above any part of another dwelling.

Note. Attached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

attic means any habitable space, but not a separate dwelling, contained wholly within a roof above the ceiling line of the storey immediately below, except for minor elements such as dormer windows and the like.

backpackers' accommodation means a building or place that—

- (a) provides temporary or short-term accommodation on a commercial basis, and
- (b) has shared facilities, such as a communal bathroom, kitchen or laundry, and
- (c) provides accommodation on a bed or dormitory-style basis (rather than by room).

Note. Backpackers' accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

basement means the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing).

bed and breakfast accommodation means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where—

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests' rooms, and
- (c) dormitory-style accommodation is not provided.

Note. See clause 5.4 for controls relating to the number of bedrooms for bed and breakfast accommodation. Bed and breakfast accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

bee keeping means a building or place used for the keeping and breeding of bees for commercial purposes.

Note. Bee keeping is a type of **extensive agriculture**—see the definition of that term in this Dictionary.

biodiversity or **biological diversity** means the variety of living animal and plant life from all sources, and includes diversity within and between species and diversity of ecosystems.

biosolids treatment facility means a building or place used as a facility for the treatment of biosolids from a sewage treatment plant or from a water recycling facility.

Note. Biosolids treatment facilities are a type of **sewerage system**—see the definition of that term in this Dictionary.

boarding house means a building that—

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

Note. Boarding houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

boat building and repair facility means any facility (including a building or other structure) used primarily for the construction, maintenance or repair of boats, whether or not including the storage, sale or hire of boats, but does not include a marina or boat shed.

boat launching ramp means a structure designed primarily for the launching of trailer borne recreational vessels, and includes associated car parking facilities.

boat shed means a building or other structure used for the storage and routine maintenance of a boat or boats and that is associated with a private dwelling or non-profit organisation, and includes any skid used in connection with the building or other structure.

brothel has the same meaning as in the Act.

Note. This definition is relevant to the definitions of **home occupation (sex services)** and **sex services premises** in this Dictionary.

building has the same meaning as in the Act.

Note. The term is defined to include part of a building and any structure or part of a structure, but not including a manufactured home, a moveable dwelling or associated structure (or part of a manufactured home, moveable dwelling or associated structure).

building height (or **height of building**) means—

- (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or
- (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,

including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

building identification sign means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.

Note. Building identification signs are a type of **signage**—see the definition of that term in this Dictionary.

building line or **setback** means the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and—

- (a) a building wall, or
 - (b) the outside face of any balcony, deck or the like, or
 - (c) the supporting posts of a carport or verandah roof,
- whichever distance is the shortest.

bush fire hazard reduction work has the same meaning as in the *Rural Fires Act 1997*.

Note. The term is defined as follows—

bush fire hazard reduction work means—

- (a) the establishment or maintenance of fire breaks on land, and
 - (b) the controlled application of appropriate fire regimes or other means for the reduction or modification of available fuels within a predetermined area to mitigate against the spread of a bush fire,
- but does not include construction of a track, trail or road.

bush fire prone land has the same meaning as in the Act.

Note. The term is defined, in relation to an area, as land recorded for the time being as bush fire prone land on a map for the area certified as referred to in section 10.3(2) of the Act.

bush fire risk management plan means a plan prepared under Division 4 of Part 3 of the *Rural Fires Act 1997* for the purpose referred to in section 54 of that Act.

business identification sign means a sign—

- (a) that indicates—
 - (i) the name of the person or business, and
 - (ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and
- (b) that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a person who does not carry on business at the premises or place.

Note. Business identification signs are a type of **signage**—see the definition of that term in this Dictionary.

business premises means a building or place at or on which—

- (a) an occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
 - (b) a service is provided directly to members of the public on a regular basis,
- and includes a funeral home and, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, betting agencies and the like, but does not include an entertainment facility, home business, home occupation, home occupation (sex services), medical centre, restricted premises, sex services premises or veterinary hospital.

Note. Business premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

camping ground means an area of land that has access to communal amenities and on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use, but does not include a caravan park.

canal estate development means development that incorporates wholly or in part a constructed canal, or other waterway or waterbody, that is inundated by or drains to a natural waterway or natural waterbody by surface water or groundwater movement (not being works of drainage, or for the supply or treatment of water, that are constructed by or with the authority of a person or body responsible for those functions and that are limited to the minimal reasonable size and capacity to meet a demonstrated need for the works), and that either—

- (a) includes the construction of dwellings (which may include tourist and visitor accommodation) of a kind other than, or in addition to—
 - (i) dwellings that are permitted on rural land, and
 - (ii) dwellings that are used for caretaker or staff purposes, or

- (b) requires the use of a sufficient depth of fill material to raise the level of all or part of that land on which the dwellings are (or are proposed to be) located in order to comply with requirements relating to residential development on flood prone land.

car park means a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not.

caravan park means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

catchment action plan has the same meaning as in the *Catchment Management Authorities Act 2003*.

Note. The term is defined as a catchment action plan of an authority that has been approved by the Minister under Part 4 of the *Catchment Management Authorities Act 2003*.

cellar door premises means a building or place that is used to sell wine by retail and that is situated on land on which there is a commercial vineyard, and where most of the wine offered for sale is produced in a winery situated on that land or is produced predominantly from grapes grown in the surrounding area.

Note. Cellar door premises are a type of **retail premises**—see the definition of that term in this Dictionary.

cemetery means a building or place used primarily for the interment of deceased persons or pets or their ashes, whether or not it contains an associated building for conducting memorial services.

centre-based child care facility means—

- (a) a building or place used for the education and care of children that provides any one or more of the following—
- (i) long day care,
 - (ii) occasional child care,
 - (iii) out-of-school-hours care (including vacation care),
 - (iv) preschool care, or

- (b) an approved family day care venue (within the meaning of the *Children (Education and Care Services) National Law (NSW)*),

Note. An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the *Children (Education and Care Services) National Law (NSW)*) is provided.

but does not include—

- (c) a building or place used for home-based child care or school-based child care, or
- (d) an office of a family day care service (within the meanings of the *Children (Education and Care Services) National Law (NSW)*), or
- (e) a babysitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
- (f) a child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium) to care for children while the children's parents are using the facility, or
- (g) a service that is concerned primarily with providing lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or providing private tutoring, or
- (h) a child-minding service that is provided by or in a health services facility, but only if the service is established, registered or licensed as part of the institution operating in the facility.

charter and tourism boating facility means any facility (including a building or other structure) used for charter boating or tourism boating purposes, being a facility that is used only by the operators of the facility and that has a direct structural connection between the foreshore and the waterway, but does not include a marina.

classified road has the same meaning as in the *Roads Act 1993*.

Note. The term is defined as follows—

classified road means any of the following—

- (a) a main road,
- (b) a highway,
- (c) a freeway,
- (d) a controlled access road,
- (e) a secondary road,
- (f) a tourist road,
- (g) a tollway,
- (h) a transitway,
- (i) a State work.

(See *Roads Act 1993* for meanings of these terms.)

clearing native vegetation has the same meaning as in Part 5A of the *Local Land Services Act 2013*.

clearing vegetation has the same meaning as in *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017*.

coastal hazard has the same meaning as in the *Coastal Management Act 2016*.

coastal lake means a body of water identified in Schedule 1 to *State Environmental Planning Policy (Coastal Management) 2018*.

coastal protection works has the same meaning as in the *Coastal Management Act 2016*.

coastal waters of the State—see section 58 of the *Interpretation Act 1987*.

coastal zone has the same meaning as in the *Coastal Management Act 2016*.

commercial premises means any of the following—

- (a) business premises,
- (b) office premises,
- (c) retail premises.

community facility means a building or place—

- (a) owned or controlled by a public authority or non-profit community organisation, and
 - (b) used for the physical, social, cultural or intellectual development or welfare of the community,
- but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

community land has the same meaning as in the *Local Government Act 1993*.

correctional centre means—

- (a) any premises declared to be a correctional centre by a proclamation in force under section 225 of the *Crimes (Administration of Sentences) Act 1999*, including any juvenile correctional centre or periodic detention centre, and
- (b) any premises declared to be a detention centre by an order in force under section 5(1) of the *Children (Detention Centres) Act 1987*,

but does not include any police station or court cell complex in which a person is held in custody in accordance with any Act.

Council means the [name of the Council for the relevant local government area].

crematorium means a building in which deceased persons or pets are cremated, whether or not it contains an associated building for conducting memorial services.

curtilage, in relation to a heritage item or conservation area, means the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance.

dairy (pasture-based) means a dairy that is conducted on a commercial basis where the only restriction facilities present are milking sheds and holding yards and where cattle generally feed by grazing on living grasses and other plants on the land and are constrained for no more than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief).

Note. Dairies (pasture-based) are a type of **extensive agriculture**—see the definition of that term in this Dictionary.

dairy (restricted) means a dairy that is conducted on a commercial basis where restriction facilities (in addition to milking sheds and holding yards) are present and where cattle have access to grazing for less than 10 hours in any 24 hour period (excluding during any period of drought or similar emergency relief). It may comprise the whole or part of a restriction facility.

Note. Dairies (restricted) are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.

demolish, in relation to a heritage item or an Aboriginal object, or a building, work, relic or tree within a heritage conservation area, means wholly or partly destroy, dismantle or deface the heritage item, Aboriginal object or building, work, relic or tree.

depot means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

drainage means any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or ground water. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.

dual occupancy means a dual occupancy (attached) or a dual occupancy (detached).

Note. Dual occupancies are a type of **residential accommodation**—see the definition of that term in this Dictionary.

dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.

Note. Dual occupancies (attached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

Note. Dual occupancies (detached) are a type of **dual occupancy**—see the definition of that term in this Dictionary.

dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

dwelling house means a building containing only one dwelling.

Note. Dwelling houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.

early education and care facility means a building or place used for the education and care of children, and includes any of the following—

- (a) a centre-based child care facility,
- (b) home-based child care,
- (c) school-based child care.

earthworks means excavation or filling.

ecologically sustainable development has the same meaning as in the Act.

eco-tourist facility means a building or place that—

- (a) provides temporary or short-term accommodation to visitors on a commercial basis, and
- (b) is located in or adjacent to an area with special ecological or cultural features, and
- (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

Note. See clause 5.13 for requirements in relation to the granting of development consent for eco-tourist facilities.

Eco-tourist facilities are not a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

educational establishment means a building or place used for education (including teaching), being—

- (a) a school, or
- (b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

electricity generating works means a building or place used for the purpose of making or generating electricity.

emergency services facility means a building or place (including a helipad) used in connection with the provision of emergency services by an emergency services organisation.

emergency services organisation means any of the following—

- (a) Ambulance Service of New South Wales,
- (b) Fire and Rescue NSW,
- (c) NSW Rural Fire Service,
- (d) NSW Police Force,
- (e) State Emergency Service,
- (f) New South Wales Volunteer Rescue Association Incorporated,
- (g) New South Wales Mines Rescue Brigade established under the *Coal Industry Act 2001*,
- (h) an accredited rescue unit within the meaning of the *State Emergency and Rescue Management Act 1989*.

entertainment facility means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club.

environmental facility means a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.

environmental protection works means works associated with the rehabilitation of land towards its natural state or any work to protect land from environmental degradation, and includes bush regeneration works, wetland protection works, erosion protection works, dune restoration works and the like, but does not include coastal protection works.

estuary has the same meaning as in the *Water Management Act 2000*.

Note. The term is defined as follows—**estuary** means—

- (a) any part of a river whose level is periodically or intermittently affected by coastal tides, or
 - (b) any lake or other partially enclosed body of water that is periodically or intermittently open to the sea, or
 - (c) anything declared by the regulations (under the *Water Management Act 2000*) to be an estuary,
- but does not include anything declared by the regulations (under the *Water Management Act 2000*) not to be an estuary.

excavation means the removal of soil or rock, whether moved to another part of the same site or to another site, but does not include garden landscaping that does not significantly alter the shape, natural form or drainage of the land.

exhibition home means a dwelling built for the purposes of the public exhibition and marketing of new dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.

exhibition village means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes.

extensive agriculture means any of the following—

- (a) the production of crops or fodder (including irrigated pasture and fodder crops) for commercial purposes,
- (b) the grazing of livestock (other than pigs and poultry) for commercial purposes on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the livestock,
- (c) bee keeping,
- (d) a dairy (pasture-based) where the animals generally feed by grazing on living grasses and other plants on the land as their primary source of dietary requirements, and any supplementary or emergency feeding, or temporary agistment or housing for weaning, dipping, tagging or similar husbandry purposes, of the animals.

Note. Extensive agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

extractive industry means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.
Note. Extractive industries are not a type of **industry**—see the definition of that term in this Dictionary.

extractive material means sand, soil, gravel, rock or similar substances that are not minerals within the meaning of the *Mining Act 1992*.

farm building means a structure the use of which is ancillary to an agricultural use of the landholding on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling.

farm stay accommodation means a building or place that provides temporary or short-term accommodation to paying guests on a working farm as a secondary business to primary production.

Note. See clause 5.4 for controls relating to the number of bedrooms.

Farm stay accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

feedlot means a confined or restricted area that is operated on a commercial basis to rear and fatten cattle, sheep or other animals, but does not include a poultry farm, dairy or pig farm.

Note. Feedlots are a type of **intensive livestock agriculture**. Intensive livestock agriculture does not include **extensive agriculture**. See the definitions of those terms in this Dictionary.

fill means the depositing of soil, rock or other similar extractive material obtained from the same or another site, but does not include—

- (a) the depositing of topsoil or feature rock imported to the site that is intended for use in garden landscaping, turf or garden bed establishment or top dressing of lawns and that does not significantly alter the shape, natural form or drainage of the land, or
- (b) the use of land as a waste disposal facility.

filming means recording images (whether on film or video tape or electronically or by other means) for exhibition or broadcast (such as by cinema, television or the internet or by other means), but does not include—

- (a) still photography, or
- (b) recording images of a wedding ceremony or other private celebration or event principally for the purpose of making a record for the participants in the ceremony, celebration or event, or
- (c) recording images as a visitor or tourist for non-commercial purposes, or
- (d) recording for the immediate purposes of a television program that provides information by way of current affairs or daily news.

fish has the same meaning as in the *Fisheries Management Act 1994*.

Note. The term is defined as follows—

Definition of “fish”

- (2) **Fish** means marine, estuarine or freshwater fish or other aquatic animal life at any stage of their life history (whether alive or dead).
- (3) **Fish** includes—
 - (a) oysters and other aquatic molluscs, and
 - (b) crustaceans, and
 - (c) echinoderms, and
 - (d) beachworms and other aquatic polychaetes.
- (3) **Fish** also includes any part of a fish.
- (4) However, **fish** does not include whales, mammals, reptiles, birds, amphibians or other things excluded from the definition by the regulations under the *Fisheries Management Act 1994*.

flood mitigation work means work designed and constructed for the express purpose of mitigating flood impacts. It involves changing the characteristics of flood behaviour to alter the level, location, volume, speed or timing of flood waters to mitigate flood impacts. Types of works may include excavation, construction or enlargement of any fill, wall, or levee that will alter riverine flood behaviour, local overland flooding, or tidal action so as to mitigate flood impacts.

floor space ratio—see clause 4.5.

Floor Space Ratio Map means the Canterbury Bankstown Local Environmental Plan [Year] Floor Space Ratio Map.

food and drink premises means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following—

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) a pub,
- (d) a small bar.

Note. Food and drink premises are a type of **retail premises**—see the definition of that term in this Dictionary.

Foreshore Building Line Map means the Canterbury Bankstown Local Environmental Plan [Year] Foreshore Building Line Map.

forestry means forestry operations within the meaning of the *Forestry Act 2012* or Part 5B of the *Local Land Services Act 2013*.

freight transport facility means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.

function centre means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility.

funeral home means premises that are used to arrange, conduct and cater for funerals and memorial services, whether or not the premises include facilities for the short-term storage, dressing and viewing of bodies of deceased persons.

Note. Funeral homes are a type of **business premises**—see the definition of that term in this Dictionary.

garden centre means a building or place the principal purpose of which is the retail sale of plants and landscaping and gardening supplies and equipment. It may include a restaurant or cafe and the sale of any of the following—

- (a) outdoor furniture and furnishings, barbecues, shading and awnings, pools, spas and associated supplies, and items associated with the construction and maintenance of outdoor areas,
- (b) pets and pet supplies,
- (c) fresh produce.

Note.

Garden centres are a type of **retail premises**—see the definition of that term in this Dictionary.

general industry means a building or place (other than a heavy industry or light industry) that is used to carry out an industrial activity.

Note. General industries are a type of **industry**—see the definition of that term in this Dictionary.

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
 - (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement—
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
 - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (h) any space used for the loading or unloading of goods (including access to it), and
 - (i) terraces and balconies with outer walls less than 1.4 metres high, and
 - (j) voids above a floor at the level of a storey or storey above.

ground level (existing) means the existing level of a site at any point.

ground level (finished) means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or that is exempt development.

ground level (mean) means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.

group home means a permanent group home or a transitional group home.

Note. Group homes are a type of **residential accommodation**—see the definition of that term in this Dictionary.

group home (permanent) or permanent group home means a dwelling—

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

Note. Permanent group homes are a type of **group home**—see the definition of that term in this Dictionary.

group home (transitional) or transitional group home means a dwelling—

- (a) that is occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required, and
- (b) that is used to provide temporary accommodation for the relief or rehabilitation of people with a disability or for drug or alcohol rehabilitation purposes, or that is used to provide half-way accommodation for persons formerly living in institutions or temporary accommodation comprising refuges for men, women or young people,

but does not include development to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies.

Note. Transitional group homes are a type of **group home**—see the definition of that term in this Dictionary.

hardware and building supplies means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.

Note. Hardware and building supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

hazardous industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), pose a significant risk in the locality—

- (a) to human health, life or property, or
- (b) to the biophysical environment.

Note. Hazardous industries are a type of **heavy industry**—see the definition of that term in this Dictionary.

hazardous storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), pose a significant risk in the locality—

- (a) to human health, life or property, or
- (b) to the biophysical environment.

Note. Hazardous storage establishments are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

headland includes a promontory extending from the general line of the coastline into a large body of water, such as a sea, coastal lake or bay.

health care professional means any person registered under an Act for the purpose of providing health care.

health consulting rooms means premises comprising one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals at any one time.

Note. Health consulting rooms are a type of **health services facility**—see the definition of that term in this Dictionary.

health services facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following—

- (a) a medical centre,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) patient transport facilities, including helipads and ambulance facilities,
- (e) hospital.

heavy industrial storage establishment means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and that requires separation from other development because of the nature of the processes involved, or the goods, materials, plant or machinery stored, and includes any of the following—

- (a) a hazardous storage establishment,
- (b) a liquid fuel depot,
- (c) an offensive storage establishment.

heavy industry means a building or place used to carry out an industrial activity that requires separation from other development because of the nature of the processes involved, or the materials used, stored or produced, and includes—

- (a) hazardous industry, or
- (b) offensive industry.

It may also involve the use of a hazardous storage establishment or offensive storage establishment.

Note. Heavy industries are a type of **industry**—see the definition of that term in this Dictionary.

Height of Buildings Map means the Canterbury Bankstown Local Environmental Plan [Year] Height of Buildings Map.

helipad means a place not open to the public used for the taking off and landing of helicopters.

heliport means a place open to the public that is used for the taking off and landing of helicopters, whether or not it includes—

- (a) a terminal building, or
- (b) facilities for the parking, storage or repair of helicopters.

Note. Heliports are a type of **air transport facility**—see the definition of that term in this Dictionary.

heritage conservation area means an area of land of heritage significance—

- (a) shown on the *Heritage Map* as a heritage conservation area, and
 - (b) the location and nature of which is described in Schedule 5,
- and includes any heritage items situated on or within that area.

heritage conservation management plan means a document prepared in accordance with guidelines prepared by the Public Service agency responsible to the Minister administering the *Heritage Act 1977* that documents the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

heritage impact statement means a document consisting of—

- (a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and
- (b) an assessment of the impact that proposed development will have on that significance, and
- (c) proposals for measures to minimise that impact.

heritage item means a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5.

Note. An inventory of heritage items is also available at the office of the Council.

heritage management document means—

- (a) a heritage conservation management plan, or
- (b) a heritage impact statement, or
- (c) any other document that provides guidelines for the ongoing management and conservation of a heritage item, Aboriginal object, Aboriginal place of heritage significance or heritage conservation area.

Heritage Map means the Canterbury Bankstown Local Environmental Plan [Year] Heritage Map.

heritage significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

high technology industry means a building or place predominantly used to carry out an industrial activity that involves any of the following—

- (a) electronic or micro-electronic systems, goods or components,
- (b) information technology (such as computer software or hardware),
- (c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,
- (d) biological, pharmaceutical, medical or paramedical systems, goods or components,
- (e) film, television or multi-media technologies, including any post production systems, goods or components,
- (f) telecommunications systems, goods or components,
- (g) sustainable energy technologies,

(h) any other goods, systems or components intended for use in a science or technology related field,

but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.

Note. High technology industries are a type of **light industry**—see the definition of that term in this Dictionary.

highway service centre means a building or place used to provide refreshments and vehicle services to highway users. It may include any one or more of the following—

- (a) a restaurant or cafe,
- (b) take away food and drink premises,
- (c) service stations and facilities for emergency vehicle towing and repairs,
- (d) parking for vehicles,
- (e) rest areas and public amenities.

home-based child care means a family day care residence (within the meaning of the *Children (Education and Care Services) National Law (NSW)*) at which the education and care service is provided at any one time to no more than 7 children (including any child of the person providing the service) all of whom are under the age of 13 years and no more than 4 of whom are children who do not ordinarily attend school.

Note. A family day care residence is a residence at which a family day care educator educates and cares for children as part of a family day care service—see the *Children (Education and Care Services) National Law (NSW)*.

home business means a business that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve—

- (a) the employment of more than 2 persons other than those residents, or
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or
- (d) the exhibition of any signage (other than a business identification sign), or
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

Note. See clause 5.4 for controls relating to the floor area used for a home business.

home industry means a dwelling (or a building ancillary to a dwelling) used by one or more permanent residents of the dwelling to carry out an industrial activity that does not involve any of the following—

- (a) the employment of more than 2 persons other than those residents,
- (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise,
- (c) the exposure to view, from any adjacent premises or from any public place, of any unsightly matter,
- (d) the exhibition of any signage (other than a business identification sign),
- (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,

but does not include bed and breakfast accommodation or sex services premises.

Note. See clause 5.4 for controls relating to the floor area used for a home industry.

Home industries are a type of **light industry**—see the definition of that term in this Dictionary.

home occupation means an occupation that is carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling and that does not involve—

- (a) the employment of persons other than those residents, or
 - (b) interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
 - (c) the display of goods, whether in a window or otherwise, or
 - (d) the exhibition of any signage (other than a business identification sign), or
 - (e) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,
- but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

home occupation (sex services) means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling, by no more than 2 permanent residents of the dwelling and that does not involve—

- (a) the employment of persons other than those residents, or
 - (b) interference with the amenity of the neighbourhood by reason of the emission of noise, traffic generation or otherwise, or
 - (c) the exhibition of any signage, or
 - (d) the sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,
- but does not include a home business or sex services premises.

horticulture means the cultivation of fruits, vegetables, mushrooms, nuts, cut flowers and foliage and nursery products for commercial purposes, but does not include a plant nursery, turf farming or viticulture.

Note. Horticulture is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

hospital means a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following—

- (a) day surgery, day procedures or health consulting rooms,
- (b) accommodation for nurses or other health care workers,
- (c) accommodation for persons receiving health care or for their visitors,
- (d) shops, kiosks, restaurants or cafes or take away food and drink premises,
- (e) patient transport facilities, including helipads, ambulance facilities and car parking,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,
- (i) hospices,
- (j) mortuaries.

Note. Hospitals are a type of **health services facility**—see the definition of that term in this Dictionary.

hostel means premises that are generally staffed by social workers or support providers and at which—

- (a) residential accommodation is provided in dormitories, or on a single or shared basis, or by a combination of them, and
- (b) cooking, dining, laundering, cleaning and other facilities are provided on a shared basis.

Note. Hostels are a type of **residential accommodation**—see the definition of that term in this Dictionary.

hotel or motel accommodation means a building or place (whether or not licensed premises under the *Liquor Act 2007*) that provides temporary or short-term accommodation on a commercial basis and that—

- (a) comprises rooms or self-contained suites, and
 - (b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles,
- but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

Note. Hotel or motel accommodation is a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

industrial activity means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

industrial retail outlet means a building or place that—

- (a) is used in conjunction with an industry (other than an artisan food and drink industry) or rural industry, and
- (b) is situated on the land on which the industry or rural industry is located, and
- (c) is used for the display or sale (whether by retail or wholesale) of only those goods that have been manufactured on the land on which the industry or rural industry is located, but does not include a warehouse or distribution centre.

Note. See clause 5.4 for controls relating to the retail floor area of an industrial retail outlet.

industrial training facility means a building or place used in connection with vocational training in an activity (such as forklift or truck driving, welding or carpentry) that is associated with an industry, rural industry, extractive industry or mining, but does not include an educational establishment, business premises or retail premises.

industry means any of the following—

- (a) general industry,
 - (b) heavy industry,
 - (c) light industry,
- but does not include—
- (d) rural industry, or
 - (e) extractive industry, or
 - (f) mining.

information and education facility means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

intensive livestock agriculture means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following—

- (a) dairies (restricted),
- (b) feedlots,
- (c) pig farms,
- (d) poultry farms,

but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.

Note. Intensive livestock agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

intensive plant agriculture means any of the following—

- (a) the cultivation of irrigated crops for commercial purposes (other than irrigated pasture or fodder crops),
- (b) horticulture,
- (c) turf farming,
- (d) viticulture.

Note. Intensive plant agriculture is a type of **agriculture**—see the definition of that term in this Dictionary.

jetty means a horizontal decked walkway providing access from the shore to the waterway and is generally constructed on a piered or piled foundation.

kiosk means premises that are used for the purposes of selling food, light refreshments and other small convenience items such as newspapers, films and the like.

Note. See clause 5.4 for controls relating to the gross floor area of a kiosk.

Kiosks are a type of **retail premises**—see the definition of that term in this Dictionary.

Land Application Map means the Canterbury Bankstown Local Environmental Plan [Year] Land Application Map.

Land Reservation Acquisition Map means the Canterbury Bankstown Local Environmental Plan [Year] Land Reservation Acquisition Map.

Land Zoning Map means the Canterbury Bankstown Local Environmental Plan [Year] Land Zoning Map.

landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

landscaping material supplies means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like.

Note.

Landscaping material supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

light industry means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following—

- (a) high technology industry,
- (b) home industry,
- (c) artisan food and drink industry.

Note. Light industries are a type of **industry**—see the definition of that term in this Dictionary.

liquid fuel depot means premises used for the bulk storage of petrol, oil, petroleum or other inflammable liquid for wholesale distribution and at which no retail trade is conducted.

Note. Liquid fuel depots are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

livestock processing industry means a building or place used for the commercial production of products derived from the slaughter of animals (including poultry) or the processing of skins or wool of animals and includes abattoirs, knackereries, tanneries, woolscours and rendering plants.

Note. Livestock processing industries are a type of **rural industry**—see the definition of that term in this Dictionary.

local distribution premises means a building or place used for the storage or handling of items (whether goods or materials) pending their delivery to people and businesses in the local area, but from which no retail sales are made.

Note. Local distribution premises are a type of **warehouse or distribution centre**—see the definition of that term in this Dictionary.

Lot Size Map means the Canterbury Bankstown Local Environmental Plan [Year] Lot Size Map.

Lot Size for Dual Occupancy Development Map means the Canterbury Bankstown Local Environmental Plan [Year] Lot Size for Dual Occupancy Development Map.

maintenance, in relation to a heritage item, Aboriginal object or Aboriginal place of heritage significance, or a building, work, archaeological site, tree or place within a heritage conservation area, means ongoing protective care, but does not include the removal or disturbance of existing fabric, alterations (such as carrying out extensions or additions) or the introduction of new materials or technology.

marina means a permanent boat storage facility (whether located wholly on land, wholly on a waterway or partly on land and partly on a waterway), and includes any of the following associated facilities—

- (a) any facility for the construction, repair, maintenance, storage, sale or hire of boats,
- (b) any facility for providing fuelling, sewage pump-out or other services for boats,
- (c) any facility for launching or landing boats, such as slipways or hoists,
- (d) any car parking or commercial, tourist or recreational or club facility that is ancillary to the boat storage facility,
- (e) any berthing or mooring facilities.

market means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis.

Note. Markets are a type of **retail premises**—see the definition of that term in this Dictionary.

mean high water mark means the position where the plane of the mean high water level of all ordinary local high tides intersects the foreshore, being 1.44m above the zero of Fort Denison Tide Gauge and 0.515m Australian Height Datum.

medical centre means premises that are used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals. It may include the ancillary provision of other health services.

Note. Medical centres are a type of **health services facility**—see the definition of that term in this Dictionary.

mezzanine means an intermediate floor within a room.

mine means any place (including any excavation) where an operation is carried on for mining of any mineral by any method and any place on which any mining related work is carried out, but does not include a place used only for extractive industry.

mine subsidence district means a mine subsidence district proclaimed under section 15 of the *Mine Subsidence Compensation Act 1961*.

mining means mining carried out under the *Mining Act 1992* or the recovery of minerals under the *Offshore Minerals Act 1999*, and includes—

- (a) the construction, operation and decommissioning of associated works, and
- (b) the rehabilitation of land affected by mining.

Note. Mining is not a type of **industry**—see the definition of that term in this Dictionary.

mixed use development means a building or place comprising 2 or more different land uses.

mooring means a detached or freestanding apparatus located on or in a waterway and that is capable of securing a vessel, but does not include a mooring pen.

mooring pen means an arrangement of freestanding piles or other restraining devices designed or used for the purpose of berthing a vessel.

mortuary means premises that are used, or intended to be used, for the receiving, preparation, embalming and storage of bodies of deceased persons pending their interment or cremation.

moveable dwelling has the same meaning as in the *Local Government Act 1993*.

Note. The term is defined as follows—

moveable dwelling means—

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- (b) a manufactured home, or
- (c) any conveyance, structure or thing of a class or description prescribed by the regulations (under the *Local Government Act 1993*) for the purposes of this definition.

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Note. Multi dwelling housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

native fauna means any animal-life that is indigenous to New South Wales or is known to periodically or occasionally migrate to New South Wales, whether vertebrate (including fish) or invertebrate and in any stage of biological development, but does not include humans.

native flora means any plant-life that is indigenous to New South Wales, whether vascular or non-vascular and in any stage of biological development, and includes fungi and lichens, and marine vegetation within the meaning of Part 7A of the *Fisheries Management Act 1994*.

native vegetation has the same meaning as in Part 5A of the *Local Land Services Act 2013*.

navigable waterway means any waterway that is from time to time capable of navigation and is open to or used by the public for navigation, but does not include flood waters that have temporarily flowed over the established bank of a watercourse.

neighbourhood shop means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include neighbourhood supermarkets or restricted premises.

Note. See clause 5.4 for controls relating to the retail floor area of neighbourhood shops. Neighbourhood shops are a type of **shop**—see the definition of that term in this Dictionary.

neighbourhood supermarket means premises the principal purpose of which is the sale of groceries and foodstuffs to provide for the needs of people who live or work in the local area.

Note. See clause 5.4 for controls relating to the gross floor area of neighbourhood supermarkets. Neighbourhood supermarkets are a type of **shop**—see the definition of that term in this Dictionary.

nominated State heritage item means a heritage item that—

- (a) has been identified as an item of State significance in a publicly exhibited heritage study adopted by the Council, and
- (b) the Council has, by notice in writing to the Heritage Council, nominated as an item of potential State significance.

non-potable water means water that does not meet the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.

offensive industry means a building or place used to carry out an industrial activity that would, when carried out and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the activity from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

Note. Offensive industries are a type of **heavy industry**—see the definition of that term in this Dictionary.

offensive storage establishment means a building or place that is used for the storage of goods, materials or products and that would, when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the building or place from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on existing or likely future development on other land in the locality.

Note. Offensive storage establishments are a type of **heavy industrial storage establishment**—see the definition of that term in this Dictionary.

office premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

Note. Office premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

open cut mining means mining carried out on, and by excavating, the earth's surface, but does not include underground mining.

operational land has the same meaning as in the *Local Government Act 1993*.

oyster aquaculture means the cultivation of any species of edible oyster for a commercial purpose.

Note. Oyster aquaculture is a type of **aquaculture**—see the definition of that term in this Dictionary.

parking space means a space dedicated for the parking of a motor vehicle, including any manoeuvring space and access to it, but does not include a car park.

passenger transport facility means a building or place used for the assembly or dispersal of passengers by any form of transport, including facilities required for parking, manoeuvring, storage or routine servicing of any vehicle that uses the building or place.

people who are socially disadvantaged means—

- (a) people who are disadvantaged because of their alcohol or drug dependence, extreme poverty, psychological disorder or other similar disadvantage, or
- (b) people who require protection because of domestic violence or upheaval.

people with a disability means people of any age who, as a result of having an intellectual, psychiatric, sensory, physical or similar impairment, or a combination of such impairments, either permanently or for an extended period, have substantially limited opportunities to enjoy full and active lives.

pig farm means land that is used to keep or breed pigs for animal production, whether an indoor, outdoor, free-range or other type of operation.

Note. Pig farms are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.

place of public worship means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.

plant nursery means a building or place the principal purpose of which is the retail sale of plants that are grown or propagated on site or on an adjacent site. It may include the on-site sale of any such plants by wholesale and, if ancillary to the principal purpose for which the building or place is used, the sale of landscape and gardening supplies and equipment and the storage of these items.

Note. Plant nurseries are a type of **retail premises**—see the definition of that term in this Dictionary.

pond-based aquaculture means aquaculture undertaken predominantly in ponds, raceways or dams (including any part of the aquaculture undertaken in tanks such as during the hatchery or depuration phases), but not including natural water-based aquaculture.

Note. Pond-based aquaculture is a type of **aquaculture**—see the definition of that term in this Dictionary. Typical pond-based aquaculture is the pond culture of prawns, yabbies or silver perch.

port facilities means any of the following facilities at or in the vicinity of a designated port within the meaning of section 47 of the *Ports and Maritime Administration Act 1995*—

- (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,
- (b) facilities for the loading or unloading of freight onto or from vessels and associated receival, land transport and storage facilities,
- (c) wharves for commercial fishing operations,
- (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,
- (e) sea walls or training walls,
- (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

potable water means water that meets the standards or values for drinking water recommended from time to time by the National Health and Medical Research Council.

poultry farm means land that is used to keep or breed poultry for animal production, whether for meat or egg production (or both) and whether an indoor, outdoor, free-range or other type of operation.

Note. Poultry farms are a type of **intensive livestock agriculture**—see the definition of that term in this Dictionary.

private open space means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

property vegetation plan mean a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* before the repeal of that Act (as continued in force by the regulations under the *Biodiversity Conservation Act 2016*).

pub means licensed premises under the *Liquor Act 2007* the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.

Note. Pubs are a type of **food and drink premises**—see the definition of that term in this Dictionary.

public administration building means a building used as offices or for administrative or other like purposes by the Crown, a statutory body, a council or an organisation established for public purposes, and includes a courthouse or a police station.

public authority has the same meaning as in the Act.

public land has the same meaning as in the *Local Government Act 1993*.

public reserve has the same meaning as in the *Local Government Act 1993*.

public utility undertaking means any of the following undertakings carried on or permitted to be carried on by or by authority of any Public Service agency or under the authority of or in pursuance of any Commonwealth or State Act—

- (a) railway, road transport, water transport, air transport, wharf or river undertakings,
- (b) undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or drainage services,

and a reference to a person carrying on a public utility undertaking includes a reference to a council, electricity supply authority, Public Service agency, corporation, firm or authority carrying on the undertaking.

rainwater tank means a tank designed for the storage of rainwater gathered on the land on which the tank is situated.

recreation area means a place used for outdoor recreation that is normally open to the public, and includes—

- (a) a children's playground, or
 - (b) an area used for community sporting activities, or
 - (c) a public park, reserve or garden or the like,
- and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

recreation facility (major) means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.

recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

Reduced Level (RL) means height above the Australian Height Datum, being the datum surface approximating mean sea level that was adopted by the National Mapping Council of Australia in May 1971.

registered club means a club that holds a club licence under the *Liquor Act 2007*.

relic has the same meaning as in the *Heritage Act 1977*.

Note. The term is defined as follows—

relic means any deposit, artefact, object or material evidence that—

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (b) is of State or local heritage significance.

research station means a building or place operated by a public authority for the principal purpose of agricultural, environmental, fisheries, forestry, minerals or soil conservation research, and includes any associated facility for education, training, administration or accommodation.

residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following—

- (a) attached dwellings,
- (b) boarding houses,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (g) multi dwelling housing,
- (h) residential flat buildings,
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) seniors housing,
- (m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

residential care facility means accommodation for seniors or people with a disability that includes—

- (a) meals and cleaning services, and
 - (b) personal care or nursing care, or both, and
 - (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,
- but does not include a dwelling, hostel, hospital or psychiatric facility.

Note. Residential care facilities are a type of **seniors housing**—see the definition of that term in this Dictionary.

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

Note. Residential flat buildings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

resource recovery facility means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.

Note. Resource recovery facilities are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

respite day care centre means a building or place that is used for the care of seniors or people who have a disability and that does not provide overnight accommodation for people other than those related to the owner or operator of the centre.

restaurant or cafe means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided.

Note. Restaurants or cafes are a type of **food and drink premises**—see the definition of that term in this Dictionary.

restricted premises means premises that, due to their nature, restrict access to patrons or customers over 18 years of age, and includes sex shops and similar premises, but does not include a pub, hotel or motel accommodation, home occupation (sex services) or sex services premises.

restriction facilities means facilities where animals are constrained for management purposes, including milking sheds, pads, feed stalls, holding yards and paddocks where the number of livestock exceeds the ability of vegetation to recover from the effects of grazing in a normal growing season, but does not include facilities for drought or similar emergency relief.

retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following—

- (a) (Repealed)
- (b) cellar door premises,
- (c) food and drink premises,
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (la) specialised retail premises,
- (m) timber yards,
- (n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

Note. Retail premises are a type of **commercial premises**—see the definition of that term in this Dictionary.

Riparian Lands and Watercourses Map means the Canterbury Bankstown Local Environmental Plan [Year] Riparian Lands and Watercourses Map.

road means a public road or a private road within the meaning of the *Roads Act 1993*, and includes a classified road.

roadside stall means a place or temporary structure used for the retail sale of agricultural produce or hand crafted goods (or both) produced from the property on which the stall is situated or from an adjacent property.

Note. See clause 5.4 for controls relating to the gross floor area of roadside stalls.

Roadside stalls are a type of **retail premises**—see the definition of that term in this Dictionary.

rural industry means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following—

- (a) agricultural produce industries,
- (b) livestock processing industries,
- (c) composting facilities and works (including the production of mushroom substrate),
- (d) sawmill or log processing works,
- (e) stock and sale yards,
- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

Note. Rural industries are not a type of **industry**—see the definition of that term in this Dictionary.

rural supplies means a building or place used for the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

Note. Rural supplies are a type of **retail premises**—see the definition of that term in this Dictionary.

rural worker's dwelling means a building or place that is additional to a dwelling house on the same lot and that is used predominantly as a place of residence by persons employed, whether on a long-term or short-term basis, for the purpose of agriculture or a rural industry on that land.

Note. Rural workers' dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

sawmill or log processing works means a building or place used for handling, cutting, chipping, pulping or otherwise processing logs, baulks, branches or stumps, principally derived from surrounding districts, into timber or other products derived from wood.

Note. Sawmill or log processing works are a type of **rural industry**—see the definition of that term in this Dictionary.

school means a government school or non-government school within the meaning of the *Education Act 1990*.

Note. Schools are a type of **educational establishment**—see the definition of that term in this Dictionary.

school-based child care means a building or place within a school that is used to provide out-of-school-hours care (including vacation care) for school children only.

Note. Accordingly, a building or place within a school that is used to provide out-of-school-hours care for both school children and pre-school children is not school-based child care.

secondary dwelling means a self-contained dwelling that—

- (a) is established in conjunction with another dwelling (the **principal dwelling**), and
- (b) is on the same lot of land as the principal dwelling, and
- (c) is located within, or is attached to, or is separate from, the principal dwelling.

Note. See clause 5.4 for controls relating to the total floor area of secondary dwellings.

Secondary dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

self-storage units means premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials).

Note. Self-storage units are a type of **storage premises**—see the definition of that term in this Dictionary.

semi-detached dwelling means a dwelling that is on its own lot of land and is attached to only one other dwelling.

Note. Semi-detached dwellings are a type of **residential accommodation**—see the definition of that term in this Dictionary.

seniors housing means a building or place that is—

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c), and that is, or is intended to be, used permanently for—
- (e) seniors or people who have a disability, or
- (f) people who live in the same household with seniors or people who have a disability, or
- (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,

but does not include a hospital.

Note. Seniors housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

service station means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following—

- (a) the ancillary sale by retail of spare parts and accessories for motor vehicles,
- (b) the cleaning of motor vehicles,
- (c) installation of accessories,
- (d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),
- (e) the ancillary retail selling or hiring of general merchandise or services or both.

serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

Note. Serviced apartments are a type of **tourist and visitor accommodation**—see the definition of that term in this Dictionary.

sewage reticulation system means a building or place used for the collection and transfer of sewage to a sewage treatment plant or water recycling facility for treatment, or transfer of the treated waste for use or disposal, including associated—

- (a) pipelines and tunnels, and
- (b) pumping stations, and
- (c) dosing facilities, and
- (d) odour control works, and
- (e) sewage overflow structures, and
- (f) vent stacks.

Note. Sewage reticulation systems are a type of **sewerage system**—see the definition of that term in this Dictionary.

sewage treatment plant means a building or place used for the treatment and disposal of sewage, whether or not the facility supplies recycled water for use as an alternative water supply.

Note. Sewage treatment plants are a type of **sewerage system**—see the definition of that term in this Dictionary.

sewerage system means any of the following—

- (a) biosolids treatment facility,
- (b) sewage reticulation system,
- (c) sewage treatment plant,
- (d) water recycling facility,
- (e) a building or place that is a combination of any of the things referred to in paragraphs (a)–(d).

sex services means sexual acts or sexual services in exchange for payment.

sex services premises means a brothel, but does not include home occupation (sex services).

shop means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop and neighbourhood supermarket, but does not include food and drink premises or restricted premises.

Note. Shops are a type of **retail premises**—see the definition of that term in this Dictionary.

shop top housing means one or more dwellings located above ground floor retail premises or business premises.

Note. Shop top housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following—

- (a) an advertising structure,
- (b) a building identification sign,
- (c) a business identification sign,

but does not include a traffic sign or traffic control facilities.

site area means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Plan.

Note. The effect of this definition is varied by clause 4.5 for the purpose of the determination of permitted floor space area for proposed development.

site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage—

- (a) any basement,
- (b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
- (c) any eaves,
- (d) unenclosed balconies, decks, pergolas and the like.

small bar means a small bar within the meaning of the *Liquor Act 2007*.

Note. Small bars are a type of **food and drink premises**—see the definition of that term in this Dictionary.

spa pool has the same meaning as in the *Swimming Pools Act 1992*.

Note. The term is defined to include any excavation, structure or vessel in the nature of a spa pool, flotation tank, tub or the like.

Special Provisions Map means the Canterbury Bankstown Local Environmental Plan [Year] Special Provisions Map.

specialised retail premises means a building or place the principal purpose of which is the sale, hire or display of goods that are of a size, weight or quantity, that requires—

- (a) a large area for handling, display or storage, or
- (b) direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

but does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale, hire or display of other goods referred to in this definition.

Note. Examples of goods that may be sold at specialised retail premises include automotive parts and accessories, household appliances and fittings, furniture, homewares, office equipment, outdoor and recreation equipment, pet supplies and party supplies. Specialised retail premises are a type of **retail premises**—see the definition of that term in this Dictionary.

stock and sale yard means a building or place that is used on a commercial basis for the purpose of offering livestock or poultry for sale and that may be used for the short-term storage and watering of stock.

Note. Stock and sale yards are a type of **rural industry**—see the definition of that term in this Dictionary.

storage premises means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.

storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include—

- (a) a space that contains only a lift shaft, stairway or meter room, or
- (b) a mezzanine, or
- (c) an attic.

swimming pool has the same meaning as in the *Swimming Pools Act 1992*.

Note. The term is defined as follows—

swimming pool means an excavation, structure or vessel—

- (a) that is capable of being filled with water to a depth of 300 millimetres or more, and
- (b) that is solely or principally used, or that is designed, manufactured or adapted to be solely or principally used, for the purpose of swimming, wading, paddling or any other human aquatic activity,

and includes a spa pool, but does not include a spa bath, anything that is situated within a bathroom or anything declared by the regulations made under the *Swimming Pools Act 1992* not to be a swimming pool for the purposes of that Act.

take away food and drink premises means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.

Note. Take away food and drink premises are a type of **food and drink premises**—see the definition of that term in this Dictionary.

tank-based aquaculture means aquaculture undertaken exclusively in tanks, but not including natural water-based aquaculture.

Note. Tank-based aquaculture is a type of **aquaculture**—see the definition of that term in this Dictionary. Typical tank-based aquaculture is the tank culture of barramundi or abalone.

telecommunications facility means—

- (a) any part of the infrastructure of a telecommunications network, or
- (b) any line, cable, optical fibre, fibre access node, interconnect point equipment, apparatus, tower, mast, antenna, dish, tunnel, duct, hole, pit, pole or other structure in connection with a telecommunications network, or
- (c) any other thing used in or in connection with a telecommunications network.

telecommunications network means a system, or series of systems, that carries, or is capable of carrying, communications by means of guided or unguided electromagnetic energy, or both.

temporary structure has the same meaning as in the Act.

Note.

The term is defined as follows—

temporary structure includes a booth, tent or other temporary enclosure (whether or not part of the booth, tent or enclosure is permanent), and also includes a mobile structure.

Terrestrial Biodiversity Map means the Canterbury Bankstown Local Environmental Plan [Year] Terrestrial Biodiversity Map.

the Act means the *Environmental Planning and Assessment Act 1979*.

timber yard means a building or place the principal purpose of which is the sale of sawn, dressed or treated timber, wood fibre boards or similar timber products. It may include the cutting of such timber, boards or products to order and the sale of hardware, paint, tools and materials used in conjunction with the use and treatment of timber.

Note. Timber yards are a type of **retail premises**—see the definition of that term in this Dictionary.

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following—

- (a) backpackers' accommodation,
 - (b) bed and breakfast accommodation,
 - (c) farm stay accommodation,
 - (d) hotel or motel accommodation,
 - (e) serviced apartments,
- but does not include—
- (f) camping grounds, or
 - (g) caravan parks, or
 - (h) eco-tourist facilities.

transport depot means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.

truck depot means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.

turf farming means the commercial cultivation of turf for sale and the removal of turf for that purpose.

Note. Turf farming is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

underground mining means—

- (a) mining carried out beneath the earth's surface, including bord and pillar mining, longwall mining, top-level caving, sub-level caving and auger mining, and
 - (b) shafts, drill holes, gas and water drainage works, surface rehabilitation works and access pits associated with that mining (whether carried out on or beneath the earth's surface),
- but does not include open cut mining.

vehicle body repair workshop means a building or place used for the repair of vehicles or agricultural machinery, involving body building, panel building, panel beating, spray painting or chassis restoration.

vehicle repair station means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.

vehicle sales or hire premises means a building or place used for the display, sale or hire of motor vehicles, caravans, boats, trailers, agricultural machinery and the like, whether or not accessories are sold or displayed there.

Note. Vehicle sales or hire premises are a type of **retail premises**—see the definition of that term in this Dictionary.

veterinary hospital means a building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment.

viticulture means the cultivation of grapes for use in the commercial production of fresh or dried fruit or wine.

Note. Viticulture is a type of **intensive plant agriculture**—see the definition of that term in this Dictionary.

warehouse or distribution centre means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises.

waste disposal facility means a building or place used for the disposal of waste by landfill, incineration or other means, including such works or activities as recycling, resource recovery and other resource management activities, energy generation from gases, leachate management, odour control and the winning of extractive material to generate a void for disposal of waste or to cover waste after its disposal.

Note. Waste disposal facilities are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

waste or resource management facility means any of the following—

- (a) a resource recovery facility,
- (b) a waste disposal facility,
- (c) a waste or resource transfer station,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

waste or resource transfer station means a building or place used for the collection and transfer of waste material or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport.

Note. Waste or resource transfer stations are a type of **waste or resource management facility**—see the definition of that term in this Dictionary.

water recreation structure means a structure used primarily for recreational purposes that has a direct structural connection between the shore and the waterway, and may include a pier, wharf, jetty or boat launching ramp.

water recycling facility means a building or place used for the treatment of sewage effluent, stormwater or waste water for use as an alternative supply to mains water, groundwater or river water (including, in particular, sewer mining works), whether the facility stands alone or is associated with other development, and includes associated—

- (a) retention structures, and
- (b) treatment works, and
- (c) irrigation schemes.

Note. Water recycling facilities are a type of **sewerage system**—see the definition of that term in this Dictionary.

water reticulation system means a building or place used for the transport of water, including pipes, tunnels, canals, pumping stations, related electricity infrastructure and dosing facilities.

Note. Water reticulation systems are a type of **water supply system**—see the definition of that term in this Dictionary.

water storage facility means a dam, weir or reservoir for the collection and storage of water, and includes associated monitoring or gauging equipment.

Note. Water storage facilities are a type of **water supply system**—see the definition of that term in this Dictionary.

water supply system means any of the following—

- (a) a water reticulation system,
- (b) a water storage facility,
- (c) a water treatment facility,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

water treatment facility means a building or place used for the treatment of water (such as a desalination plant or a recycled or reclaimed water plant) whether the water produced is potable or not, and includes residuals treatment, storage and disposal facilities, but does not include a water recycling facility.

Note. Water treatment facilities are a type of **water supply system**—see the definition of that term in this Dictionary.

waterbody means a waterbody (artificial) or waterbody (natural).

waterbody (artificial) or **artificial waterbody** means an artificial body of water, including any constructed waterway, canal, inlet, bay, channel, dam, pond, lake or artificial wetland, but does not include a dry detention basin or other stormwater management construction that is only intended to hold water intermittently.

waterbody (natural) or **natural waterbody** means a natural body of water, whether perennial or intermittent, fresh, brackish or saline, the course of which may have been artificially modified or diverted onto a new course, and includes a river, creek, stream, lake, lagoon, natural wetland, estuary, bay, inlet or tidal waters (including the sea).

watercourse means any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel, but does not include a waterbody (artificial).

waterway means the whole or any part of a watercourse, wetland, waterbody (artificial) or waterbody (natural).

wetland means—

- (a) natural wetland, including marshes, mangroves, backwaters, billabongs, swamps, sedgelands, wet meadows or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with fresh, brackish or salt water, and where the inundation determines the type and productivity of the soils and the plant and animal communities, or
- (b) artificial wetland, including marshes, swamps, wet meadows, sedgelands or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with water, and are constructed and vegetated with wetland plant communities.

wharf or boating facilities means a wharf or any of the following facilities associated with a wharf or boating that are not port facilities—

- (a) facilities for the embarkation or disembarkation of passengers onto or from any vessels, including public ferry wharves,
- (b) facilities for the loading or unloading of freight onto or from vessels and associated receipt, land transport and storage facilities,
- (c) wharves for commercial fishing operations,
- (d) refuelling, launching, berthing, mooring, storage or maintenance facilities for any vessel,
- (e) sea walls or training walls,
- (f) administration buildings, communication, security and power supply facilities, roads, rail lines, pipelines, fencing, lighting or car parks.

wholesale supplies means a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the *A New Tax System (Australian Business Number) Act 1999* of the Commonwealth



ATTACHMENT B

Planning Proposal (PP_2019_CBANK_005)
Draft Canterbury Bankstown Consolidated Local Environmental Plan

Draft Supporting Strategies

Submissions Report
June 2020



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1. ISSUES IN RELATION TO THE EXHIBITION PROCESS

Submissions	Issues	Comments
Nos. 5, 8, 22, 23, 37, 38, 90, 93, 99, 106, 110, 125, 126, 181, 201, 217, 235, 246, 273, 332, 353, 360, 368, 376, 387, 391, 448, 462, 466, 468, 476, 477, 478	<p>Issue 1: Do not support the exhibition during the COVID 19 pandemic.</p> <p>These submissions do not support the exhibition of the Draft Consolidated LEP and supporting strategies during the COVID 19 pandemic for the following reasons:</p> <ul style="list-style-type: none"> Residents were not notified of the exhibition. The timeframe is too short for residents to review the exhibition material. Council's Customer Service Centres/ libraries were closed and residents who do not own computers could not access these locations to view hard copies of the exhibition material. Residents are concerned to leave their homes due to health risks. Residents are not focused to review the exhibition material during these unprecedented times. Residents do not support the cancellation of the drop-in sessions, and would like the opportunity to discuss the exhibition material with Council staff at information sessions. Local newspapers were not published or delivered consistently. <p>These submissions request an extension or deferral of the exhibition period, particularly as the NSW Government granted an extension until 31 July to complete the project.</p>	<p>Action: Council must finalise and submit the Draft Consolidated LEP to the Department of Planning, Industry and Environment by July 2020 in accordance with the Department's requirements.</p> <p>Reason: The timing for the project is governed by a strict funding agreement under the Department of Planning, Industry and Environment's Accelerated Local Environmental Plan Program, which initially required Council to submit the Draft Consolidated LEP to the Department for making in June 2020.</p> <p>Council initially proposed to exhibit the Draft Consolidated LEP for a seven week period until 24 April 2020. The exhibition process included:</p> <ul style="list-style-type: none"> Notification letters to all property owners in the local government area Notification letters to government authorities, neighbouring councils and Members of Parliament A hotline for the community to call Council staff directly and discuss the draft documents Notices in local newspapers that circulate within the area (Inner West Times, Torch and Vietnamese, Chinese and Arabic papers) Displays on Council's website and Customer Service Centres (Bankstown and Campsie Branches) Information at the planning kiosks at the Bankstown, Riverwood and Campsie Libraries Translated information in Arabic, Greek, Simplified Chinese and Vietnamese Advertisements on SBS radio in Arabic, Greek, Mandarin and Vietnamese Promotion via social media. <p>Council also proposed to hold a drop-in session in each ward to provide the community with the opportunity to speak with Council staff directly. However, the onset of the COVID 19 pandemic and social distancing restrictions resulted in the cancellation of the drop-in sessions. In its place, the community were given the ability to hold online discussions with Council staff and where circumstances allowed including safe distancing, in person meetings, with free transport provided.</p> <p>The NSW Government amended State planning legislation to only require exhibition material to be made available on Council's website given that physical access to Council's Customer Service Centres and libraries was unavailable and that local newspapers ceased hard copy printing and moved to online editions only. Changes were made to the <i>Environmental Planning and Assessment Act 1979</i> stating that any document required to be made available for public inspection at a physical location is instead to be made available on the NSW Planning Portal or any other website approved by the Planning Secretary. This extended to local council websites.</p> <p>The Mayor wrote to the NSW Minister for Planning and Public Spaces seeking a twelve month extension to the Accelerated Local Environmental Plan Program to enable Council to engage with the community beyond the COVID 19 pandemic. The Department of Planning, Industry and Environment granted Council a four week extension to the Program.</p> <p>As a result, Council extended the exhibition period a further four weeks to 22 May 2020 (eleven weeks total duration) and informed the community via Council's website, social media and local newspapers (online). Following the exhibition period, Council must finalise and submit the Draft Consolidated LEP to the Department for making by July 2020 in accordance with the Department's requirements.</p>

Submissions	Issues	Comments
Nos. 12, 28, 52	Issue 2: Probity in the decision making process. These submissions question whether Councillors have declared any conflicts of interest in the decision making process.	Action: The Canterbury Bankstown Local Planning Panel will consider submissions and decide whether to adopt the planning proposal. Reason: In February 2020, Council resolved to remove itself from the decision making process in relation to the Draft Consolidated LEP to ensure all conflicts of interest are appropriately managed. The Canterbury Bankstown Local Planning Panel is responsible for making decisions in relation to the Draft Consolidated LEP to ensure that satisfactory probity measures are in place. The Local Planning Panel resolved to exhibit the Draft Consolidated LEP in March 2020. Following the exhibition period, the Local Planning Panel will consider submissions and decide whether to adopt the Draft Consolidated LEP.
No. 67	Issue 3: Request anonymity when making submissions. This submission requests the opportunity for feedback to be anonymous.	Action: No change is proposed. Reason: The exhibition process enabled the community to make submissions in confidence.
Nos. 106, 160, 262, 327, 335	Issue 4: Response to exhibition process. These submissions suggest Council does not listen to residents' concerns.	Action: No change is proposed. Reason: Council considers the issues raised in submissions as part of the exhibition process.
No. 462	Issue 5: Seek deferral until the ICAC investigation is complete. This submission requests that no further work be undertaken until the Operation Dasha ICAC report has been tabled in Parliament and the recommendations are implemented.	Action: Council must finalise and submit the Draft Consolidated LEP to the Department of Planning, Industry and Environment by July 2020 in accordance with the Department's requirements. Reason: The timing for the project is governed by a strict funding agreement with the Department of Planning, Industry and Environment, which requires Council to submit the Draft Consolidated LEP to the Department for making by July 2020.

2. ISSUES IN RELATION TO THE DRAFT CONSOLIDATED LOCAL ENVIRONMENTAL PLAN

2.1 EAST HILLS LINE

Submissions	Issues	Comments																					
Nos. 6, 29, 129, 133, 137, 139, 146, 158, 159, 168, 184, 192, 196, 197, 198, 200, 201, 204, 205, 211, 212, 215, 217, 218, 222, 223, 226, 228, 230, 231, 239, 242, 257, 264, 265, 266, 269, 271, 274, 287, 291, 294, 298, 299, 302, 306, 310, 315, 319, 322, 323, 325, 327, 328, 332, 337, 339, 340, 342, 343, 352, 357, 360, 361, 362, 363, 370, 371, 373, 374, 375, 376, 378, 382, 383, 387, 389, 390, 392, 395, 396, 401, 402, 404, 405, 406, 407, 408, 409, 410, 412, 416, 417, 420, 421, 424, 428, 432, 433, 439, 441, 447, 452, 453, 456, 457, 458, 459, 462, 466, 467, 469, 470, 480, 498	<p>Issue 1: Do not support the proposed built form along the East Hills Line.</p> <p>These submissions do not support the proposed built form in the centres along the East Hills Line, including Padstow, Revesby, Panania and East Hills for the following reasons:</p> <p><u>Location</u></p> <ul style="list-style-type: none"> The existing zonings, low-rise village character (2 storeys) and quiet suburban nature are reasons why existing residents chose to reside in these suburbs. Existing residents do not want to see it change. While realising that this plan is catering for the younger generation in the years to come, Council should focus on servicing existing residents and should push back against the NSW Government and developers' pressure for overdevelopment in these suburbs. Accommodating growth should not be a one size fits all approach and should be limited to Bankstown and Campsie. It is questioned whether the draft plan takes into consideration the existing impact of dual occupancies and granny flats on roads and parking in the low density suburban neighbourhoods. The draft plan should accommodate densities either in centres or through dual occupancies but not both. <p><u>Design</u></p> <ul style="list-style-type: none"> The proposed building heights are incompatible with the low-rise village character (2 storeys), aesthetics, amenity, landscape, history and community spirit of the local centres. The preferences range from retaining the existing controls to allowing a maximum 6 storeys. These submissions do not support the proposed building heights of 7+ storeys and do not want to see the local centres become like Liverpool, Hurstville, Bankstown, Sutherland Shire, Wolli Creek, Melbourne, Strathfield, Ryde, Redfern, Auburn, Riverwood, Rhodes or Canterbury Road. The proposed building heights would impact on the amenity of neighbouring properties e.g. overshadowing, privacy loss and noise, particularly at the interfaces with the low density suburban neighbourhoods. The proposed densities will result in a loss of trees. Apartments are poorly designed and will transform the local centres into slums. Apartments are incompatible next to schools due to potential overlooking of school yards. There is no accountability in the private certification process. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> It is questioned whether Council has coordinated with state agencies in relation to infrastructure capacity to accommodate the proposed densities. The existing road network and narrow streets cannot accommodate increased traffic/ on-street parking. It must be recognised that existing development do not provide adequate off-street parking and residents will use cars despite living close to a railway station. There is also the situation that COVID 19 will limit the use of public transport and require more people to travel by car. Increased traffic in narrow streets will impact on the safety of motorists, residents and garbage collection. Road widening to accommodate increased traffic may require compulsory acquisition. There is a lack of parking in the local centres to support additional commuters, visitors and people with mobility issues. People often park across driveways, and the number of no parking signs in streets is pushing the problem into neighbouring streets. Parking may have to become metered. 	<p>Action: Amend the proposed built form at the mid-block interfaces with the suburban neighbourhoods to minimise the amenity impact on neighbouring properties.</p> <p>Reason: The proposed built form in the centres along the East Hills Line, including Padstow, Revesby, Panania and East Hills, implements the directions set by the Greater Sydney Commission and <i>Connective City 2036</i>. The Council report addresses the issues raised in relation to location, design, infrastructure and social implications.</p> <p>However in considering the submissions, it is proposed to revise some of the proposed zonings and building heights at the mid-block interfaces with the suburban neighbourhoods to minimise the amenity impact on neighbouring properties. The mid-block interfaces include (refer to Sections 2.2–2.5 of this attachment for details):</p> <table> <tr> <th>Locations</th><th>Proposed controls on exhibition</th><th>Recommended amendments</th></tr> <tr> <td colspan="3">Padstow Local Centre</td></tr> <tr> <td>1–31 Ryan Road and 2–24 Lock Avenue, Padstow</td><td>Zone R4 4 storeys 1:1 FSR</td><td>Zone R3 3 storeys 0.75:1 FSR</td></tr> <tr> <td colspan="3">Revesby Local Centre</td></tr> <tr> <td>35–37 Simmons Street and 160–164 The River Road, Revesby</td><td>Zone R4 4 storeys 1:1 FSR</td><td>Zone R4 3 storeys 0.75:1 FSR</td></tr> <tr> <td>166 The River Road, Revesby</td><td>Zone B2 8 storeys 3:1 FSR</td><td>Zone B2 5 storeys 2:1 FSR</td></tr> <tr> <td>10A–20 Polo Street and 1B Iluka Street, Revesby</td><td>Zone R4 4 storeys 1:1 FSR</td><td>Zone R3 3 storeys 0.75:1 FSR</td></tr> </table>	Locations	Proposed controls on exhibition	Recommended amendments	Padstow Local Centre			1–31 Ryan Road and 2–24 Lock Avenue, Padstow	Zone R4 4 storeys 1:1 FSR	Zone R3 3 storeys 0.75:1 FSR	Revesby Local Centre			35–37 Simmons Street and 160–164 The River Road, Revesby	Zone R4 4 storeys 1:1 FSR	Zone R4 3 storeys 0.75:1 FSR	166 The River Road, Revesby	Zone B2 8 storeys 3:1 FSR	Zone B2 5 storeys 2:1 FSR	10A–20 Polo Street and 1B Iluka Street, Revesby	Zone R4 4 storeys 1:1 FSR	Zone R3 3 storeys 0.75:1 FSR
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	<ul style="list-style-type: none"> There is a lack of services (such as public transport services, schools, hospitals, health services, child care centres, aged care facilities, libraries, supermarkets, electricity, gas, water, sewerage, NBN, footpaths, bus stops, emergency services) to support the proposed densities. There is a lack of open spaces, recreation spaces, parks, playgrounds and sporting fields for the physical and mental wellbeing of local people. Increased traffic around schools will impact on the safety of students. There is a lack of dedicated cycleways/ shared paths which would be a good way to help reduce the number of cars on the roads for small trips (such as from a home to the railway station) and to give people easy and safer options for recreation. There is a lack of large supermarkets with adequate visitor parking. Some submissions recognise the proposed densities will have a positive effect in supporting local businesses in the local centres. <p><u>Social Implications</u></p> <ul style="list-style-type: none"> The proposed densities do not create a healthy environment and may worsen the spread of COVID 19 or other virus pandemics. The proposed densities will impact on the mental well-being of residents and quality of family life, and will create an undesirable place to live. The proposed densities will increase the probability of crime, unsociable behaviour and social security issues, consequently straining the police force. The proposed densities will result in litter, rubbish, pollution and reduced air quality in streets and the Georges River. Council is proposing to increase densities to collect more rates. 	<table> <tr> <th>Locations</th><th>Proposed controls on exhibition</th><th>Recommended amendments</th></tr> <tr> <td colspan="3">Panania Small Village Centre</td></tr> <tr> <td>138–212 Marco Avenue, 31 Wilson Street and 38–40 Brighton Avenue, Panania</td><td>Zone R3 3 storeys 0.75:1 FSR</td><td>Zone R2 2 storeys 0.5:1 FSR</td></tr> <tr> <td>35 Anderson Avenue, Panania</td><td>Zone B2 6 storeys 2.5:1 FSR</td><td>Zone B2 4 storeys 2:1 FSR</td></tr> <tr> <td>99–103 Marco Avenue, Panania</td><td>Zone R4 6 storeys 1.5:1 FSR</td><td>Zone R4 4 storeys 1:1 FSR</td></tr> <tr> <td>210–224 Weston Street and railway corridor, Panania</td><td>Zone B2 6 storeys 2.5:1 FSR</td><td>Zone SP2 Infrastructure (Rail Infrastructure Facility)</td></tr> <tr> <td>185–217 Tower Street and 30A Hinemoa Street, Panania</td><td>Zone B2 4 storeys 2:1 FSR</td><td>Zone R3 3 storeys 0.75:1 FSR</td></tr> <tr> <td colspan="3">East Hills Small Village Centre</td></tr> <tr> <td>20–40 Monie Avenue and 84–92 Park Road, East Hills</td><td>Zone R4 4 storeys 1:1 FSR</td><td>Zone R2 2 storeys 0.5:1 FSR</td></tr> </table>	Locations	Proposed controls on exhibition	Recommended amendments	Panania Small Village Centre			138–212 Marco Avenue, 31 Wilson Street and 38–40 Brighton Avenue, Panania	Zone R3 3 storeys 0.75:1 FSR	Zone R2 2 storeys 0.5:1 FSR	35 Anderson Avenue, Panania	Zone B2 6 storeys 2.5:1 FSR	Zone B2 4 storeys 2:1 FSR	99–103 Marco Avenue, Panania	Zone R4 6 storeys 1.5:1 FSR	Zone R4 4 storeys 1:1 FSR	210–224 Weston Street and railway corridor, Panania	Zone B2 6 storeys 2.5:1 FSR	Zone SP2 Infrastructure (Rail Infrastructure Facility)	185–217 Tower Street and 30A Hinemoa Street, Panania	Zone B2 4 storeys 2:1 FSR	Zone R3 3 storeys 0.75:1 FSR	East Hills Small Village Centre			20–40 Monie Avenue and 84–92 Park Road, East Hills	Zone R4 4 storeys 1:1 FSR	Zone R2 2 storeys 0.5:1 FSR
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Submissions	Issues	Comments
Nos. 5, 8, 96, 106, 110, 158, 190, 289, 305, 344, 362, 378, 391, 419, 433, 439, 445, 447	<p>Issue 2: Do not support the return of the South East and South West Local Area Plans.</p> <p>These submissions do not support the proposed built form in the local centres along the East Hills Line as it is based on the South East and South West Local Area Plans, which the NSW Government and Council previously decided not to implement.</p>	<p>Action: No change is proposed.</p> <p>Reason: The preparation of <i>Connective City 2036</i> and the Draft Consolidated LEP are a response to the Greater Sydney Commission's housing targets, as well as a legal requirement. Council engaged widely during the exhibition of <i>Connective City 2036</i> to provide a pathway to manage growth and change across the Canterbury Bankstown LGA. It is important to note that the final step in the making of <i>Connective City 2036</i> was the endorsement from the NSW Government.</p> <p>Council has commenced the staged implementation of <i>Connective City 2036</i> (Action E6.8). The first stage is to integrate current land use strategies (Local Area Plans) into Council's new planning framework via the Draft Consolidated LEP.</p>
Nos. 109, 251, 471	<p>Issue 3: Support the proposed built form along the East Hills Line.</p> <p>These submissions support the proposed built form in the local centres along the East Hills Line, including East Hills, Panania, Revesby and Padstow for the following reasons:</p> <ul style="list-style-type: none"> • The proposed densities strengthen the function of centres and will have a positive effect in supporting local businesses in the local centres. Increased patronage would mean that smaller local shops could compete in their local niche with larger stores in other suburbs and allow for more employment and a healthy rate of growth. • The proposed densities provide residents with transport choice to walk or cycle to shops and services, and reduce the dependence on cars. • The proposed densities promote sustainability rather than continued urban sprawl. • The proposed densities will create homes for first home buyers. • The centres are in proximity to public recreational land and green spaces. • Increased foot traffic and higher density housing close to railway stations may improve the overall safety of residents that often walk to and from the stations every day. • Better local economies would lead to a better quality of life for many residents. The East Hills Line has a mix of seniors and new families. • By increasing the ability to access small local shops for basic day-to-day necessities, this will help develop a community feel that would greatly improve the liveability of the area. • By allowing for increased densities close to transport does not mean there is a requirement to develop right away. While there is a decline in the housing market for new construction, Council must be in a position to respond quickly when there is an increase in demand in the future. The Local Area Plans have been in the pipeline for a long time. It stands to reason that delaying the approval now, will only result in many more years of deliberation. By the time this occurs it could be too late to ensure that the development of an area is gradual rather than suddenly overwhelming the services and systems that are in place. 	<p>Action: No change is proposed.</p> <p>Reason: These submissions are noted.</p>

Submissions	Issues	Comments
No. 234	<p>Issue 4: Support the proposed built form along the East Hills Line subject to good design.</p> <p>This submission supports the proposed built form in the local centres along the East Hills Line, including Padstow, Revesby, Panania and East Hills subject to implementing strict design regulations on apartments/ townhouses and other developments. There is the opportunity to create an intriguing, unique area filled with innovative designs that enhance sustainability. It is critical to avoid basic designed apartments that look cheap.</p>	<p>Action: Review the DCP and establish a Design Review Panel.</p> <p>Reason: The NSW Government applies SEPP 65 and the Apartment Design Guide to provide appropriate guidance to apartments. Council is also proposing the following actions to support design quality:</p> <ul style="list-style-type: none"> • Draft Consolidated LEP (clause 1.9)–Apply SEPP 65 to boarding houses. • Draft Consolidated LEP (clause 6.14)–Apply design quality requirements to apartments, multi dwelling housing, boarding houses, seniors housing, mixed use development, shop top housing, commercial premises, industrial buildings, warehouses or distribution centres, centre–based child care centres, schools, places of public worship, registered clubs and community facilities. • Review the Development Control Plan in relation to design quality, consistent with <i>Connective City 2036</i> (Action E8.3). • Establish a Design Review Panel to improve building designs at the pre–DA lodgement stage, consistent with <i>Connective City 2036</i> (Action E8.2).

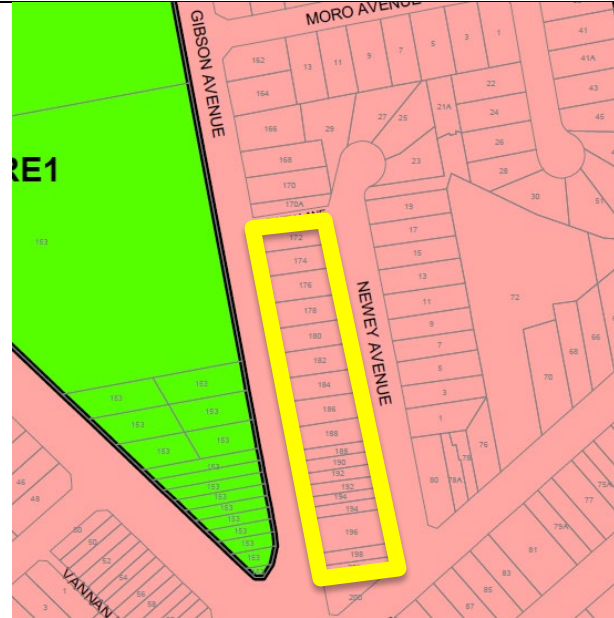
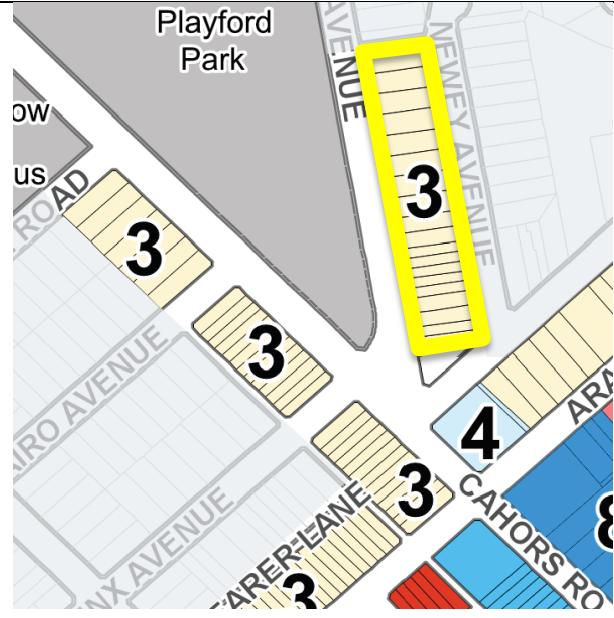
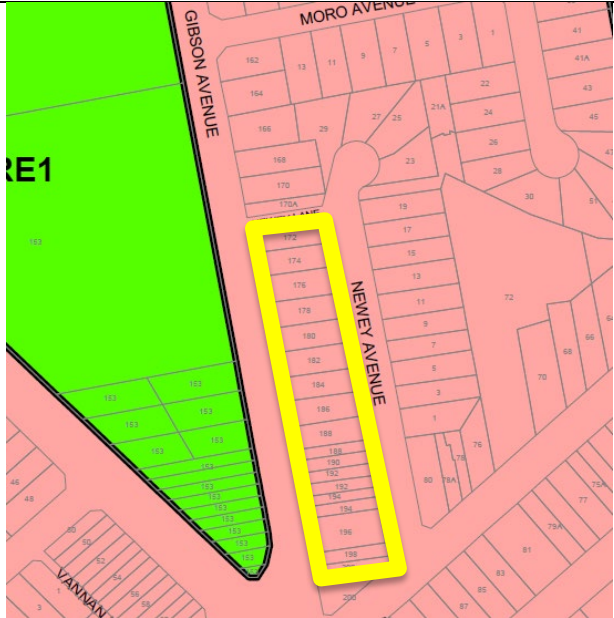
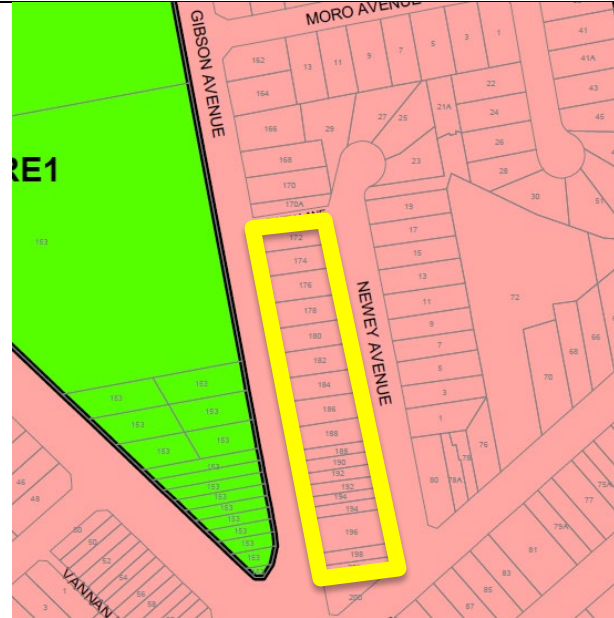
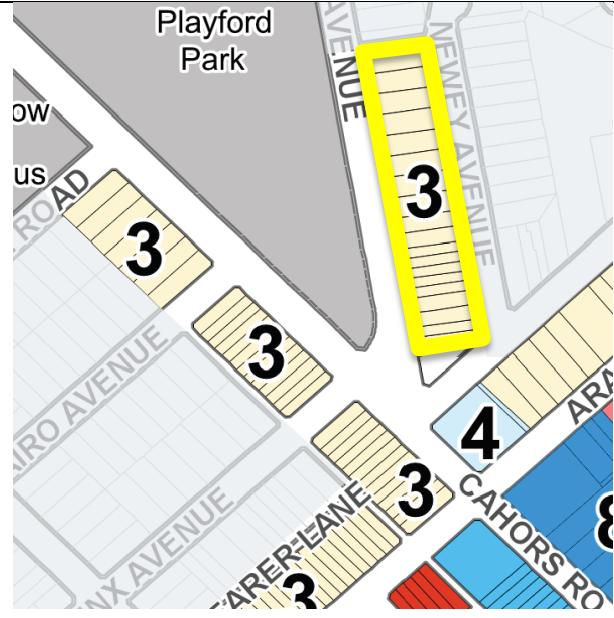
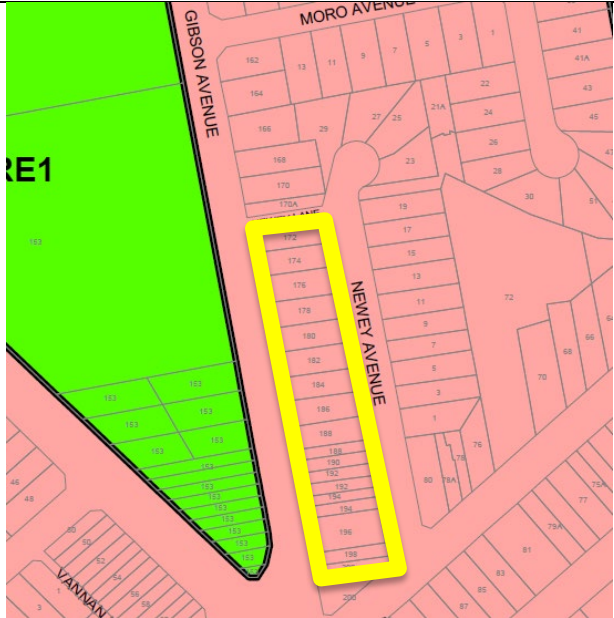
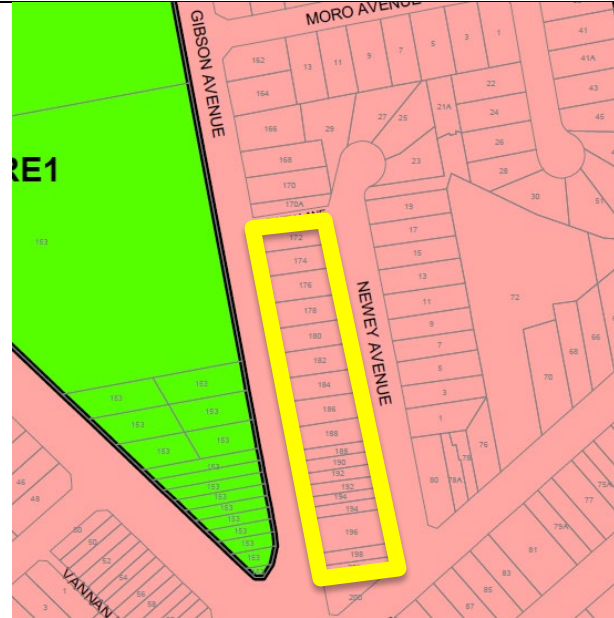
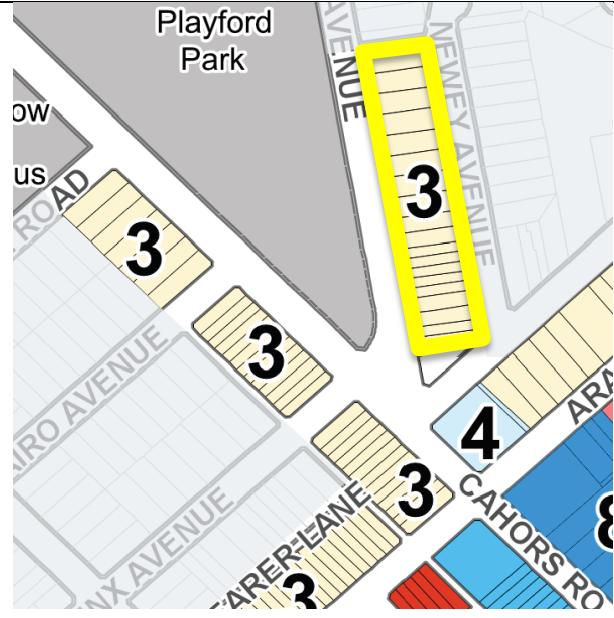
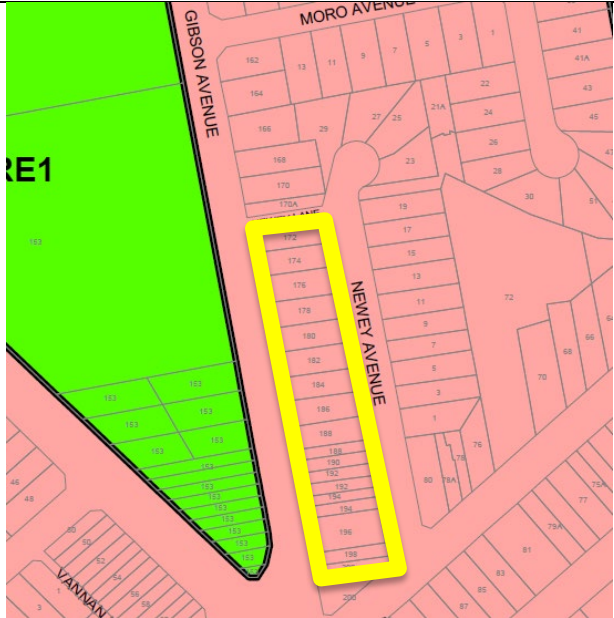
2.2 PADSTOW LOCAL CENTRE

Submissions	Issues	Comments						
Nos. 5, 8, 52, 100, 110, 120, 140, 149, 152, 162, 170, 176, 177, 187, 190, 219, 268, 285, 288, 295, 300, 304, 334, 338, 344, 348, 350, 353, 355, 377, 380, 391, 399, 419, 444, 448, 450, 465, 468, 475, 476	<p>Issue 1: Do not support the proposed built form in the Padstow local centre.</p> <p>These submissions do not support the proposed built form in the local centre for the following reasons:</p> <p><u>Location</u></p> <ul style="list-style-type: none"> The proposed densities should not be concentrated in the one place. Existing residents moved to the area due to the existing zonings and low-rise village character (2 storeys) and do not wish to see it change. Council should focus on servicing existing residents. The extent of the proposed densities appears to be larger compared to the Revesby local centre. The proposed densities are inappropriate in cul-de-sac streets, in particular Jeanette Street, Heindrick Avenue, Alice Street, Nigel Place, Crusade Avenue and Cory Avenue. It is questioned whether the draft plan takes into consideration the existing impact of dual occupancies and granny flats on roads and parking in the low density suburban neighbourhoods. <p><u>Design</u></p> <ul style="list-style-type: none"> The proposed building heights are incompatible with the low-rise village character (2 storeys), aesthetics, amenity and landscape of the local centre. The preferences range from retaining the existing controls to allowing a maximum 6 storeys. These submissions do not support the proposed building heights of 7+ storeys. The proposed building heights should be limited to 4–6 storeys on the northern side of the railway station as retail activity is concentrated on the southern side of the railway station. The proposed building heights would impact on the amenity of neighbouring properties e.g. overshadowing, privacy loss and noise, particularly at the interfaces with the low density suburban neighbourhoods. The proposed densities will result in a loss of trees, flora and fauna. Apartments are poorly designed and maintained, and will transform the local centre into a slum. Apartments are incompatible next to schools due to potential overlooking of school yards. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> The existing road network, narrow streets, phasing of traffic lights and pedestrian crossings cannot accommodate increased traffic/ on-street parking, in particular Davies Road, Ryan Road, Iberia Street, Cahors Road, Banks Street, Stephanie Street, Kuranda Avenue, Nigel Place, McEvoy Street and Watson Road. Some narrow streets have on-street parking restricted to one side. It must be recognised that residents will use cars despite living close to a railway station. There is a lack of parking in the local centre to support additional commuters and visitors. Padstow currently attracts commuters from the Sutherland Shire. There is a lack of services (such as train services, schools, hospitals, health services, electricity, water, library, public toilets) to support the proposed densities. There is a lack of a large supermarket, which will need to stock up more supplies. Some submissions recognise the proposed densities will have a positive effect in supporting local businesses on the shopping strip. The local centre is subject to stormwater flood risk. Increased traffic around schools will impact on the safety of students. 	<p>Action: Amend the building envelope controls at 1–31 Ryan Road and 2–24 Lock Avenue from Zone R4 (4 storeys/ 1:1 FSR) to Zone R3 (3 storeys/ 0.75:1 FSR).</p> <p>Reason: The proposed built form in the Padstow local centre implements the directions set by the Greater Sydney Commission and <i>Connective City 2036</i>. The Council report addresses the issues raised in relation to location, design, infrastructure and social implications.</p> <p>However in considering the submissions, it is proposed to revise some of the proposed zonings and building heights at the mid-block interfaces with the suburban neighbourhoods to minimise the amenity impact on neighbouring properties. The mid-block interfaces include:</p> <table> <tr> <th>Locations</th><th>Proposed controls on exhibition</th><th>Recommended amendments</th></tr> <tr> <td>1–31 Ryan Road and 2–24 Lock Avenue</td><td>Zone R4 4 storeys 1:1 FSR</td><td>Zone R3 3 storeys 0.75:1 FSR</td></tr> </table> <p>These properties form part of the local centre’s residential fringe. Where practical, the Local Area Plan proposed to rezone complete blocks to minimise the amenity impact on adjoining properties. In this case, it was proposed to partially rezone the block to frame the local centre.</p> <p>While increased densities at these properties is appropriate, it is considered that Zone R3 Medium Density Residential zone and associated housing types (3 storeys) are more consistent with the desired low-rise character at the south-east fringe of the local centre. The zone objective is to provide a suitable visual transition between high and low density residential areas. The zone permits attached dwellings and multi dwelling housing.</p>	Locations	Proposed controls on exhibition	Recommended amendments	1–31 Ryan Road and 2–24 Lock Avenue	Zone R4 4 storeys 1:1 FSR	Zone R3 3 storeys 0.75:1 FSR
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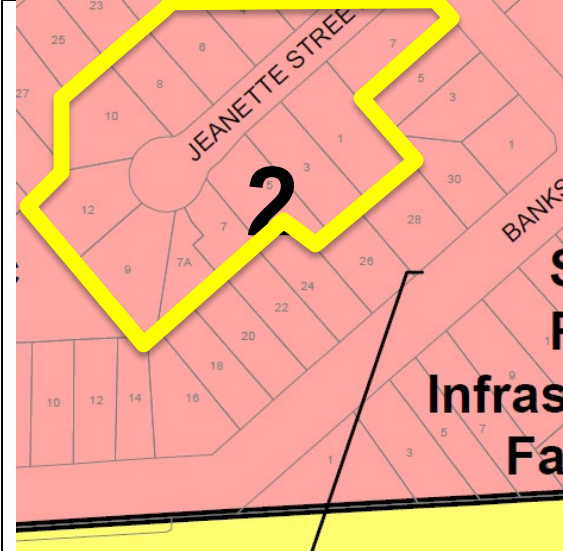
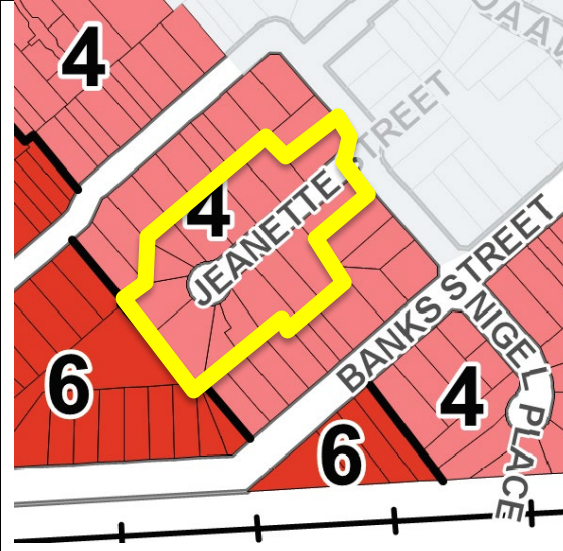
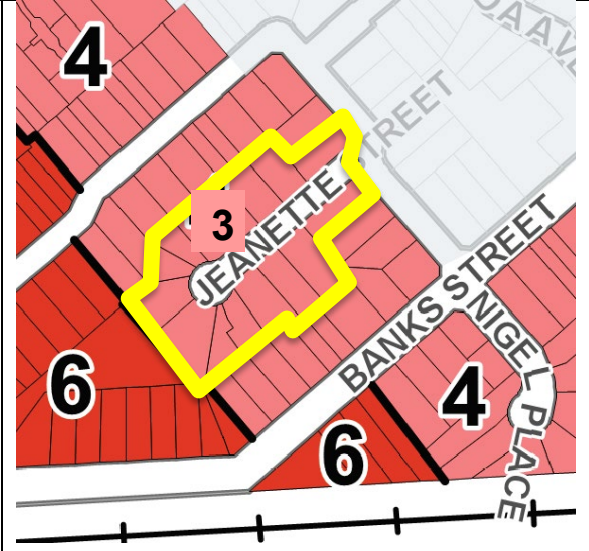
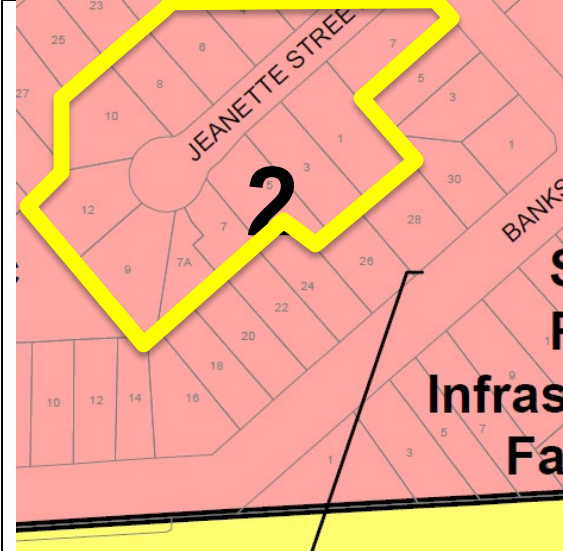
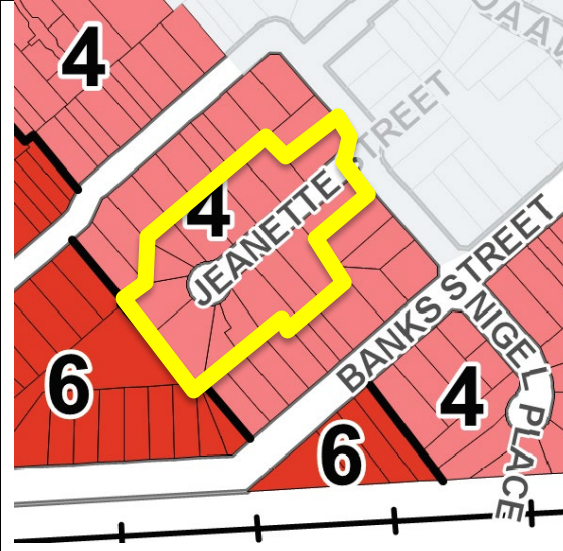
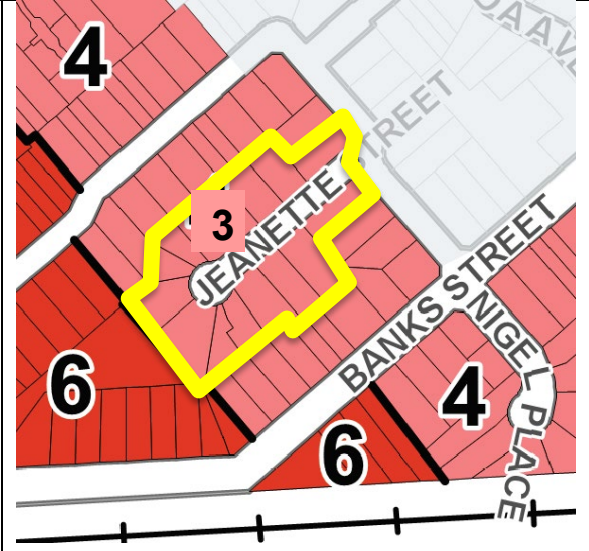
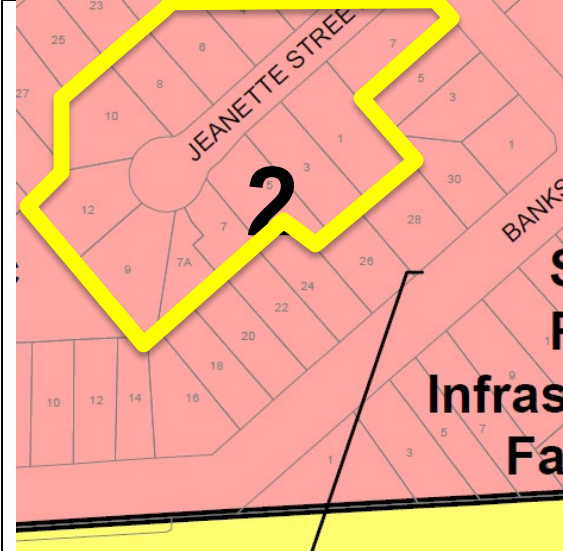
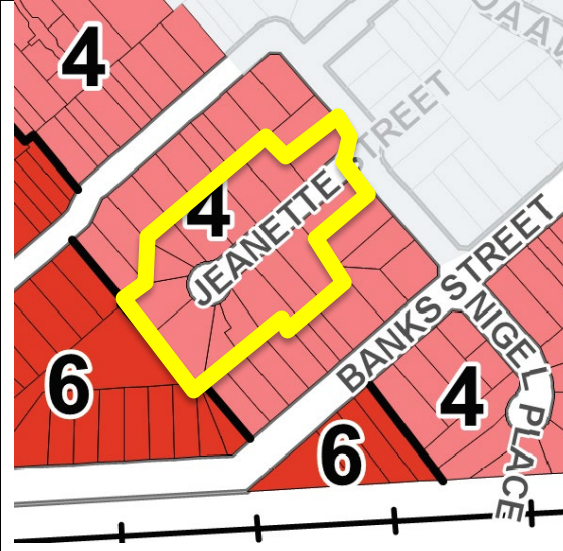
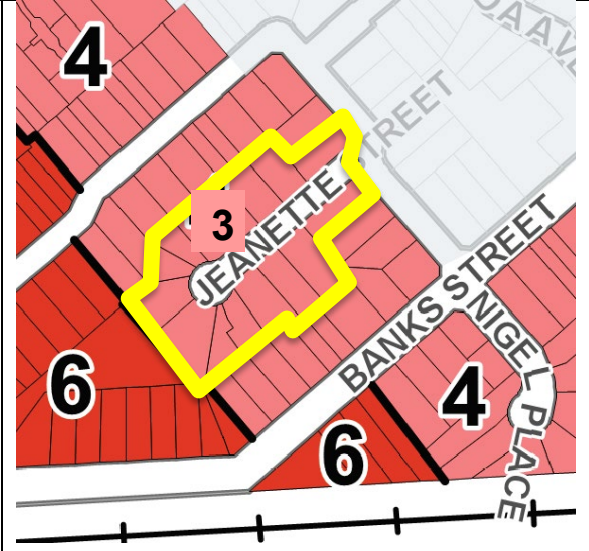
- There is a lack of civic space and open space to support the proposed densities.

Social Implications

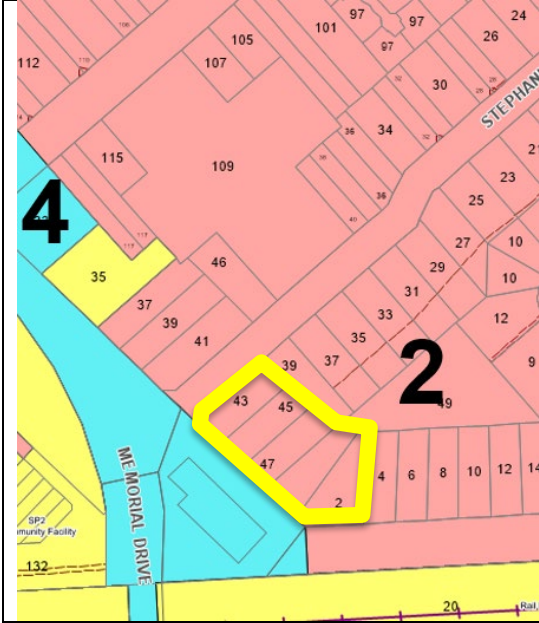
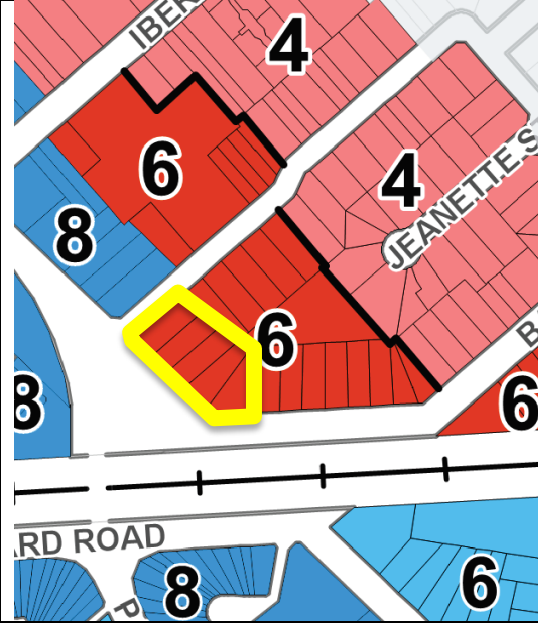
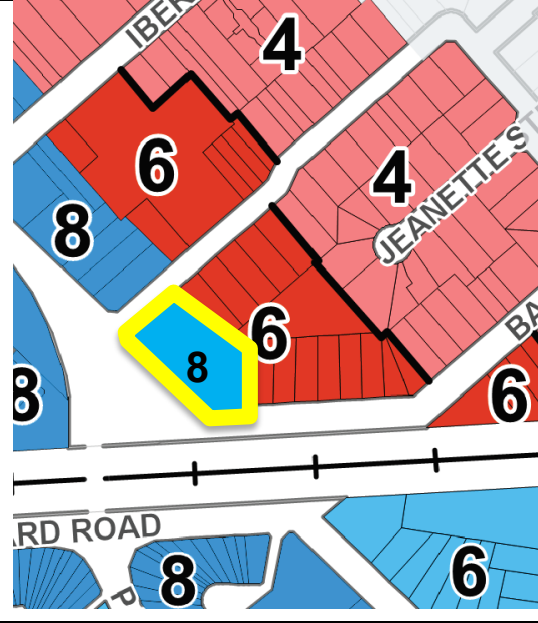
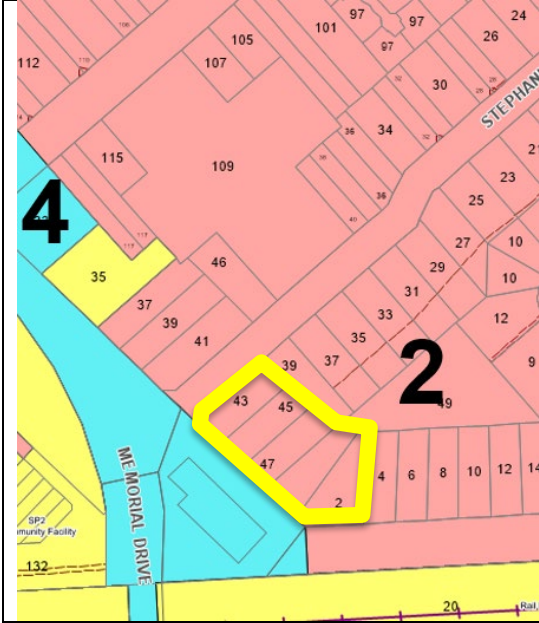
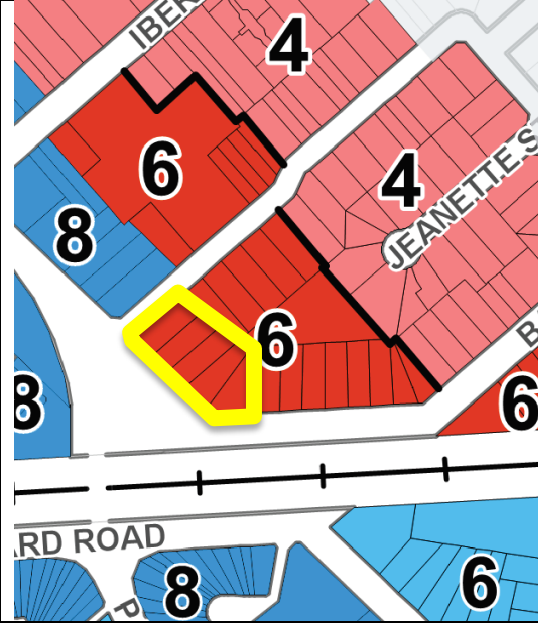
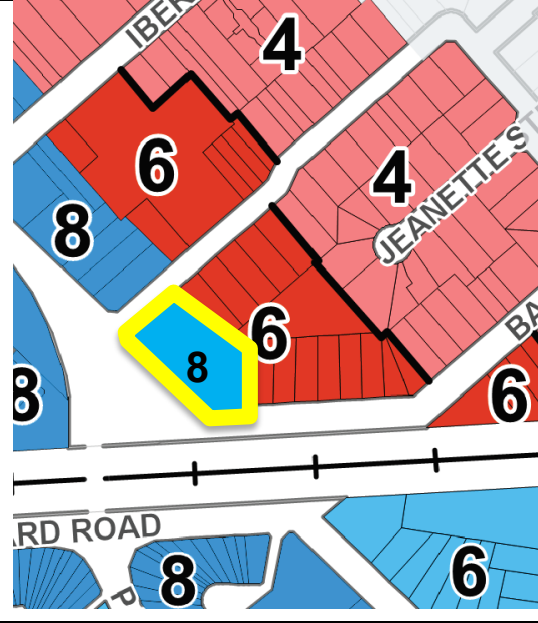
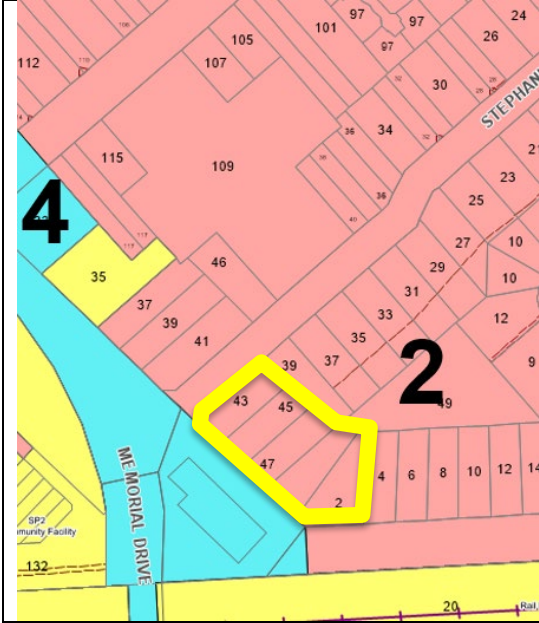
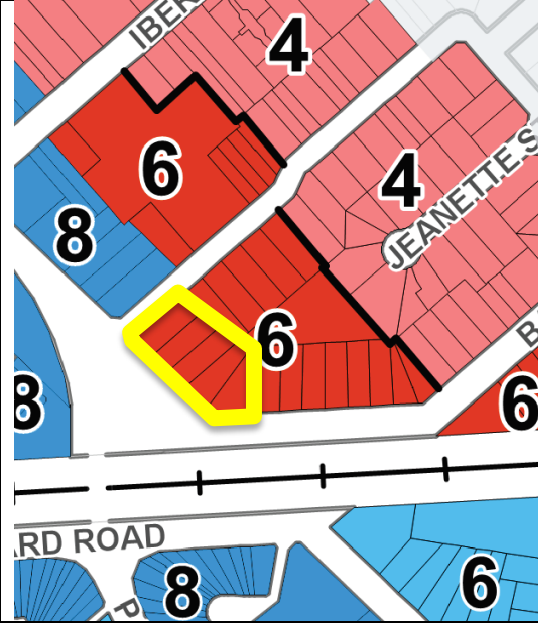
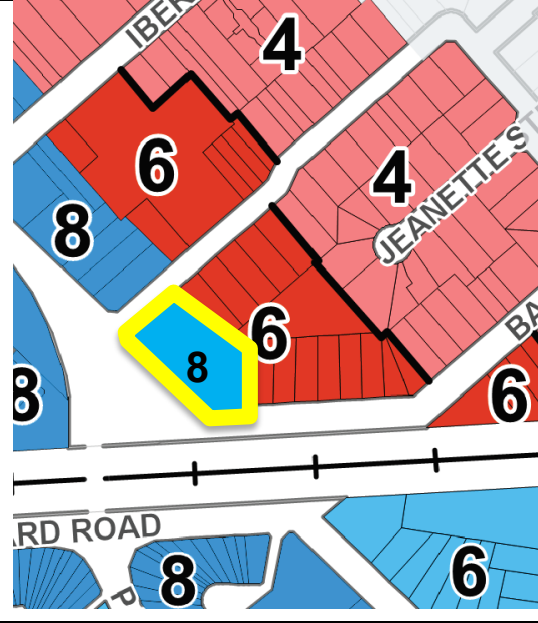
- The proposed densities will impact on the quality of family life and will create an undesirable place to live.
- The proposed densities will place pressure on existing residents to sell their homes to developers.
- The proposed densities will increase the probability of crime.
- The proposed densities will attract transient residents in boarding houses.
- The proposed densities will result in litter on streets.
- The proposed densities will devalue properties in the area.
- Padstow may lose its ranking on the 'Top 10 Suburbs to Live In' by the Sydney Suburbs Review. Padstow is ranked No. 10 because 'the majority of its residential housing offers a solid mix of housing types, including low-density residential and duplexes, as well as low lying complexes of villas and townhouses. It is not one of these newer high–rise apartment heavy mass produced Sydney suburbs.'

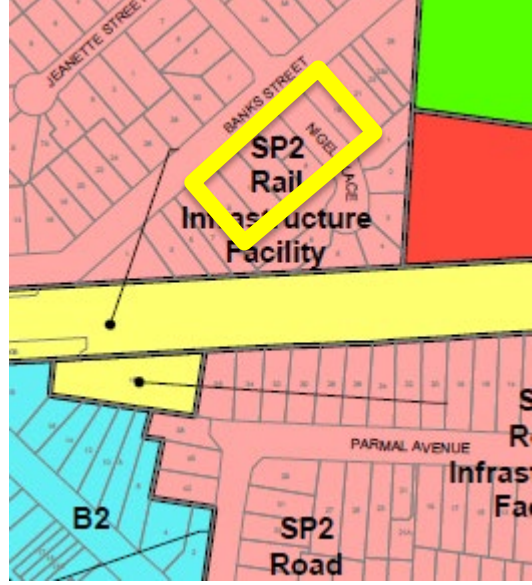
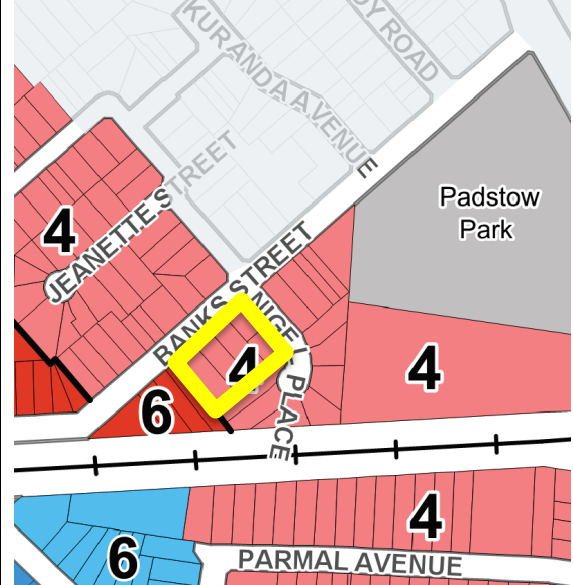
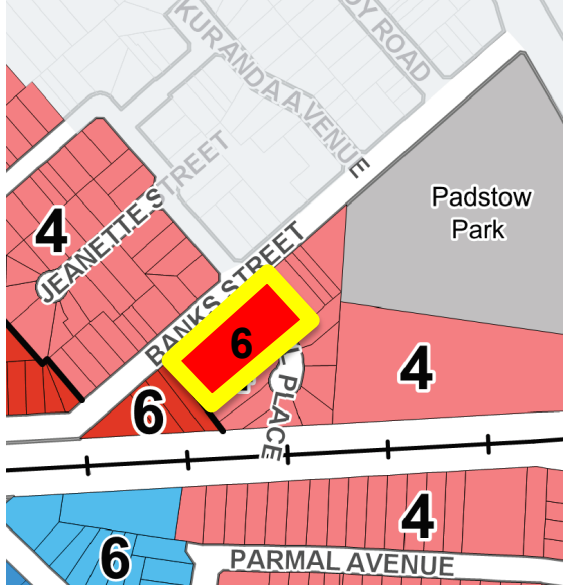
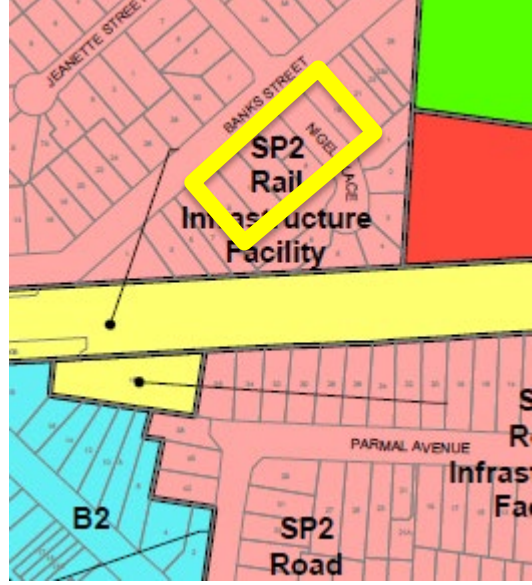
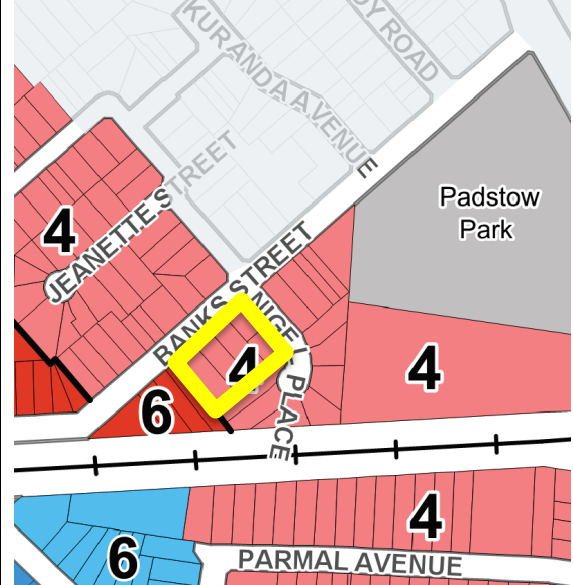
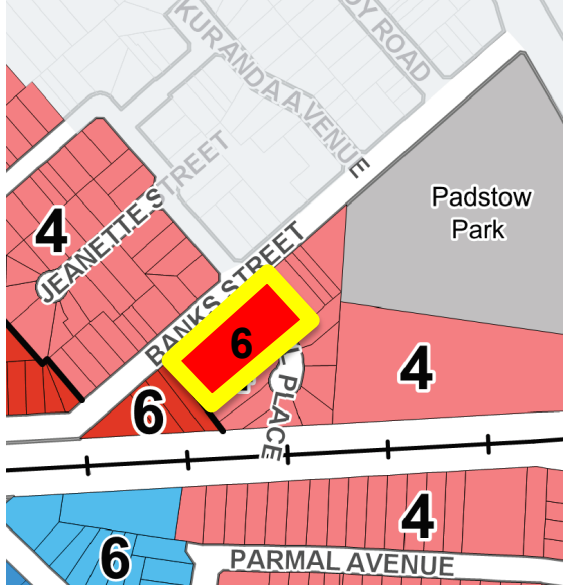
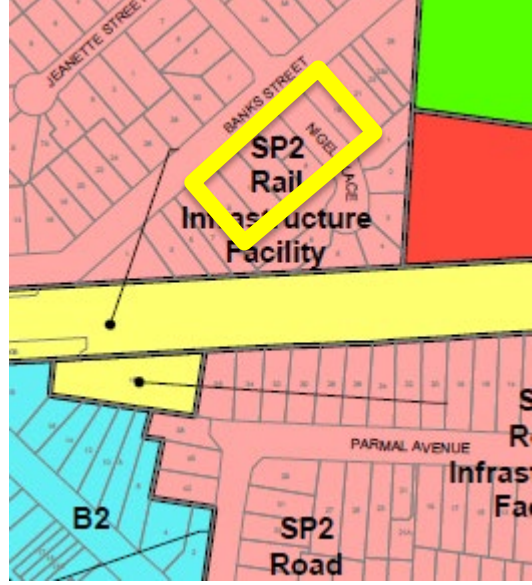
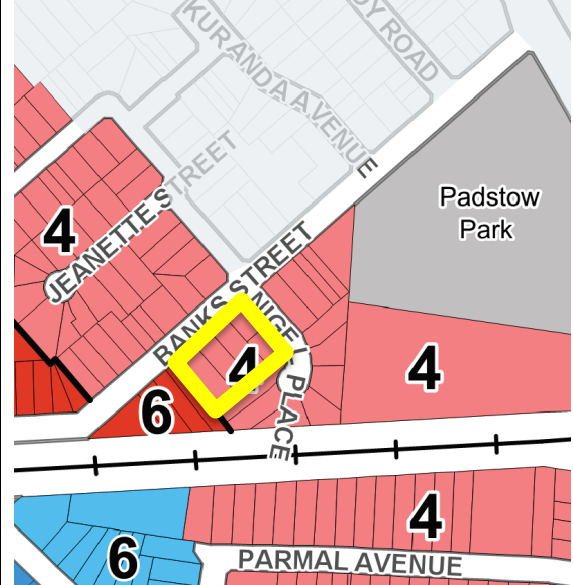
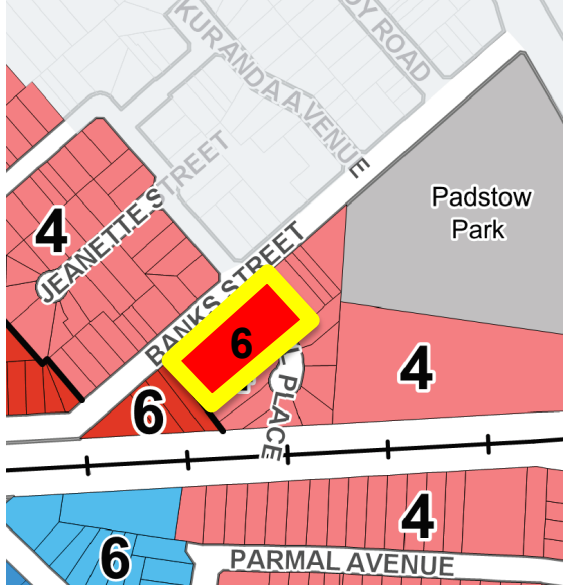
Submissions	Issues	Comments									
No. 445 Gibson Avenue, Padstow	<p>Issue 2: Do not support the proposed built form in Gibson Avenue.</p> <p>This submission does not support the proposed densities in Gibson Avenue, particularly around Playford Park for the following reasons:</p> <ul style="list-style-type: none"> The proposed building heights will impact on residents' quality of life. The proposed building heights will impact on the amenity of neighbouring properties e.g. overshadowing and privacy loss. The proposed densities will bring traffic and congestion. <p>There is the suggestion to limit the proposed densities to the shopping centre (maximum 3 storeys) or relocate the proposed densities to the industrial precinct adjacent to Salt Pan Creek.</p>	<p>Action: No change is proposed.</p> <p>Reason: The South East Local Area Plan (Action L2) identifies Gibson Avenue as forming part of the local centre's residential fringe. The desired character is to frame the local centre in the form of low-rise buildings (3 storeys), while providing a height transition to the low-rise suburban neighbourhood (2 storeys) and taking advantage of the outlook to Playford Park.</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td> Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR </td><td> Zone R3 Medium Density Residential 10 metres (3 storeys)/ 0.75:1 FSR </td><td>Maintain the existing controls</td></tr> <tr> <td>  </td><td>  </td><td>  </td></tr> </tbody> </table> <p>In considering this submission, it is proposed to continue with the proposed controls as exhibited. The extent of the local centre is a 10 minute walking distance measured from the railway station. This distance provides an adequate level of containment for a centre of this size, and is an appropriate fit within the centres hierarchy. The proposed medium density residential zone (3 storeys) also provides a suitable visual transition to the suburban neighbourhood. The zone permits attached dwellings and multi dwelling housing.</p>	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R3 Medium Density Residential 10 metres (3 storeys)/ 0.75:1 FSR	Maintain the existing controls			
Existing controls	Proposed controls on exhibition	Submission request									
Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R3 Medium Density Residential 10 metres (3 storeys)/ 0.75:1 FSR	Maintain the existing controls									
											

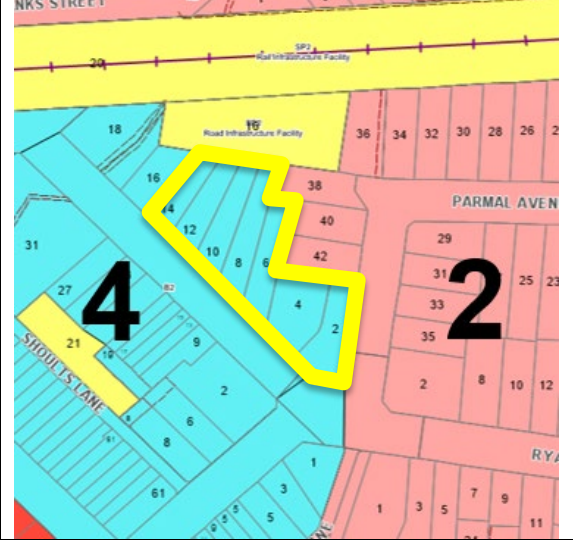
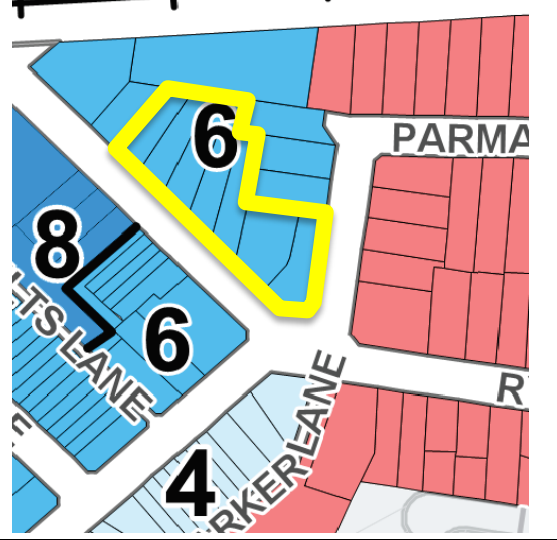
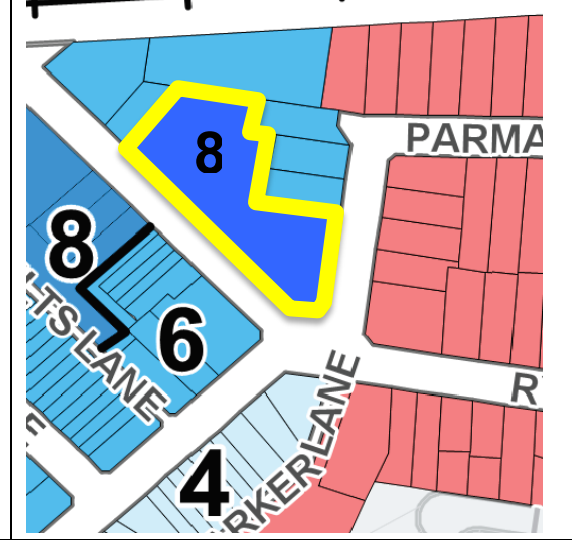
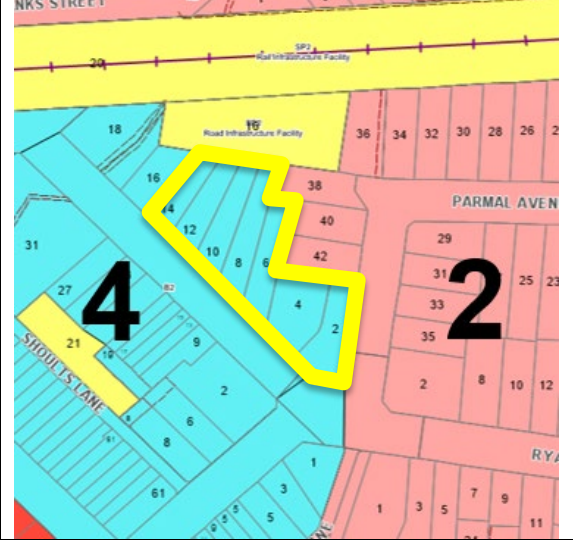
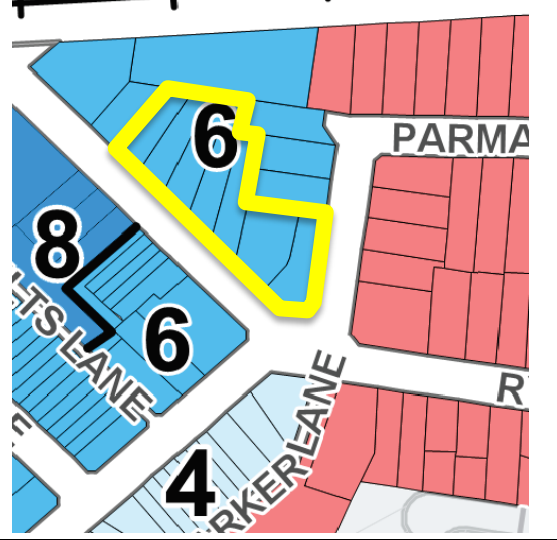
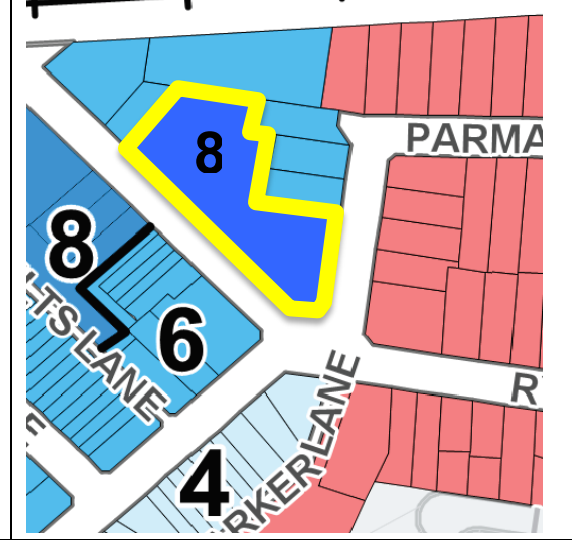
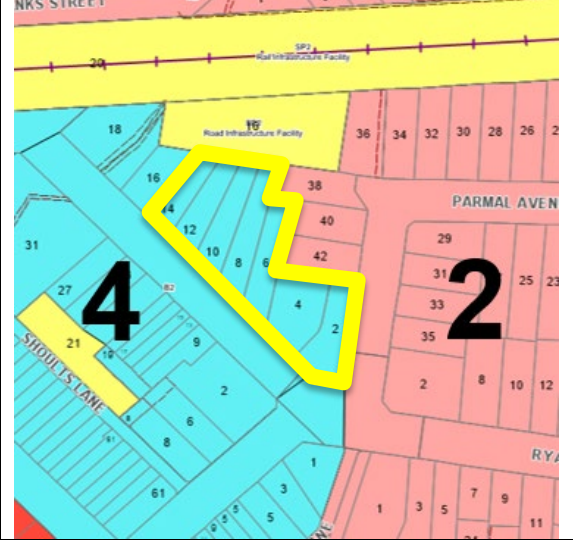
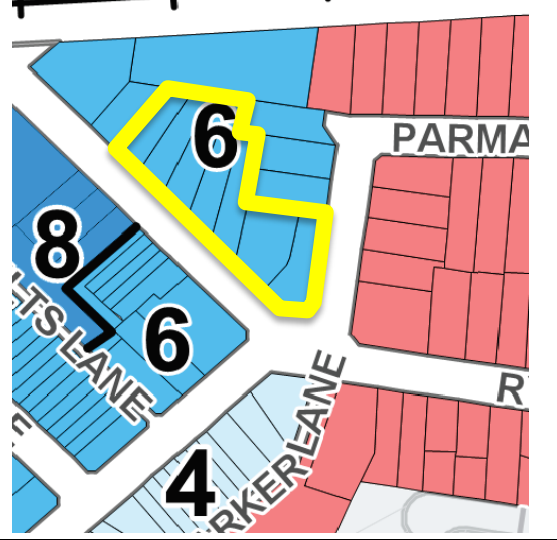
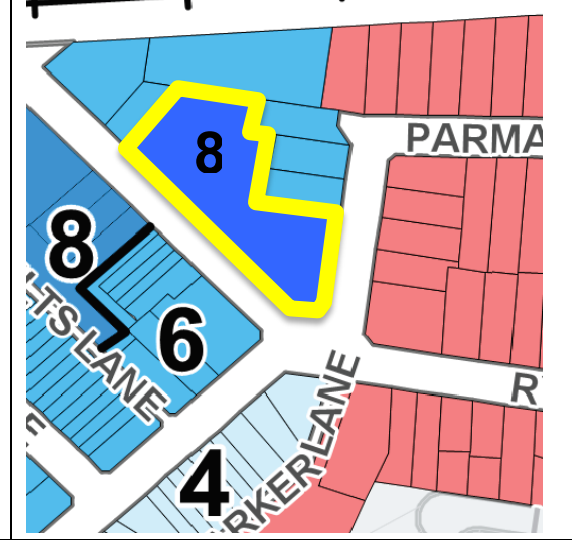
Submissions	Issues	Comments						
Nos. 190, 492 Arab Road, Padstow	Issue 3: Request site specific changes in Arab Road. These submissions do not support the proposed densities in Arab Road as the cul-de-sac street cannot accommodate increased traffic and is heavily used for commuter parking. There is the suggestion to maintain the existing controls.	Action: No change is proposed. Reason: The South East Local Area Plan (Action L2) identifies Arab Road as forming part of the local centre's residential fringe. The desired character is to frame the local centre in the form of low-rise buildings (3–4 storeys) while providing a height transition to the low-rise suburban neighbourhood (2 storeys). <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td>Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR</td><td>Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR</td><td>Maintain the existing controls</td></tr> </tbody> </table> In considering these submissions, it is proposed to continue with the proposed controls as exhibited. SEPP 65 and the Apartment Design Guide would provide appropriate guidance in relation to height transitions and setbacks at the mid-block interface.	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR	Maintain the existing controls
Existing controls	Proposed controls on exhibition	Submission request						
Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR	Maintain the existing controls						
Nos. 356, 403 Stephanie Street, Padstow	Issue 4: Do not support the proposed built form in Stephanie Street. These submissions do not support the proposed densities (Zone R4/ 4 storeys) in Stephanie Street for the following reasons: <ul style="list-style-type: none"> • The proposed building height is incompatible with the low-rise village character. • The proposed densities may result in increased rates. • The proposed building height will result in a concrete jungle. • The proposed densities will result in increased traffic/ on-street parking. • Commuters currently park their cars in the street from 7am to 6pm Monday–Friday, making it difficult for residents and visitors to find on-street parking spaces. There is the suggestion to maintain the existing controls.	Action: No change is proposed. Reason: The South East Local Area Plan (Action L2) identifies Stephanie Street as forming part of the local centre's residential fringe. The desired character is to frame the local centre in the form of low-rise buildings (4 storeys), while providing a height transition to the low-rise suburban neighbourhood (2 storeys). <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td>Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR</td><td>Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR</td><td>Suggestions range from maintaining the existing controls to allowing 6 storeys.</td></tr> </tbody> </table> In considering these submissions, it is proposed to continue with the proposed controls as exhibited. Stephanie Street is within walking distance of the railway station and the proposed low-rise buildings are compatible with the desired character.	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR	Suggestions range from maintaining the existing controls to allowing 6 storeys.
Existing controls	Proposed controls on exhibition	Submission request						
Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR	Suggestions range from maintaining the existing controls to allowing 6 storeys.						
No. 446 Stephanie Street, Padstow	Issue 5: Request site specific changes in Stephanie Street. This submission requests 6 storeys in Stephanie Street (rather than 4 storeys).							

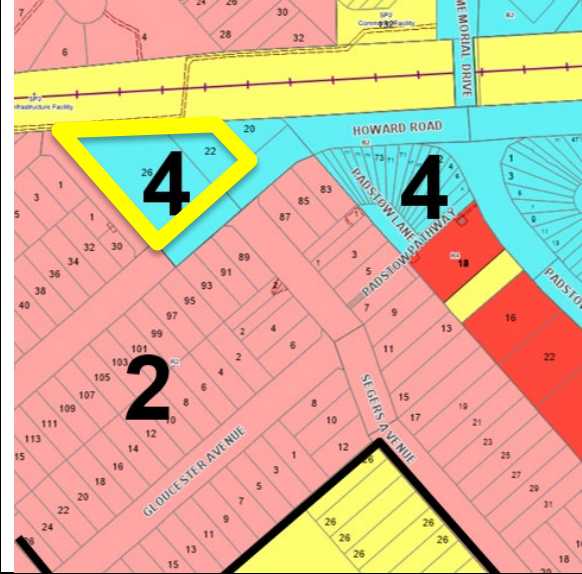
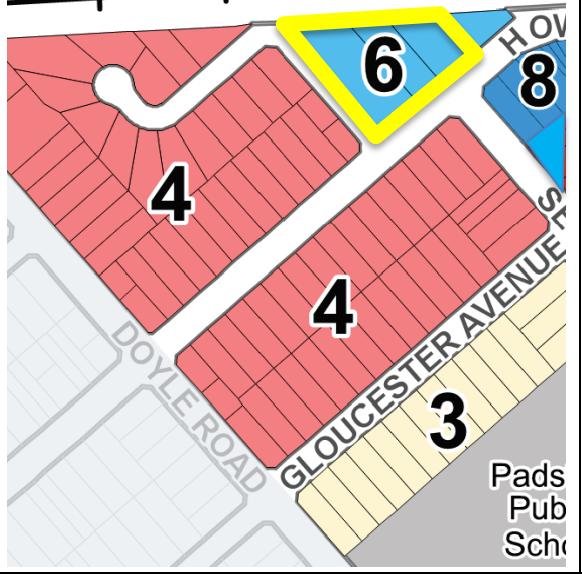
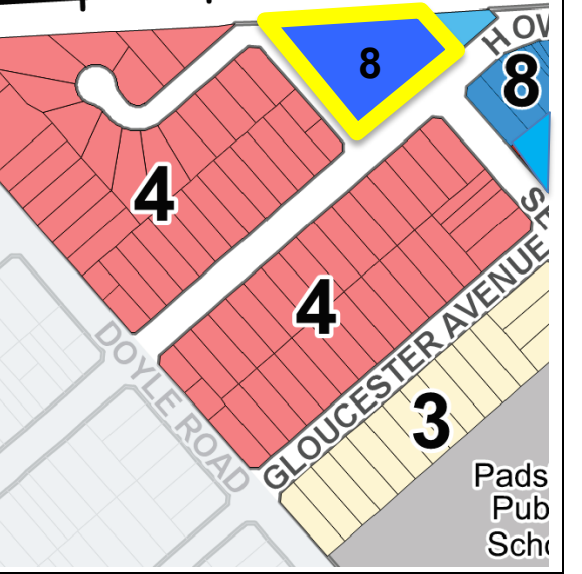
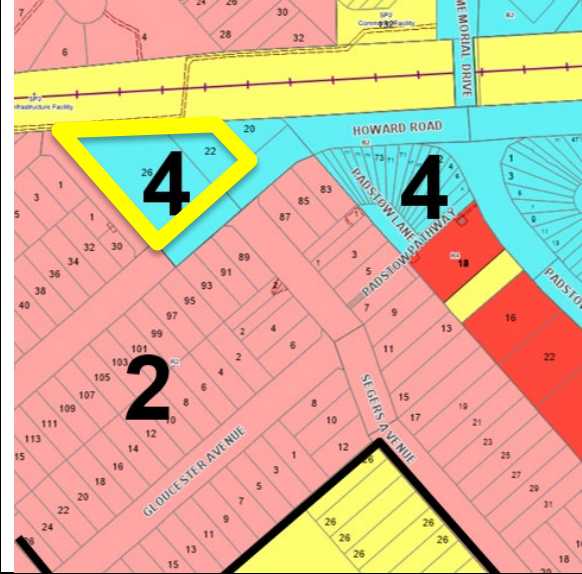
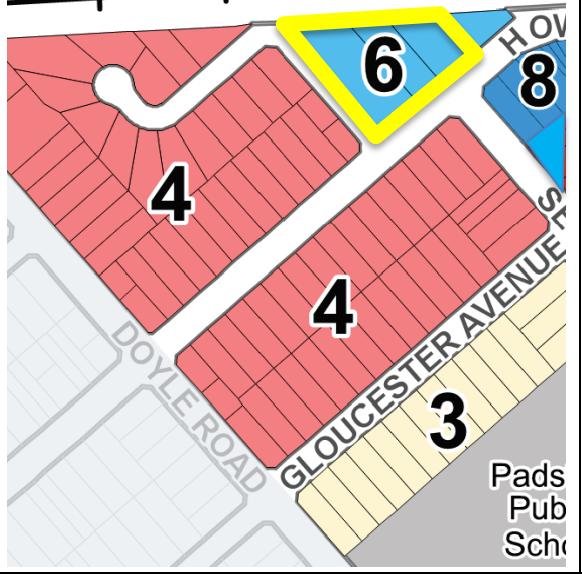
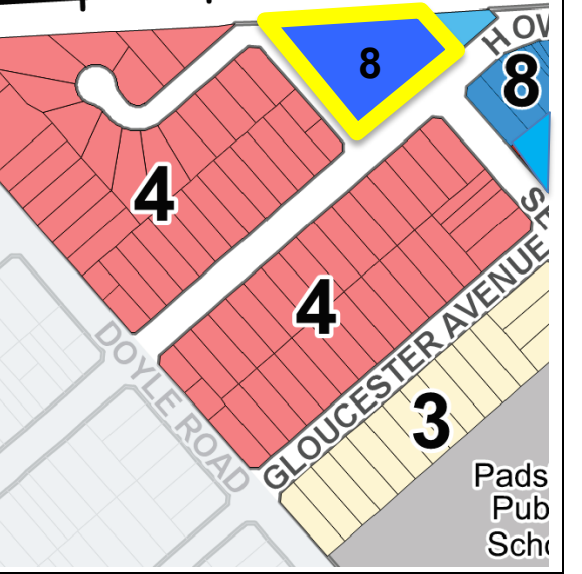
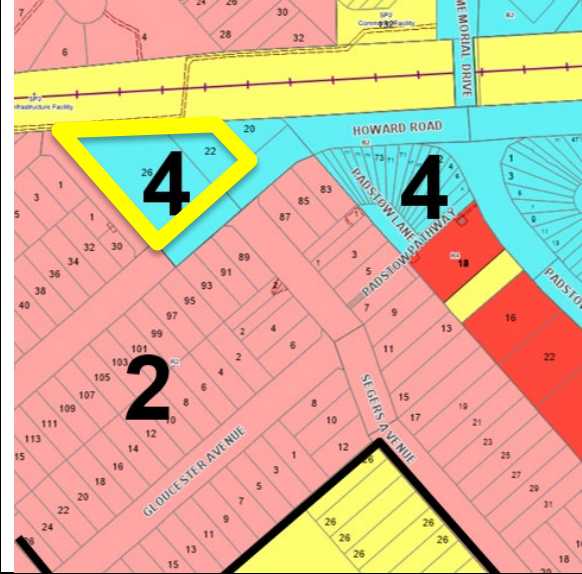
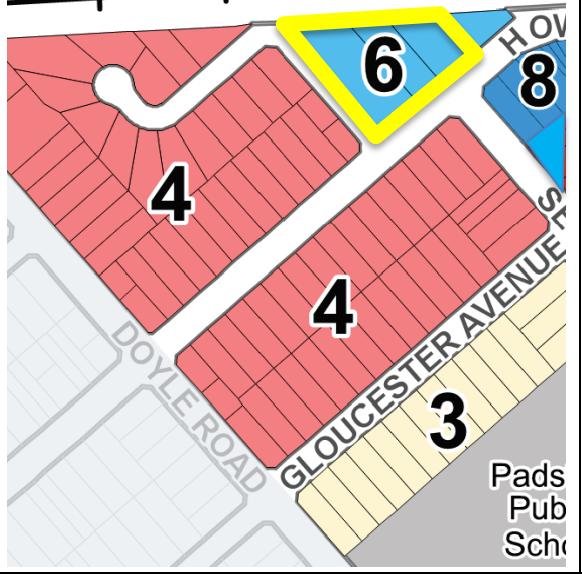
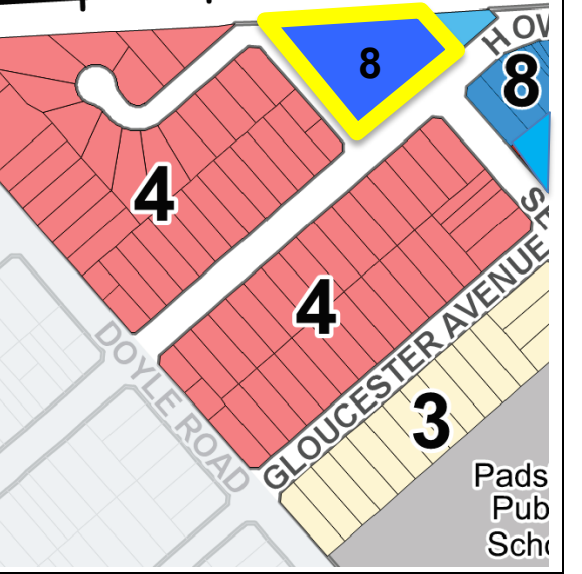
Submissions	Issues	Comments						
Nos. 2, 031, 185, 321 Jeanette Street, Padstow	<p>Issue 6: Request site specific changes in Jeanette Street.</p> <p>These submissions do not support the proposed densities in Jeanette Street. Suggestions range from maintaining the existing controls to allowing 3 storeys.</p> <p>The reasons include:</p> <ul style="list-style-type: none"> • The proposed building height is incompatible with the low-rise village character. • The proposed building height would impact on the amenity of neighbouring properties e.g. overshadowing and loss of privacy. • The proposed densities in the narrow cul-de-sac street will result in increased traffic/ on-street parking, and will impact on pedestrian safety. • Commuters currently park their cars in the street by 8 am Monday–Friday, making it difficult for residents and visitors to find on-street parking spaces. 	<p>Action: No change is proposed.</p> <p>Reason: The South East Local Area Plan (Action L2) identifies Jeanette Street as forming part of the local centre’s residential fringe. The desired character is to frame the local centre in the form of low-rise buildings (4 storeys), while providing a height transition to the low-rise suburban neighbourhood (2 storeys).</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td> Zone R2 9 metres (2 storeys)/ 0.5:1 FSR  </td><td> Zone R4 13 metres (4 storeys)/ 1:1 FSR  </td><td> Suggestions range from maintaining the existing controls to allowing 3 storeys.  </td></tr> </tbody> </table> <p>In considering these submissions, it is proposed to continue with the proposed controls as exhibited. Jeanette Street is within walking distance of the railway station and the proposed low-rise buildings are compatible with the desired character. SEPP 65 and the Apartment Design Guide would provide appropriate guidance in relation to setbacks.</p>	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 9 metres (2 storeys)/ 0.5:1 FSR 	Zone R4 13 metres (4 storeys)/ 1:1 FSR 	Suggestions range from maintaining the existing controls to allowing 3 storeys. 
Existing controls	Proposed controls on exhibition	Submission request						
Zone R2 9 metres (2 storeys)/ 0.5:1 FSR 	Zone R4 13 metres (4 storeys)/ 1:1 FSR 	Suggestions range from maintaining the existing controls to allowing 3 storeys. 						

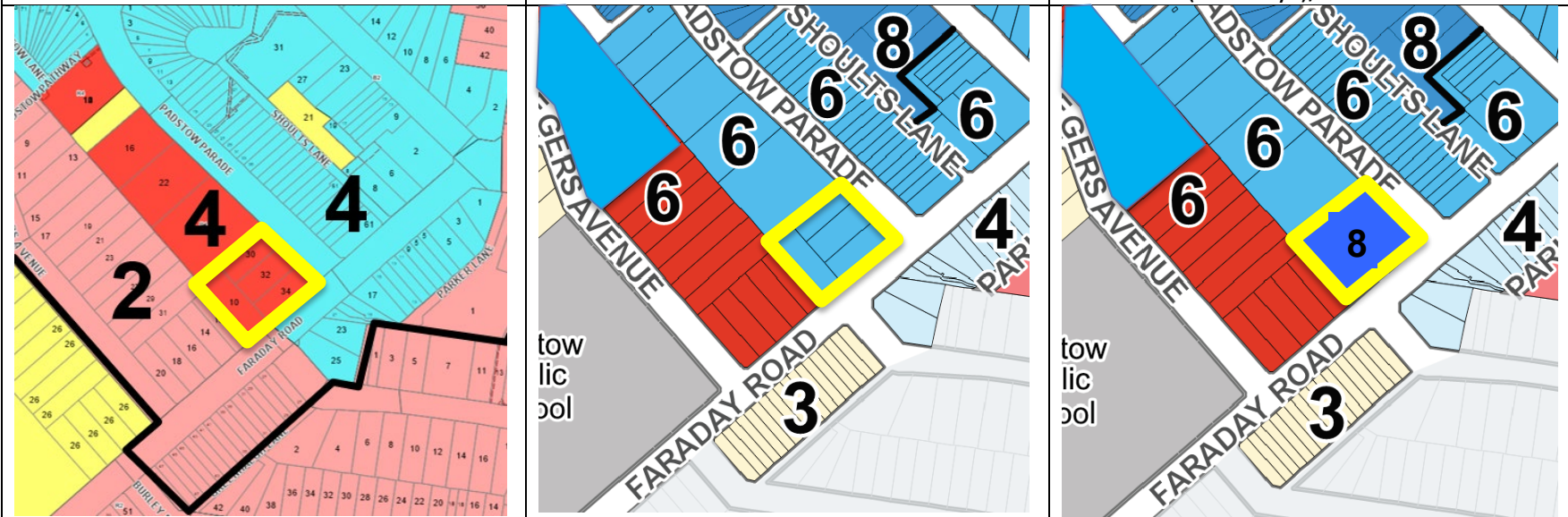
Submissions	Issues	Comments
<p>Nos. 247, 355, 377, 381, 417, 433, 443</p> <p>Carl Little Reserve, Padstow</p>	<p>Issue 7: Do not support the proposed built form at Carl Little Reserve.</p> <p>These submissions do not support the proposed densities at Carl Little Reserve for the following reasons:</p> <ul style="list-style-type: none"> • The proposed built form replaces the park and library with an 8 storey development, which is inconsistent with community expectations. • The park is essential to providing the community with green space and a habitat for magpies and other bird life. • The park was in considerable use during the COVID 19 pandemic and offered a means of social distancing while exercising. <p>The preference is to retain Carl Little Reserve as green space.</p>	<p>Action: No change is proposed.</p> <p>Reason: The South East Local Area Plan (Action L2) supports the ongoing use of Carl Little Reserve for community and open space purposes.</p> <p>Council's adopted policy is to transform the site into a modern community facility and successful civic space that strengthens the local identity, and can accommodate a range of activities and events that meet the needs of the growing community. The new facility would replace the ageing buildings in the local centre including the library, early childhood centre and senior citizens centre. The new facility may be in the form of a mixed use development up to 8 storeys (3:1 FSR) to mark the heart of the local centre and provide a distinctive skyline to the local centre.</p> <p>To facilitate this action, it is proposed to rezone the site to Zone B2 Local Centre. Council would prepare a concept plan to explore development options to create an enlivened mixed use destination. The concept plan would provide public space as part of any mixed use destination at this location.</p>
<p>No. 321</p> <p>War Memorial, Padstow</p>	<p>Issue 8: Do not support the removal of the War Memorial.</p> <p>This submission does not support the proposed densities at Memorial Drive for the following reasons:</p> <ul style="list-style-type: none"> • The proposed built form replaces the War Memorial with an 8 storey development, which is inconsistent with community expectations. • This area should retain its historic value. <p>The preference is to retain the War memorial at its current location.</p>	<p>Action: No change is proposed.</p> <p>Reason: Council acknowledges that the Padstow War Memorial provides an important landmark which is highly valued by the community. However, there is limited space to hold large events and activities.</p> <p>It is for this reason the South East Local Area Plan (Action L2) identifies a need to investigate options with stakeholders to possibly relocate the Padstow War Memorial to a better location, which can hold large events associated with ANZAC Day and other memorial commemorations. Further consultation would occur with stakeholders prior to any final decisions.</p>

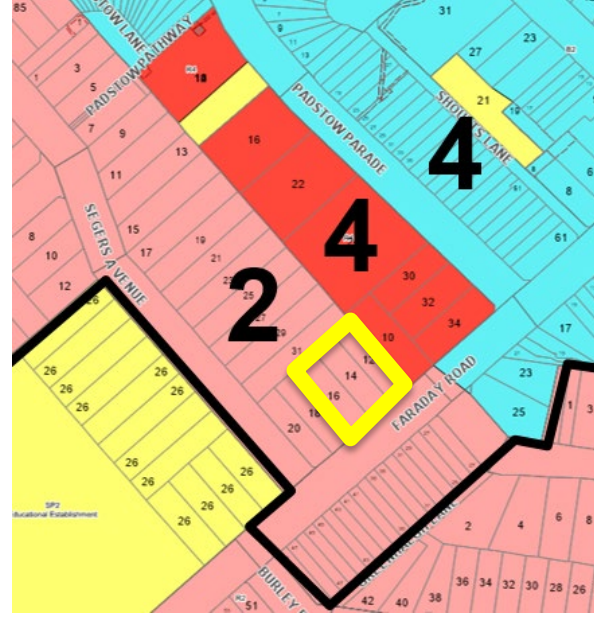
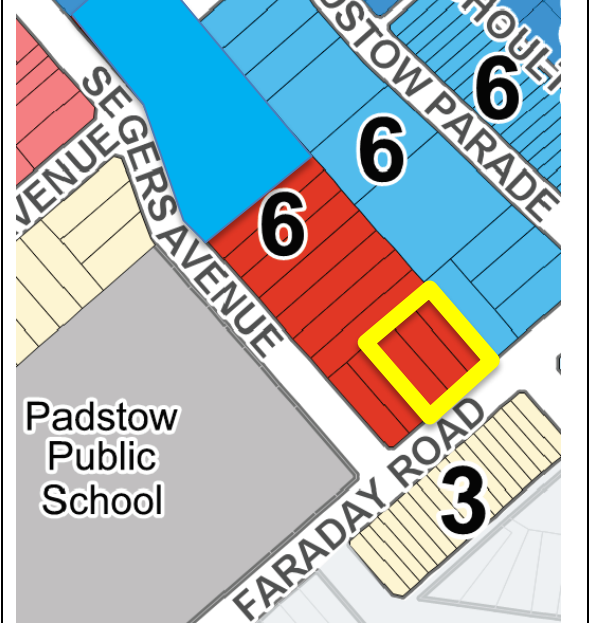
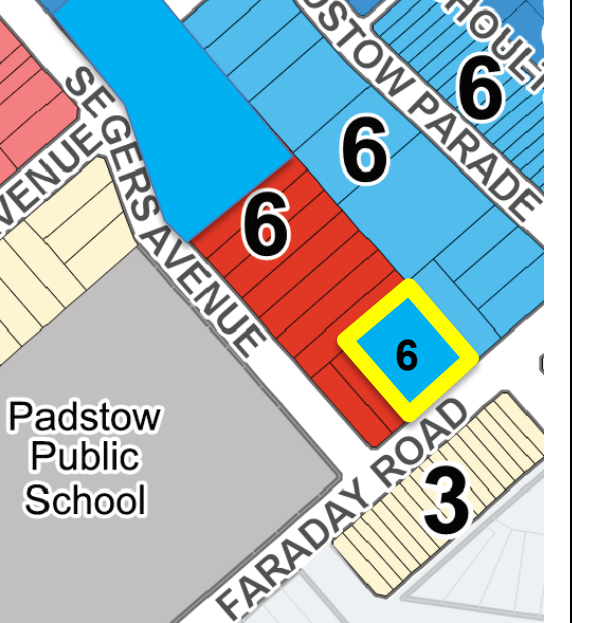
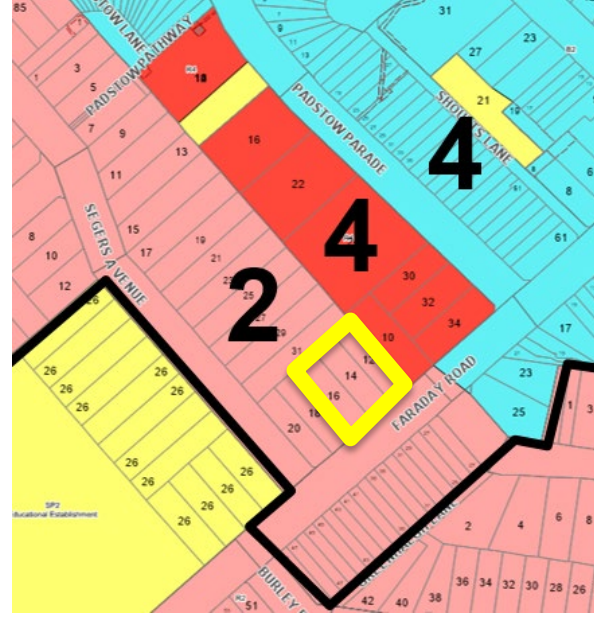
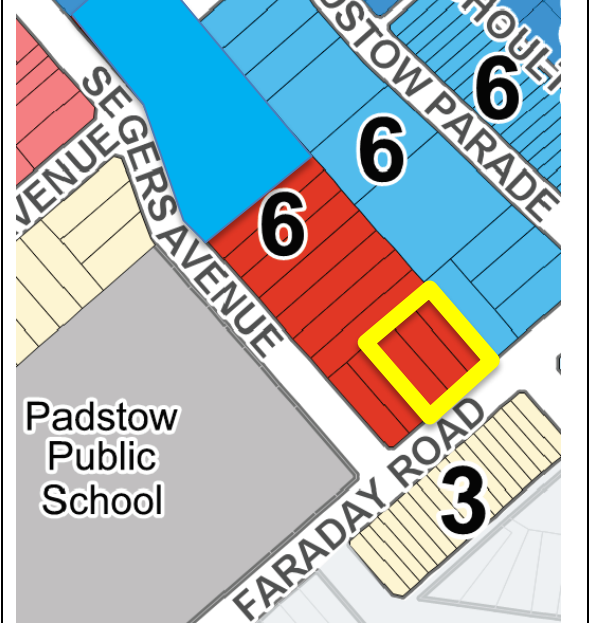
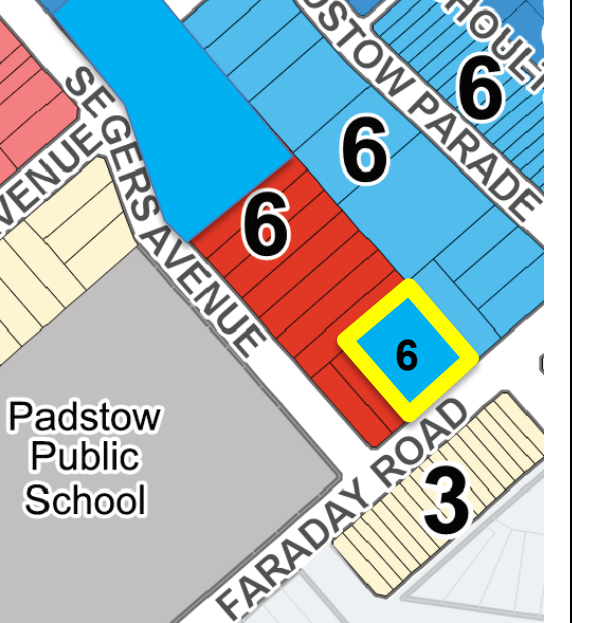
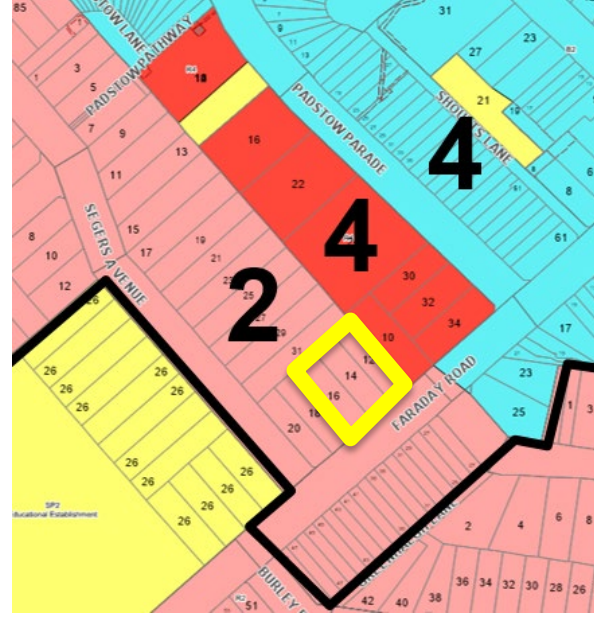
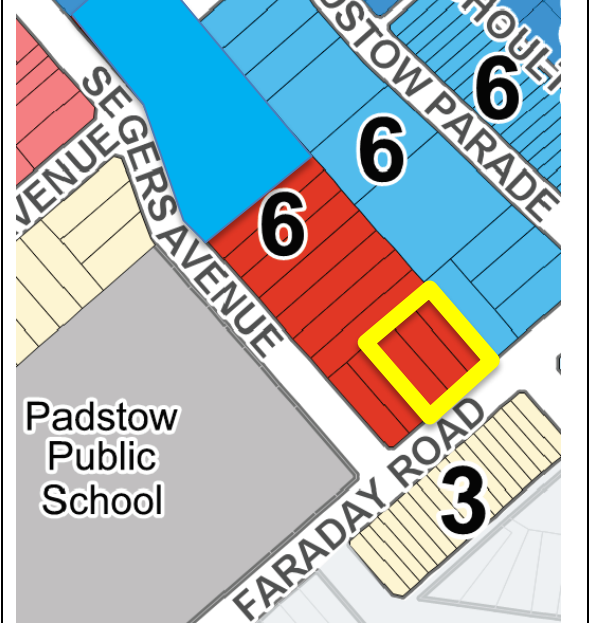
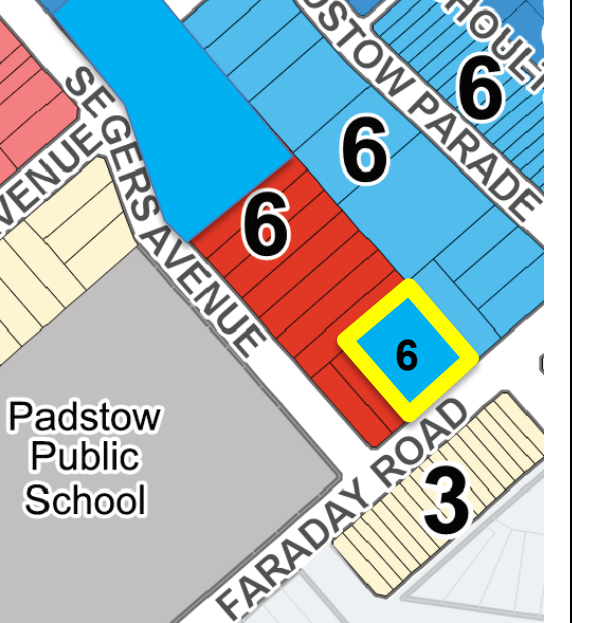
Submissions	Issues	Comments									
<p>No. 59</p> <p>Cahors Road, Padstow</p>	<p>Issue 9: Request site specific changes at 43–49 Cahors Road and 2 Banks Street.</p> <p>This submission requests changes to the proposed zone and building envelope controls to Zone B2 Local Centre (8 storeys/ 3:1 FSR).</p> <p>The reasons include:</p> <ul style="list-style-type: none"> The proposed changes would be consistent with the broad strategic planning direction including reinforcing density around the railway station; developing Cahors Road as a main street for the local centre; providing local centre shop-top housing; and prioritising walking and public transport. The proposed changes would create an unbroken link of commercial active street frontage between the railway station and the main street of Cahors Road. The proposed changes would create a more consistent urban design and streetscape between for the full length of Cahors Road between Arab Road and the railway station. 	<p>Action: No change is proposed.</p> <p>Reason: The South East Local Area Plan (Action L2) identifies 43–49 Cahors Road and 2 Banks Street as forming part of the local centre’s residential frame adjacent to the medium high–rise commercial main street (8 storeys). The desired character is medium–rise buildings (6 storeys) that provide a height transition to the adjoining low–rise residential zone (4 storeys).</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td> Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR </td><td> Zone R4 High Density Residential 19 metres (6 storeys)/ 1.5:1 FSR </td><td> Zone B2 Local Centre 26 metres (8 storeys)/ 3:1 FSR </td></tr> <tr> <td>  </td><td>  </td><td>  </td></tr> </tbody> </table> <p>In considering this submission and community feedback, it is proposed to continue with the proposed controls as exhibited for the following reasons:</p> <ul style="list-style-type: none"> The Gateway Determination limits the Draft Consolidated LEP to implementing the adopted Local Area Plan. To ensure there is a coordinated approach to planning in the local centre, the request to expand the business zone and increase building heights would require a review of the complete block in the context of the local centre structure plan (Action L2). There is no plan to review the structure plan. The structure plan limits the extent of the proposed business zone to the commercial main streets (Cahors Road, Howard Road and Padstow Parade). The main streets provide sufficient capacity to meet future retail needs and to enable active street frontages to occur on both sides of the streets. It is not proposed to extend the business zone to this section of Cahors Road, which is located behind the War Memorial and downhill from the key pedestrian areas. The structure plan limits the extent of the proposed 8 storey limit to mixed use development within the commercial core adjacent to the railway station, which is a key issue raised in the community feedback. It is not proposed to extend the 8 storey limit into the residential areas, where amenity and visual impacts may be greater. The request does not meet the Department of Planning, Industry and Environment’s strategic merit test. It is inconsistent with the Local Area Plan, which provides sufficient capacity to meet State and local housing supply policies. The Local Area Plan is informed by detailed analysis and community consultation, which demonstrate that the proposed scale and density is appropriate for the future role and function of the local centre. There is no change in circumstances that would require an increase in the proposed capacity. 	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 19 metres (6 storeys)/ 1.5:1 FSR	Zone B2 Local Centre 26 metres (8 storeys)/ 3:1 FSR			
Existing controls	Proposed controls on exhibition	Submission request									
Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 19 metres (6 storeys)/ 1.5:1 FSR	Zone B2 Local Centre 26 metres (8 storeys)/ 3:1 FSR									
											

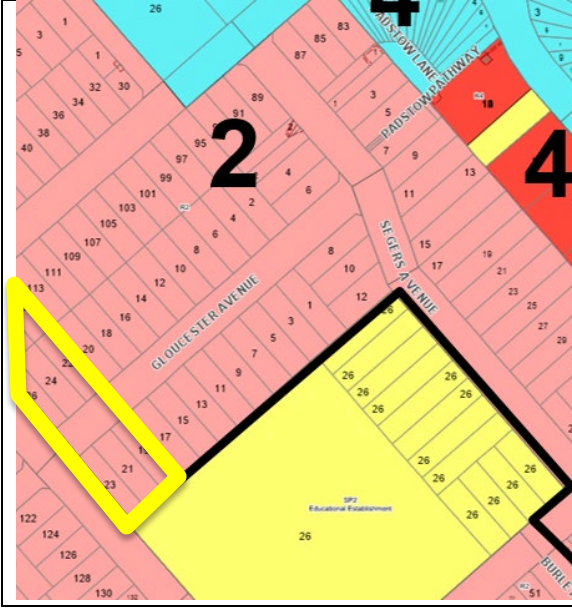
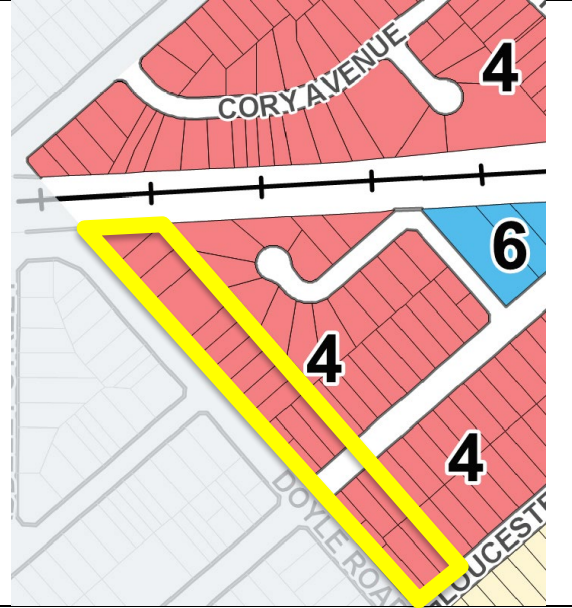
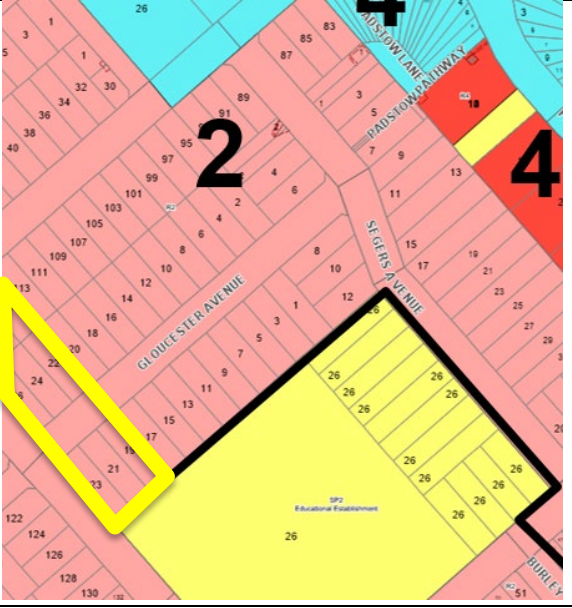
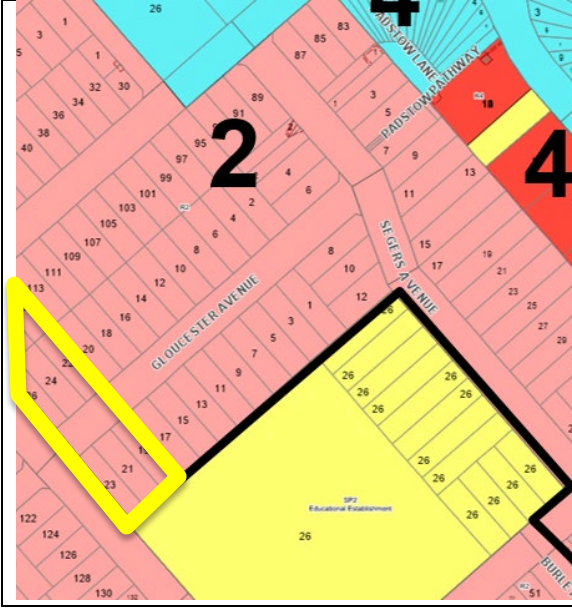
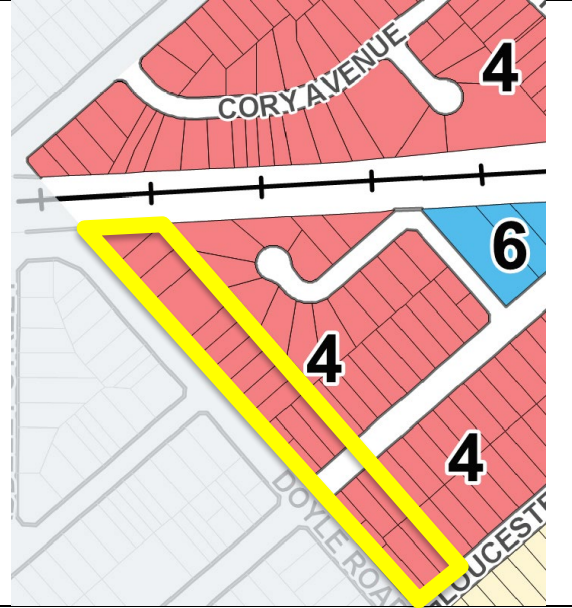
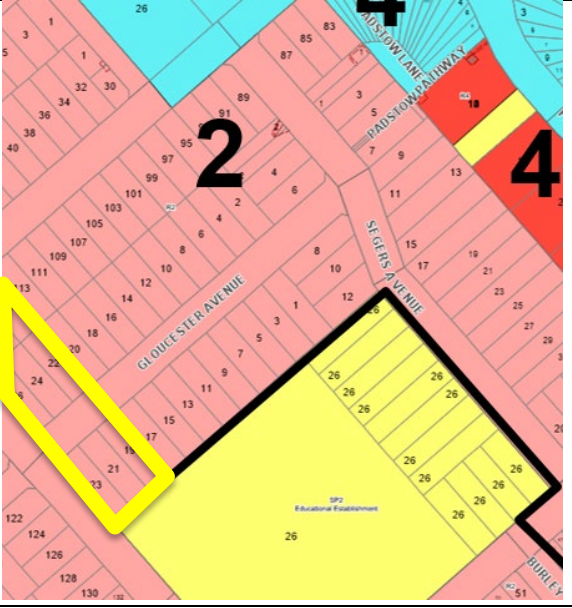
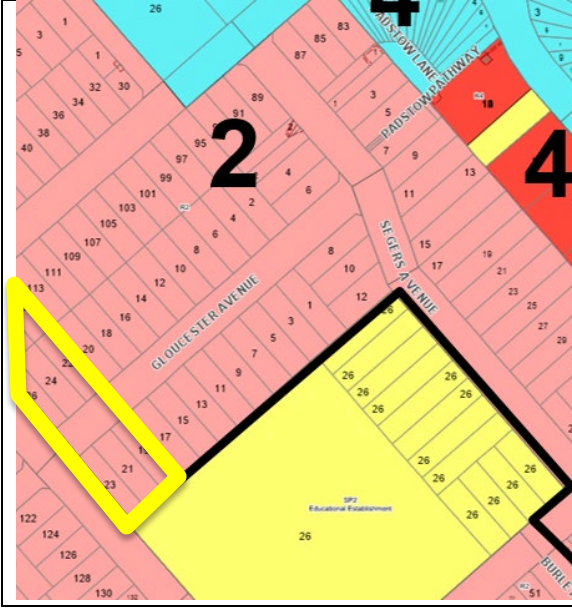
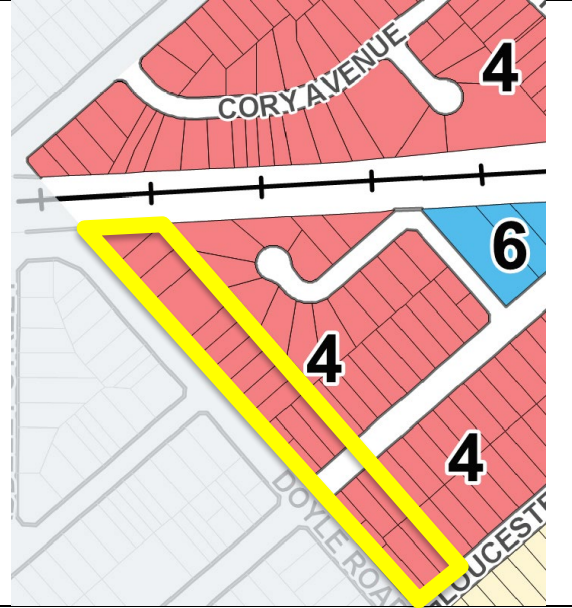
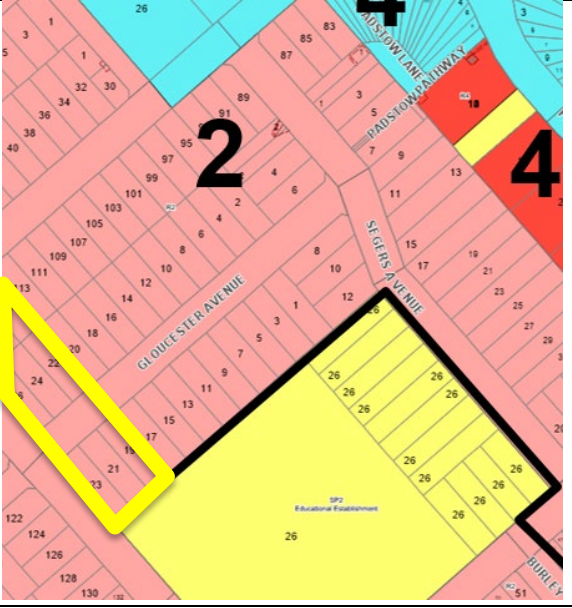
Submissions	Issues	Comments									
<p>Nos. 62, 463</p> <p>Banks Street, Padstow</p>	<p>Issue 10: Request site specific changes at 9–13 and 19 Banks Street.</p> <p>These submissions request an increase in the building envelope controls to 6 storeys/ 1.5:1 FSR.</p> <p>The reasons include:</p> <ul style="list-style-type: none"> The site is within a 300 metre walking distance to the railway station. The proposed controls provide the opportunity to deliver housing variety with a range of new smaller dwellings as well as larger family style dwellings within a future residential flat building development. The proposed controls improve economic viability and provide an opportunity for catalytic development. There is an absence of significant environmental constraints. <p>The imminent approval of a child care centre application at 9–13 Banks Street provides greater return on investment than what can be achieved under the proposed controls, therefore the proposed controls would not promote the economic and orderly development of the land.</p> <p>These submissions include a concept scheme and shadow diagrams.</p>	<p>Action: No change is proposed.</p> <p>Reason: The South East Local Area Plan (Action L2) identifies 9–13 and 19 Banks Street as forming part of the local centre’s residential fringe. The desired character is to frame the local centre in the form of low–rise buildings (4 storeys), while providing a height transition to the low–rise suburban neighbourhood (2 storeys).</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td>Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR</td><td>Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR</td><td>Zone R4 High Density Residential 19 metres (6 storeys)/ 1.5:1 FSR</td></tr> <tr> <td></td><td></td><td></td></tr> </tbody> </table> <p>In considering these submissions and community feedback, it is proposed to continue with the proposed controls as exhibited for the following reasons:</p> <ul style="list-style-type: none"> The Gateway Determination limits the Draft Consolidated LEP to implementing the adopted Local Area Plan. To ensure there is a coordinated approach to planning in the local centre, the request to increase building heights would require a review of the complete block in the context of the local centre structure plan (Action L2). There is no plan to review the structure plan. The proposed 4 storey limit responds to the desired low–rise character of the residential fringe and provides an appropriate height transition to the proposed low–rise apartments in Nigel Place, which is a cul–de–sac street to the south. The proposed 4 storey limit assists in providing residential amenity and is consistent with the height objective to minimise overshadowing and visual impacts, which is a key issue raised in the community feedback. The structure plan limits the extent of the proposed 6 storey limit to 1–7 Banks Street, where the overshadowing impact is on the railway corridor. The request does not meet the Department of Planning, Industry and Environment’s strategic merit test. It is inconsistent with the Local Area Plan, which provides sufficient capacity to meet State and local housing supply policies. The Local Area Plan is informed by detailed analysis and community consultation, which demonstrate that the proposed scale and density is appropriate for the future role and function of the local centre. There is no change in circumstances that would require an increase in the proposed capacity. 	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR	Zone R4 High Density Residential 19 metres (6 storeys)/ 1.5:1 FSR			
Existing controls	Proposed controls on exhibition	Submission request									
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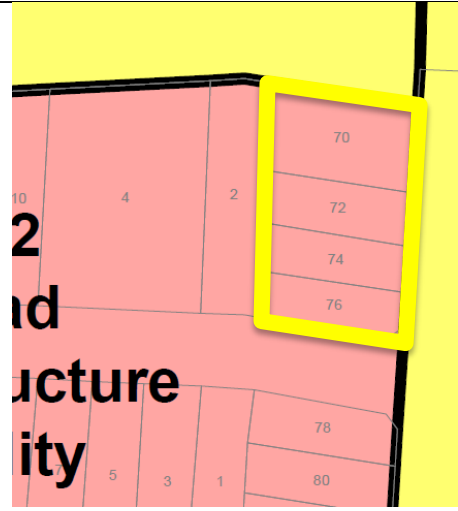
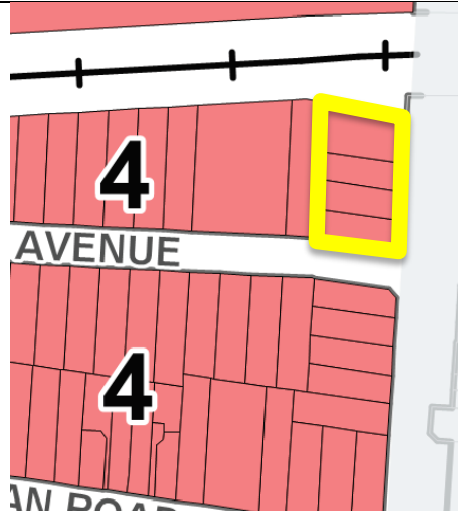
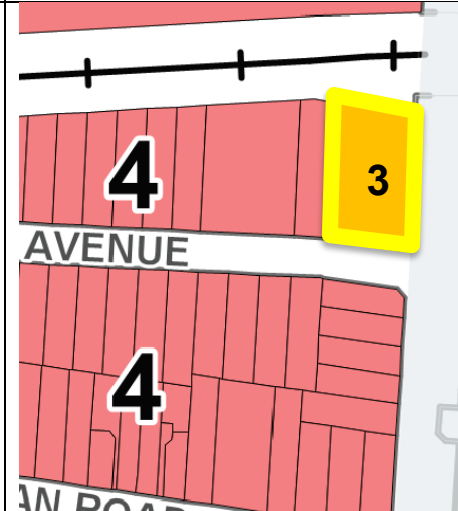
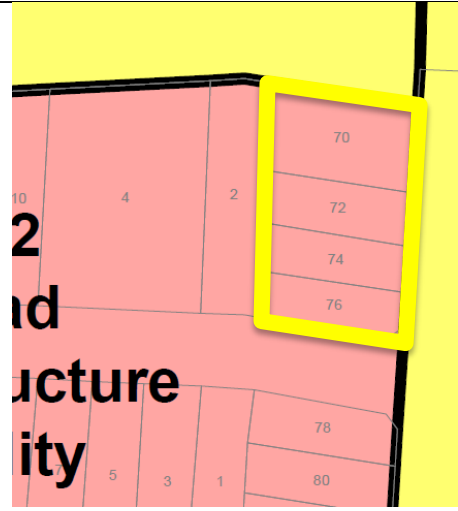
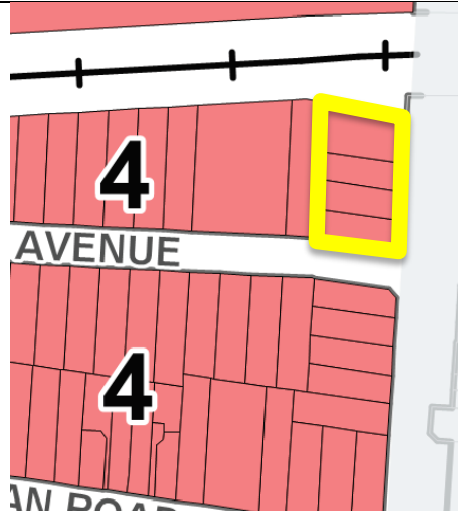
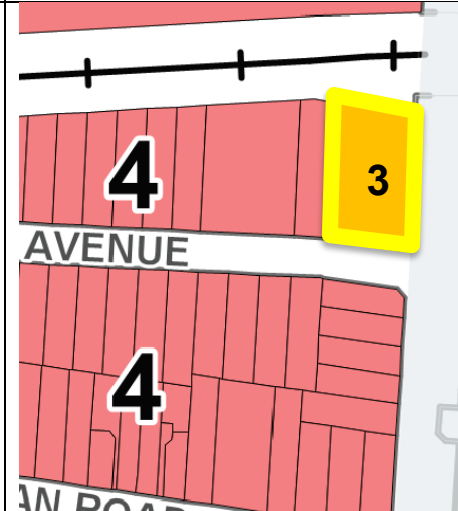
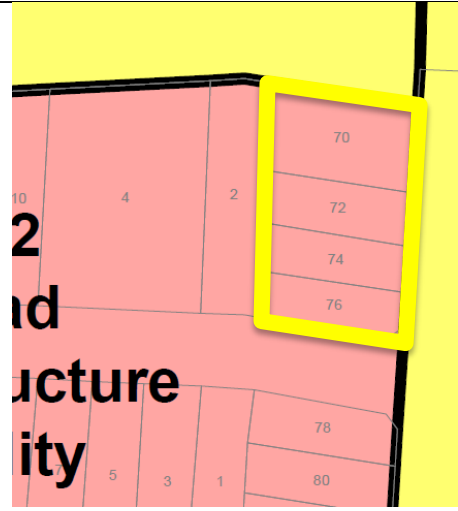
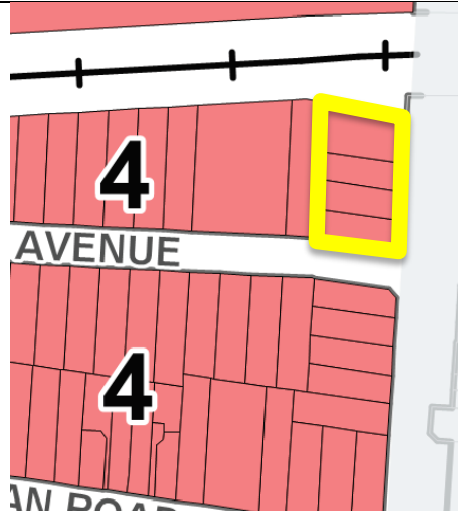
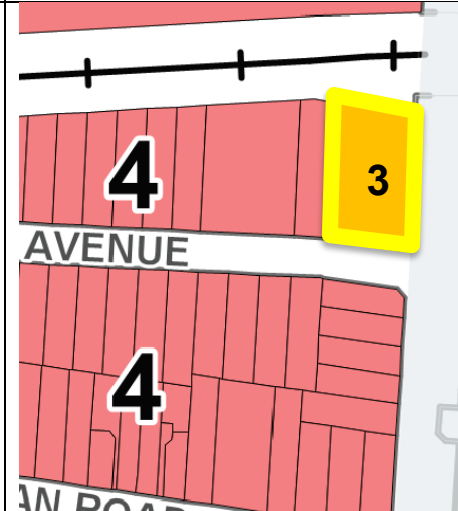
Submissions	Issues	Comments									
No. 17 Howard Road, Padstow	<p>Issue 11: Request site specific changes at 2–14 Howard Road.</p> <p>This submission requests changes to the proposed building envelope controls to 8 storeys/ 3:1 FSR.</p> <p>The reasons include:</p> <ul style="list-style-type: none"> • 2, 4 and 6 Howard Road is the most prominent corner in Padstow. • Consistency of the streetscape within the commercial area by having the same zoning on both sides of the road is a more aesthetically pleasing result. The draft LEP has proposed 8 storeys directly across the road. • The block is unique in that it is surrounded by roads and a large car park and commercial premises. • The corner position removes any environmental impact to surrounding houses as it is separated by a road. • Amalgamating the three houses will create a site of over 2,400m² which is desirable to create the best possible outcome for the development and the community. • The site is located within the town centre within close proximity to critical infrastructure such as Padstow train station (250 metres) and bus hub (150 metres). Also, residents will live within 100 metres of local shops, grocery stores (Woolworths), post office, pub, cafes, restaurants and medical facilities removing their dependence on motor vehicles as a mode of transport. This is the optimum way to support local businesses, the community and the state as a whole. • To reiterate, the acquisition of 2 Howard Road in order to amalgamate with 4 and 6 Howard Road is currently cost prohibitive with the current draft LEP. It only becomes financially viable with a zoning of 8 storeys and 3:1 FSR consistent with the proposed zoning of the land across the street on Howard Road. The total site area will be over 2,400m² with a prominent corner position and within the town centre. 	<p>Action: No change is proposed.</p> <p>Reason: The South East Local Area Plan (Action L2) identifies 2–14 Howard Road as forming part of the local centre’s commercial fringe. The desired character is medium–rise buildings (6 storeys) that provide a height transition to the adjacent low–rise residential zone (4 storeys).</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td> Zone B2 Local Centre 14 metres (4 storeys)/ 1:1 FSR </td><td> Zone B2 Local Centre 20 metres (6 storeys)/ 2.5:1 FSR </td><td> Zone B2 Local Centre 26 metres (8 storeys)/ 3:1 FSR </td></tr> <tr> <td>  </td><td>  </td><td>  </td></tr> </tbody> </table> <p>In considering this submission and community feedback, it is proposed to continue with the proposed controls as exhibited for the following reasons:</p> <ul style="list-style-type: none"> • The Gateway Determination limits the Draft Consolidated LEP to implementing the adopted Local Area Plan. To ensure there is a coordinated approach to planning in the local centre, the request to increase building heights would require a review of the complete block in the context of the local centre structure plan (Action L2). There is no plan to review the structure plan. • The proposed 6 storey limit responds to the desired character. Additional economic analysis indicates the proposed building envelope controls remain feasible. • The structure plan limits the extent of the proposed 8 storey limit to the commercial core adjacent to the railway station, which is a key issue raised in the community feedback. The site does not form part of the commercial core and it is not proposed to extend the 8 storey limit into the commercial fringe area, where amenity and visual impacts may be greater. • The request does not meet the Department of Planning, Industry and Environment’s strategic merit test. It is inconsistent with the Local Area Plan, which provides sufficient capacity to meet State and local housing supply policies. The Local Area Plan is informed by detailed analysis and community consultation, which demonstrate that the proposed scale and density is appropriate for the future role and function of the local centre. There is no change in circumstances that would require an increase in the proposed capacity. 	Existing controls	Proposed controls on exhibition	Submission request	Zone B2 Local Centre 14 metres (4 storeys)/ 1:1 FSR	Zone B2 Local Centre 20 metres (6 storeys)/ 2.5:1 FSR	Zone B2 Local Centre 26 metres (8 storeys)/ 3:1 FSR			
Existing controls	Proposed controls on exhibition	Submission request									
Zone B2 Local Centre 14 metres (4 storeys)/ 1:1 FSR	Zone B2 Local Centre 20 metres (6 storeys)/ 2.5:1 FSR	Zone B2 Local Centre 26 metres (8 storeys)/ 3:1 FSR									
											

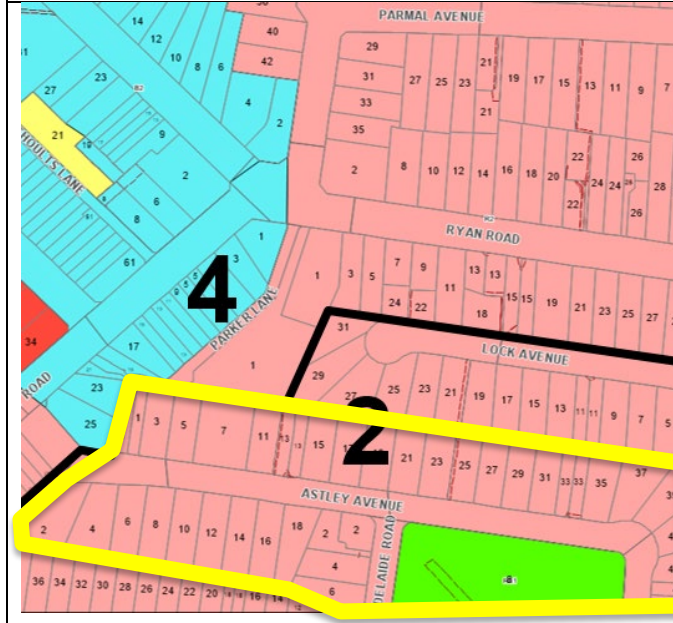
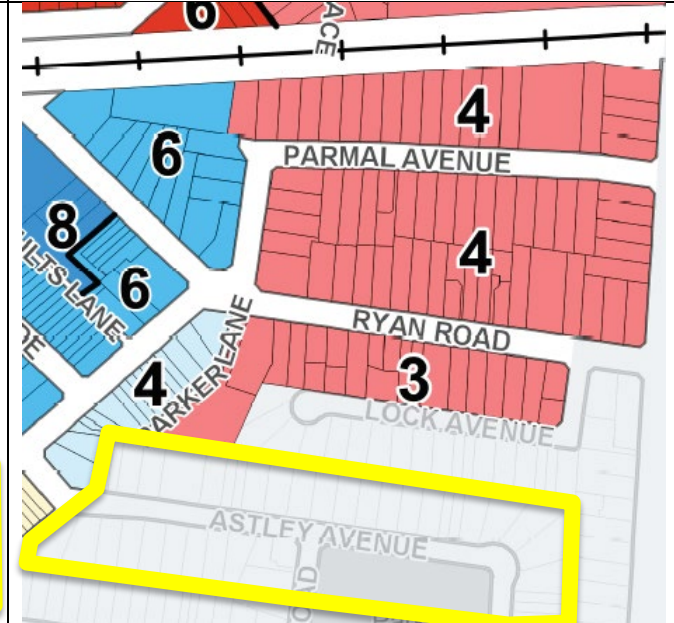
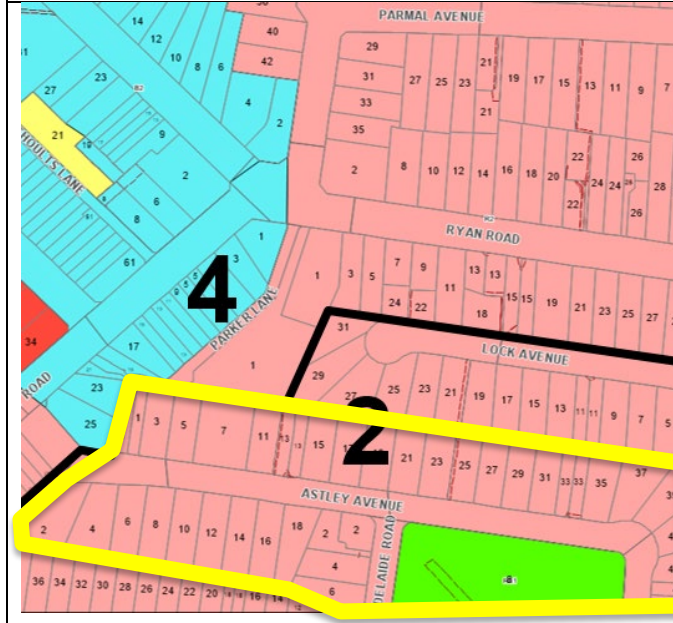
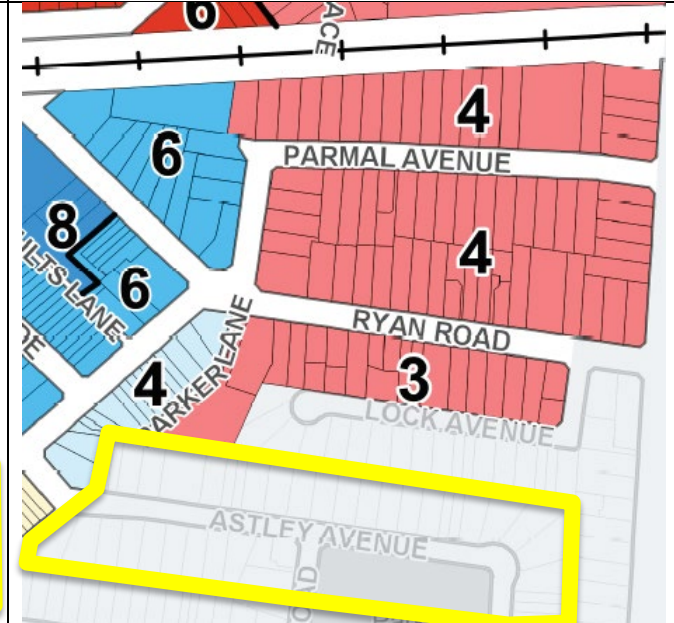
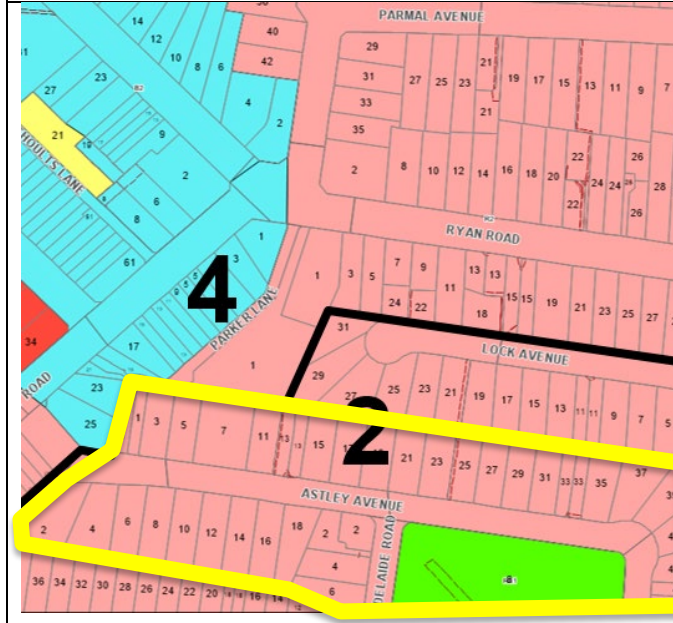
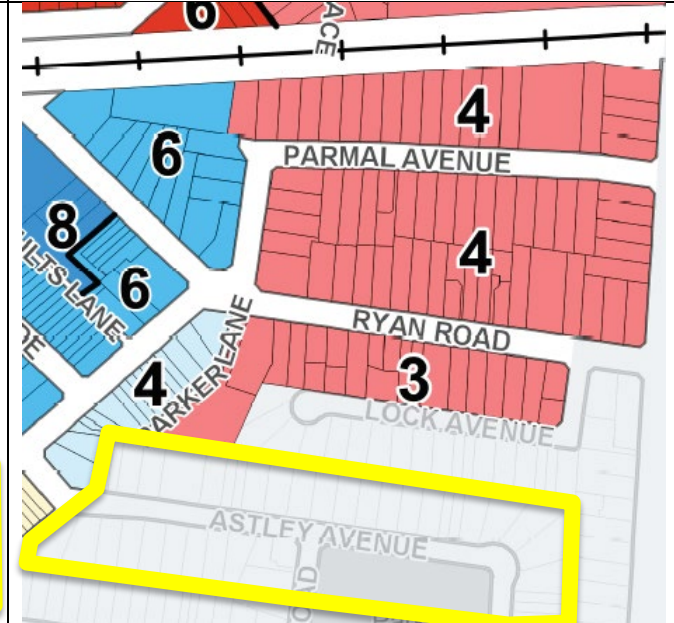
Submissions	Issues	Comments									
No. 112 Howard Road, Padstow	<p>Issue 12: Request site specific changes at 22 Howard Road.</p> <p>This submission requests changes to the proposed building envelope controls to 8 storeys/ 3:1 FSR.</p> <p>The reasons include:</p> <ul style="list-style-type: none"> The proposed changes are reasonable given that Council supported a similar FSR/ height at 1–17 Segers Avenue, notwithstanding that those sites are more residential in character. The proposed changes would allow the orientation of primary living and balcony areas to achieve the required solar access requirements. The proposed changes would provide an appropriate transition to the adjoining RSL site and the 4 storey height to the west, on the opposite side of Crusade Avenue. The site and adjoining sites are contained within an island. <p>The submission includes an envelope concept diagram.</p>	<p>Action: No change is proposed.</p> <p>Reason: The South East Local Area Plan (Action L2) identifies 22–26 Howard Road as forming part of the local centre’s commercial fringe. The desired character is medium–rise buildings (6 storeys) that provide a height transition to the adjacent low–rise residential zone (4 storeys).</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td> Zone B2 Local Centre 14 metres (4 storeys)/ 1:1 FSR </td><td> Zone B2 Local Centre 20 metres (6 storeys)/ 2.5:1 FSR </td><td> Zone B2 Local Centre 26–28 metres (8 storeys)/ 3:1 FSR </td></tr> <tr> <td>  </td><td>  </td><td>  </td></tr> </tbody> </table>	Existing controls	Proposed controls on exhibition	Submission request	Zone B2 Local Centre 14 metres (4 storeys)/ 1:1 FSR	Zone B2 Local Centre 20 metres (6 storeys)/ 2.5:1 FSR	Zone B2 Local Centre 26–28 metres (8 storeys)/ 3:1 FSR			
Existing controls	Proposed controls on exhibition	Submission request									
Zone B2 Local Centre 14 metres (4 storeys)/ 1:1 FSR	Zone B2 Local Centre 20 metres (6 storeys)/ 2.5:1 FSR	Zone B2 Local Centre 26–28 metres (8 storeys)/ 3:1 FSR									
											
No. 66 Howard Road, Padstow	<p>Issue 13: Request site specific changes at 24–26 Howard Road.</p> <p>This submission requests changes to the proposed building envelope controls to 8 storeys/ 3:1 FSR.</p> <p>The reasons include the benefit of the significant lot size of and the potential to amalgamate with adjoining sites.</p> <p>The submission includes plan and section diagrams.</p>	<p>In considering these submissions and community feedback, it is proposed to continue with the proposed controls as exhibited for the following reasons:</p> <ul style="list-style-type: none"> The Gateway Determination limits the Draft Consolidated LEP to implementing the adopted Local Area Plan. To ensure there is a coordinated approach to planning in the local centre, the request to increase building heights would require a review of the complete block in the context of the local centre structure plan (Action L2). There is no plan to review the structure plan. The proposed 6 storey limit responds to the desired character and provides an appropriate height transition to the proposed low–rise apartments in Crusade Avenue, which is a cul–de–sac street to the south. The structure plan limits the extent of the proposed 8 storey limit to the commercial core adjacent to the railway station, which is a key issue raised in the community feedback. The sites do not form part of the commercial core and it is not proposed to extend the 8 storey limit into the commercial fringe area, where amenity and visual impacts may be greater. The request does not meet the Department of Planning, Industry and Environment’s strategic merit test. It is inconsistent with the Local Area Plan, which provides sufficient capacity to meet State and local housing supply policies. The Local Area Plan is informed by detailed analysis and community consultation, which demonstrate that the proposed scale and density is appropriate for the future role and function of the local centre. There is no change in circumstances that would require an increase in the proposed capacity. 									

Submissions	Issues	Comments						
No. 63	<p>Issue 14: Request site specific changes at 30–34 Padstow Parade and 10 Faraday Road.</p>	<p>Action: No change is proposed.</p>						
Padstow Parade, Padstow	<p>This submission requests an increase to the proposed building envelope controls to 8 storeys/ 3:1 FSR. The alternative option is to increase the maximum building height to 23 metres (7 storeys) to accommodate the proposed 2.5:1 FSR.</p> <p>The intent is to redevelop the site for 86 dwellings including 15 social housing dwellings. The reasons include:</p> <ul style="list-style-type: none">• The proposed changes would support the viability of providing 15 social housing lots as part of the development. This additional affordable housing will increase the number of local residents who would benefit from the opportunities provided by living in modern high quality homes in close proximity to transport and social infrastructure, jobs, shops and services.• The site is within a 240 metre walking distance of the railway station and is positioned at the edge of the centre adjacent to the R4 zone and in proximity to local jobs, services, buses and trains.• The proposed changes would not result in unacceptable environmental, social or economic impacts.• The proposed changes would provide housing options for first home buyers and those wishing to downsize from large homes.	<p>Reason: The South East Local Area Plan (Action L2) identifies 30–34 Padstow Parade and 10 Faraday Road as forming part of the local centre’s commercial fringe. The desired character is medium–rise buildings (6 storeys) that are compatible with the adjoining medium–rise residential zone (6 storeys). It also creates a consistent streetscape scale in Padstow Parade.</p> <table><tr><th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr><tr><td>Zone R4 High Density Residential 14 metres (4 storeys)/ 1:1 FSR</td><td>Zone B2 20 metres (6 storeys)/ 2.5:1 FSR</td><td>Zone B2 26 metres (8 storeys)/ 3.1:1 FSR or 23 metres (7 storeys)/ 2.5:1 FSR</td></tr></table> <div></div> <p>In considering this submission and community feedback, it is proposed to continue with the proposed controls as exhibited for the following reasons:</p> <ul style="list-style-type: none">• The property owner submitted a rezoning application in May 2019 to rezone 30–34 Padstow Parade and 10 Faraday Road to Zone B2 Local Centre (6 storeys/ 2.5:1 FSR) consistent with the Local Area Plan. Council incorporated the rezoning application in the Draft Consolidated LEP on this basis. The proposed 6 storey limit responds to the desired character and provides an appropriate height transition to the proposed low–rise apartments and multi dwelling housing in the commercial and residential fringe on the opposite side of Faraday Road.• The Gateway Determination limits the Draft Consolidated LEP to implementing the adopted Local Area Plan. To ensure there is a coordinated approach to planning in the local centre, the request to increase building heights would require a review of the complete block in the context of the local centre structure plan (Action L2). There is no plan to review the structure plan.• The structure plan limits the extent of the proposed 8 storey limit to the commercial core adjacent to the railway station, which is a key issue raised in the community feedback. The site does not form part of the commercial core and it is not proposed to extend the 8 storey limit into the fringe area, where amenity and visual impacts may be greater, particularly to the residential zone to the south.• The proposed FSR is considered appropriate to accommodate the broad range of permissible land uses in the business zone. Council considered a rezoning application in the same block at 1–17 Segers Avenue. The rezoning application requested Zone B2 Local Centre (6 storeys/ 2.5:1 FSR). The analysis indicated that the building envelope controls can accommodate a mixed use development if the commercial component is a minimum 0.5:1 FSR, which is consistent with the purpose of the business zone. Council resolved to proceed on this basis and the Draft Consolidated LEP (clause 4.4B) incorporates this rezoning application.• The request does not meet the Department of Planning, Industry and Environment’s strategic merit test. It is inconsistent with the Local Area Plan, which provides sufficient capacity to meet State and local housing supply policies. The Local Area Plan is informed by detailed analysis and community consultation, which demonstrate that the proposed scale and density is appropriate for the future role and function of the local centre. There is no change in circumstances that would require an increase in the proposed capacity.	Existing controls	Proposed controls on exhibition	Submission request	Zone R4 High Density Residential 14 metres (4 storeys)/ 1:1 FSR	Zone B2 20 metres (6 storeys)/ 2.5:1 FSR	Zone B2 26 metres (8 storeys)/ 3.1:1 FSR or 23 metres (7 storeys)/ 2.5:1 FSR
Existing controls	Proposed controls on exhibition	Submission request						
Zone R4 High Density Residential 14 metres (4 storeys)/ 1:1 FSR	Zone B2 20 metres (6 storeys)/ 2.5:1 FSR	Zone B2 26 metres (8 storeys)/ 3.1:1 FSR or 23 metres (7 storeys)/ 2.5:1 FSR						

Submissions	Issues	Comments									
No. 70 Faraday Road, Padstow	<p>Issue 15: Request site specific changes at 12–16 Faraday Road.</p> <p>This submission requests changes to the proposed zone and building envelope controls to Zone B2 Local Centre (6 storeys/ 2.5:1 FSR).</p> <p>The reasons include:</p> <ul style="list-style-type: none"> The proposed changes would provide positive economic and social outcomes for the locality. The proposed changes would offer flexibility to future commercial tenants by way of new high quality commercial spaces with a consolidated and wider shop frontage than what is currently established in the local centre. The Draft Employment Lands Strategy projects an additional 3,100m² of floor space would be required to meet demand. This site proposes to occupy the ground floor with commercial space, which ensures that the proposed development will not adversely contribute to vacancy rates or impact on the viability of the local centre. 	<p>Action: No change is proposed.</p> <p>Reason: The South East Local Area Plan (Action L2) identifies 12–16 Faraday Road as forming part of the local centre’s residential frame. The desired character is medium–rise buildings (6 storeys), which are compatible with the adjoining medium–rise commercial main street (6 storeys) and school.</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td> Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR </td><td> Zone R4 High Density Residential 19 metres (6 storeys)/ 1.5:1 FSR </td><td> Zone B2 Local Centre 20 metres (6 storeys)/ 2.5:1 FSR </td></tr> <tr> <td>  </td><td>  </td><td>  </td></tr> </tbody> </table> <p>In considering this submission and community feedback, it is proposed to continue with the proposed controls as exhibited for the following reasons:</p> <ul style="list-style-type: none"> The Gateway Determination limits the Draft Consolidated LEP to implementing the adopted Local Area Plan. To ensure there is a coordinated approach to planning in the local centre, the request to expand the business zone would require a review of the local centre structure plan (Action L2). There is no plan to review the structure plan. The structure plan limits the extent of the proposed business zone to the commercial main streets (Cahors Road, Howard Road and Padstow Parade). The main streets provide sufficient capacity to meet future retail needs and to enable active street frontages to occur on both sides of the streets. It is not proposed to extend the business zone to this section of Faraday Road, which is located outside the commercial fringe and key pedestrian areas. The request does not meet the Department of Planning, Industry and Environment’s strategic merit test. It is inconsistent with the Local Area Plan, which provides sufficient capacity to meet State and local housing supply policies. The Local Area Plan is informed by detailed analysis and community consultation, which demonstrate that the proposed scale and density is appropriate for the future role and function of the local centre. There is no change in circumstances that would require an increase in the proposed capacity. 	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 19 metres (6 storeys)/ 1.5:1 FSR	Zone B2 Local Centre 20 metres (6 storeys)/ 2.5:1 FSR			
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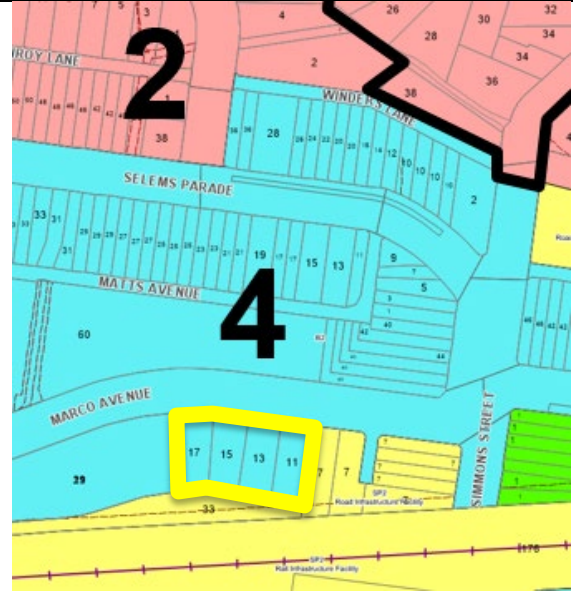

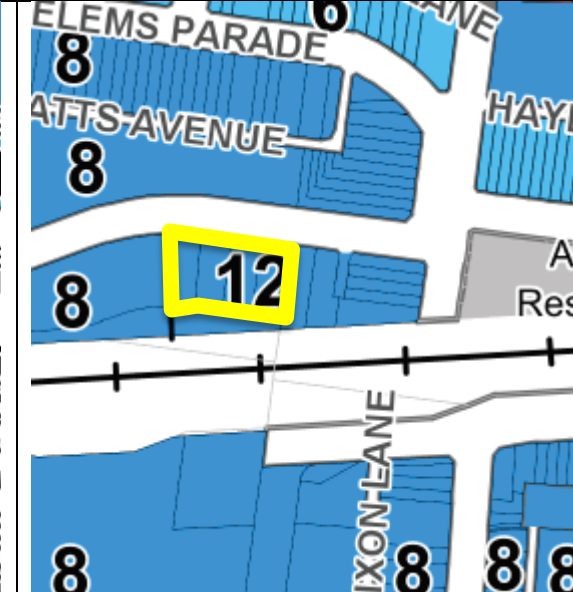
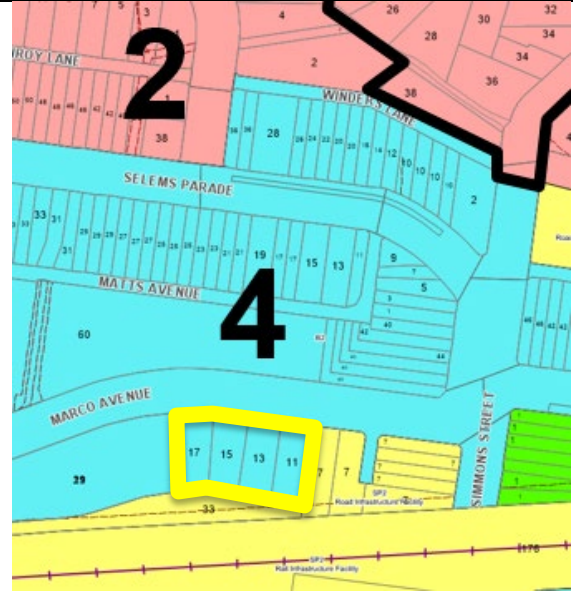

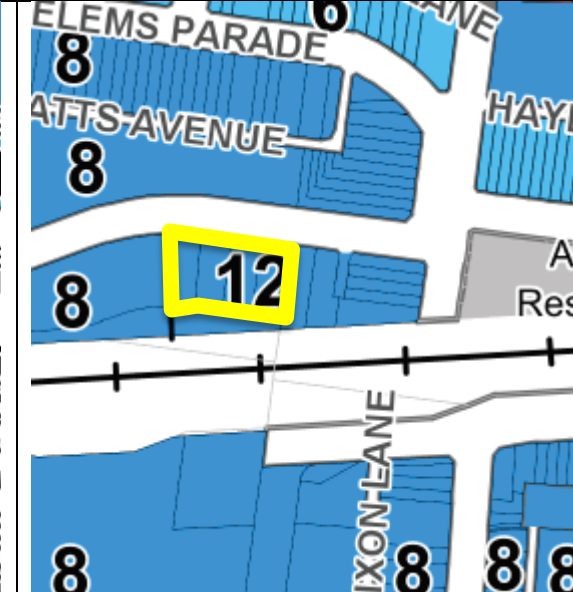
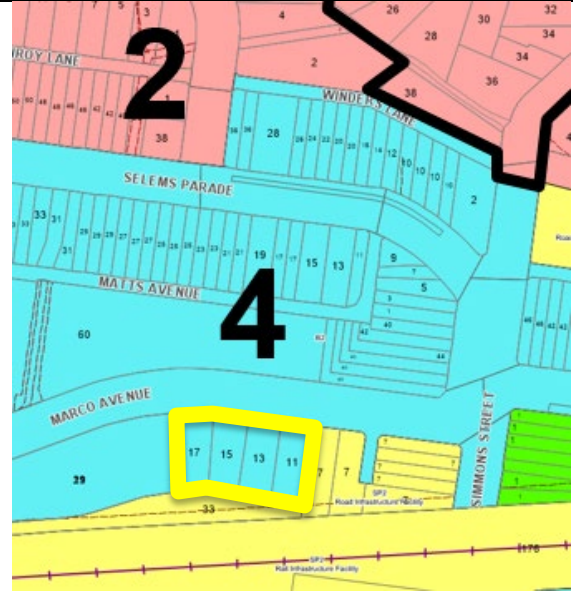

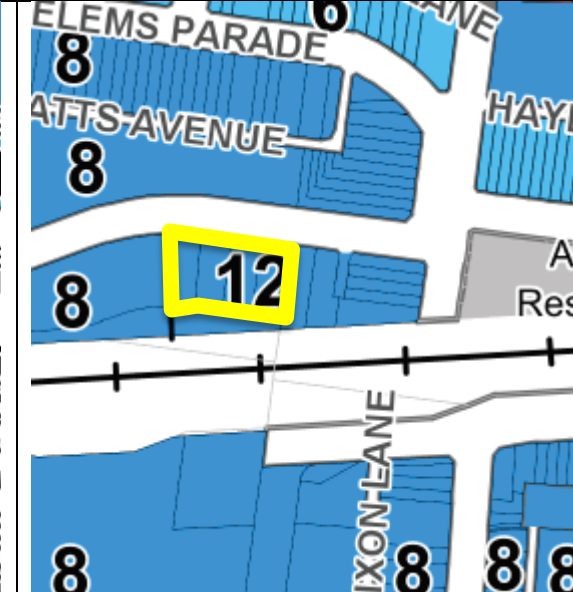
Submissions	Issues	Comments						
<p>No. 221</p> <p>Doyle Road, Padstow</p>	<p>Issue 16: Do not support the proposed built form in Doyle Road.</p> <p>This submission does not support the proposed 4 storey limit on Doyle Road for the following reasons:</p> <ul style="list-style-type: none"> The proposed building height is incompatible with the existing 2 storey streetscape. Existing infrastructure cannot accommodate the proposed densities in relation to on–street parking and sewer lines. <p>There is the suggestion to maintain the existing controls.</p>	<p>Action: No change is proposed.</p> <p>Reason: The South East Local Area Plan (Action L2) identifies Doyle Road as forming part of the local centre’s residential fringe. The desired character is to frame the local centre in the form of low–rise buildings (4 storeys), while providing a height transition to the low–rise suburban neighbourhood (2 storeys).</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td> <p>Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR</p>  </td><td> <p>Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR</p>  </td><td> <p>Maintain the existing controls</p>  </td></tr> </tbody> </table> <p>In considering this submission, it is proposed to continue with the proposed controls as exhibited. The extent of the local centre is a 10 minute walking distance measured from the railway station. This distance provides an adequate level of containment for a centre of this size, and is an appropriate fit within the centres hierarchy. The proposed 4 storey limit also provides an appropriate interface to the suburban neighbourhood on the opposite side of Doyle Road.</p>	Existing controls	Proposed controls on exhibition	Submission request	<p>Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR</p> 	<p>Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR</p> 	<p>Maintain the existing controls</p> 
Existing controls	Proposed controls on exhibition	Submission request						
<p>Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR</p> 	<p>Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR</p> 	<p>Maintain the existing controls</p> 						

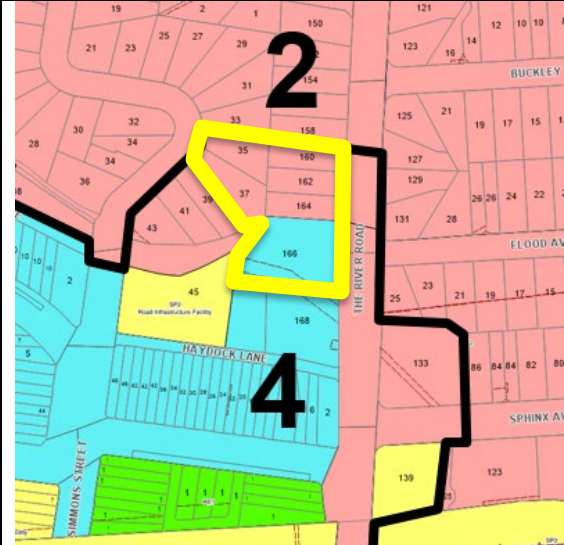
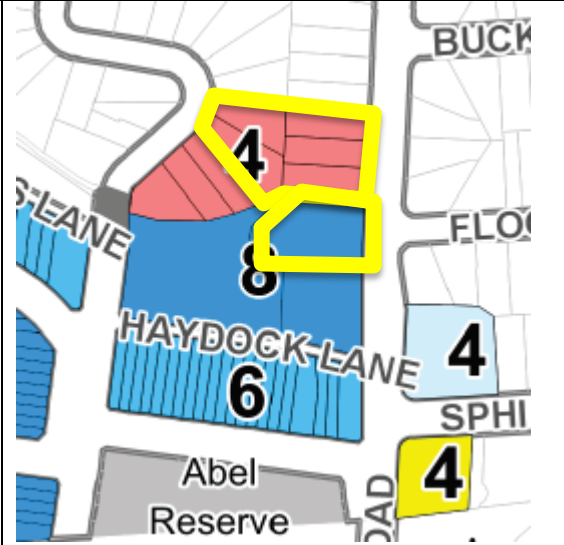
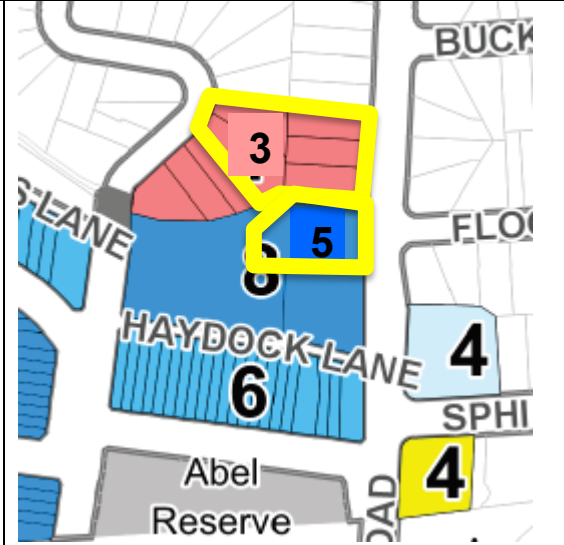
Submissions	Issues	Comments									
<p>No. 246</p> <p>Davies Road, Padstow</p>	<p>Issue 18: Request site specific changes at 70–86 Davies Road.</p> <p>This submission does not support the proposed 4 storey limit at 70–86 Davies Road as it will overshadow neighbouring properties and impact the mental health and well-being of residents.</p> <p>There is the suggestion to limit the zoning of 70–86 Davies Road to a R3 medium density residential zone.</p>	<p>Action: No change is proposed.</p> <p>Reason: The South East Local Area Plan (Action L2) identifies 70–86 Davies Road as forming part of the local centre’s residential fringe. The desired character is to frame the local centre in the form of low-rise buildings (4 storeys).</p> <table> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> <tr> <td>Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR</td><td>Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR</td><td>Zone R3 Medium Density Residential 10 metres (3 storeys)/ 0.75:1 FSR</td></tr> <tr> <td></td><td></td><td></td></tr> </table> <p>In considering this submission, it is proposed to continue with the proposed controls as exhibited. SEPP 65 and the Apartment Design Guide would provide appropriate guidance in relation to height transitions and setbacks at the mid-block interface.</p>	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR	Zone R3 Medium Density Residential 10 metres (3 storeys)/ 0.75:1 FSR			
Existing controls	Proposed controls on exhibition	Submission request									
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Submissions	Issues	Comments						
<div>No. 190</div> <div>Astley Avenue, Padstow</div>	<div>Issue 18: Request terrace housing in Astley Avenue.</div> <div>This submission suggests Astley Avenue is an appropriate location for 3 storey terrace housing as the park would provide a good outlook and amenity.</div>	<div>Action: No change is proposed.</div> <div>Reason: The South East Local Area Plan (Action L2) identifies the extent of the local centre as a 10 minute walking distance measured from the railway station. This distance provides an adequate level of containment for a centre of this size, and is an appropriate fit within the centres hierarchy.</div> <table><tr><th>Existing controls</th><th>Proposed controls on exhibition</th></tr><tr><td>Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR</td><td>Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR</td></tr><tr><td></td><td></td></tr></table> <div>The implication is Astley Avenue falls outside the 10 minute walking catchment, and therefore does not form part of the proposed changes within the local centre. The current 2 storey limit would continue to apply.</div>	Existing controls	Proposed controls on exhibition	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR		
Existing controls	Proposed controls on exhibition							
Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR							
								
<div>No. 164</div>	<div>Issue 19: Support the proposed built form in the Padstow local centre.</div> <div>This submission supports the proposed built form in the local centre.</div>	<div>Action: No change is proposed.</div> <div>Reason: This submission is noted.</div>						

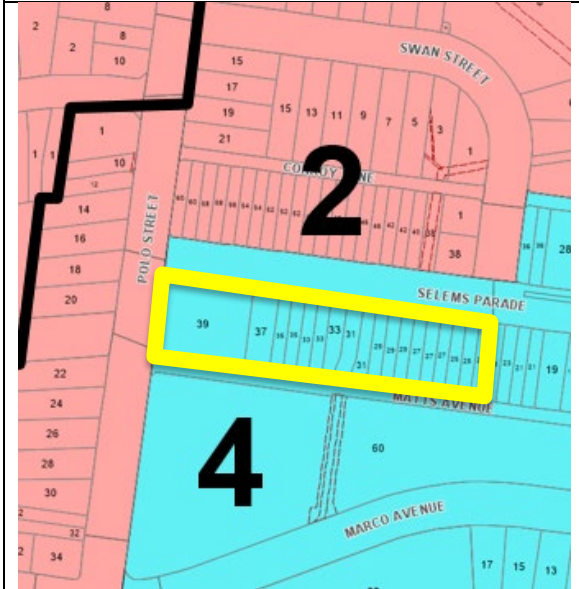
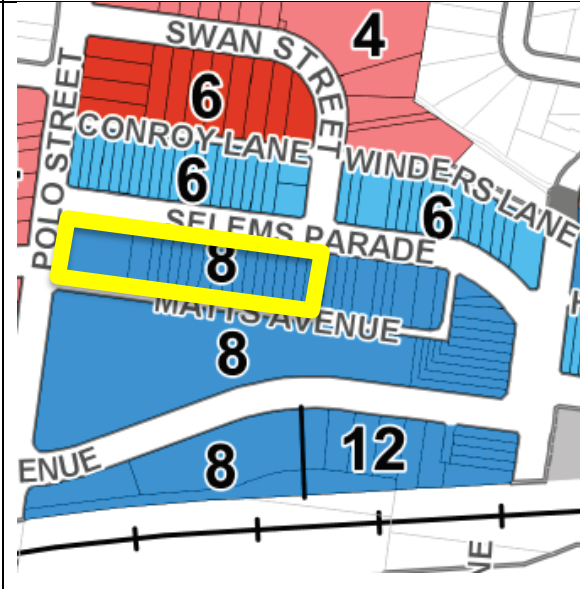
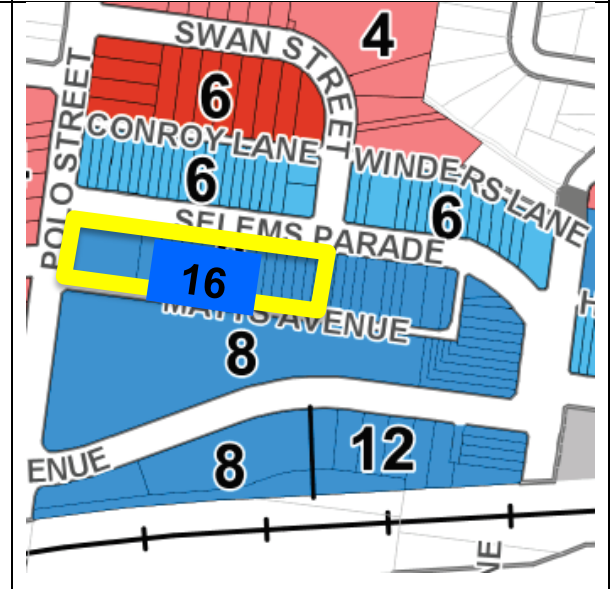
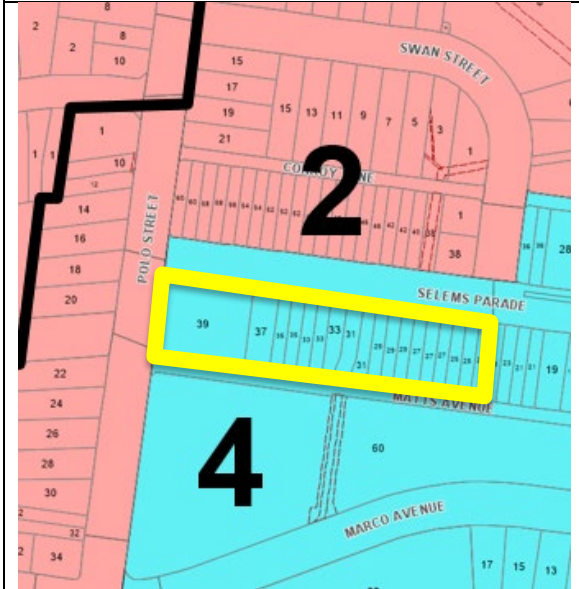
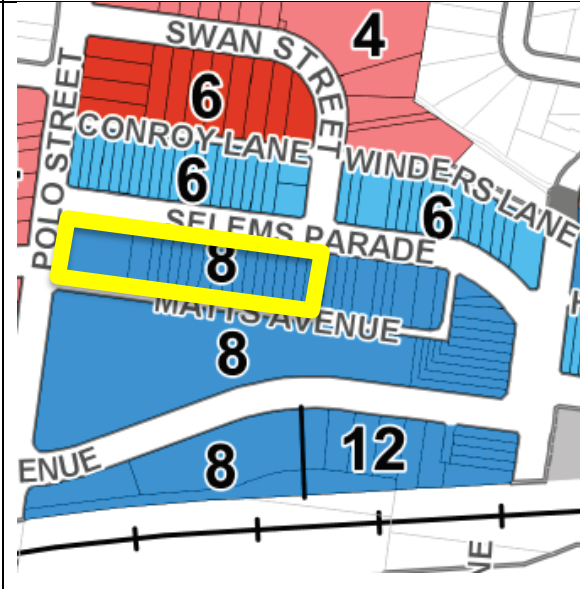
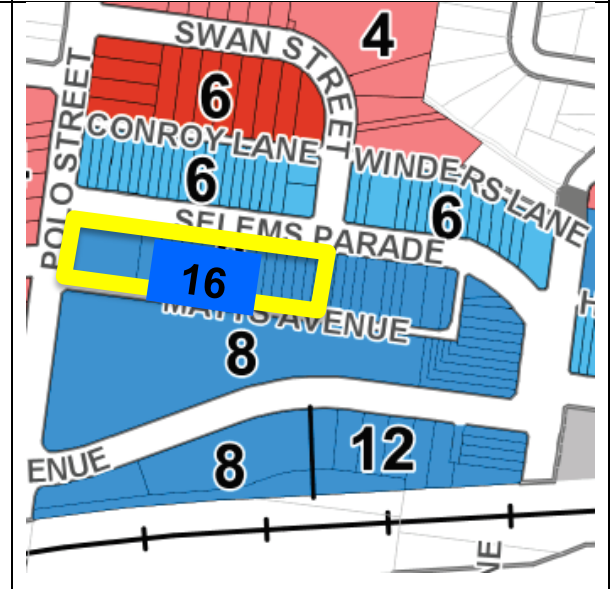
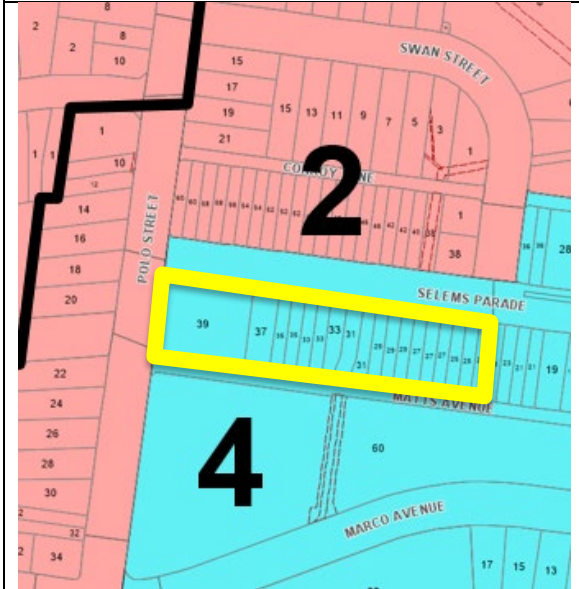
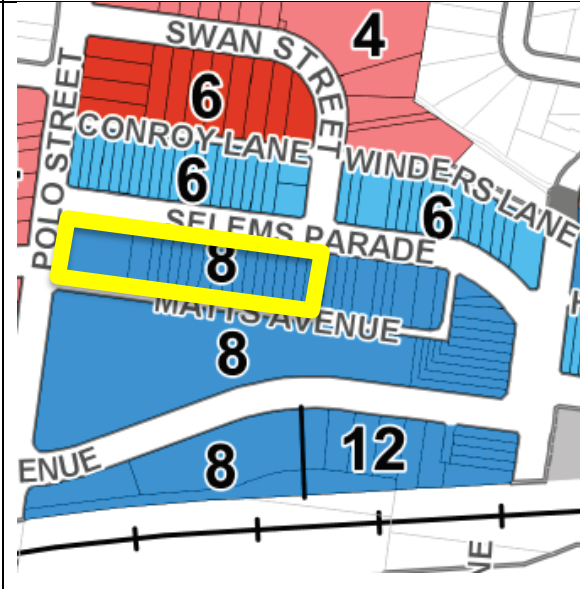
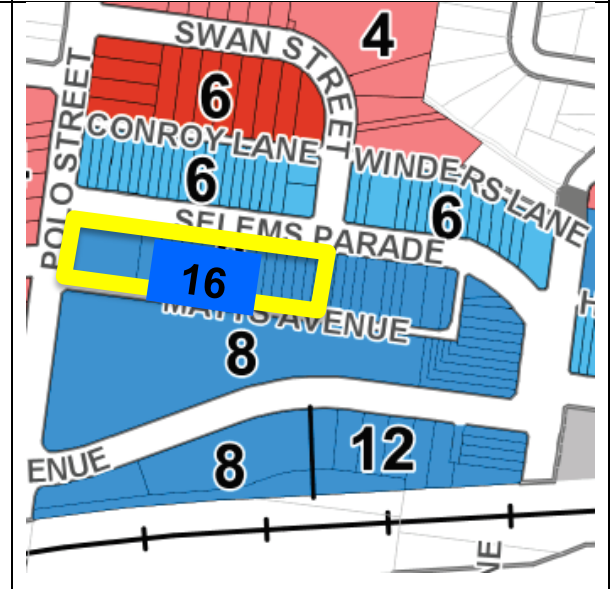
2.3 REVESBY LOCAL CENTRE

Submissions	Issues	Comments												
Nos. 11, 22, 25, 106, 123, 130, 134, 173, 174, 175, 206, 207, 213, 241, 252, 258, 259, 263, 281, 284, 286, 290, 305, 311, 331, 394, 422, 423, 474, 478	<p>Issue 1: Do not support the proposed built form in the Revesby local centre.</p> <p>These submissions do not support the proposed built form in the local centre for the following reasons:</p> <p><u>Location</u></p> <ul style="list-style-type: none"> Existing residents moved to the area due to the existing zonings and low-rise village character (2 storeys) and do not wish to see it change. Council should focus on servicing existing residents. It is questioned whether the draft plan takes into consideration the existing impact of dual occupancies and granny flats on roads and parking in the low density suburban neighbourhoods. <p><u>Design</u></p> <ul style="list-style-type: none"> The proposed building heights are incompatible with the low-rise village character (2 storeys), aesthetics, amenity and landscape of the local centre. The preferences range from retaining the existing controls to allowing a maximum 6 storeys. These submissions do not support the proposed building heights of 7+ storeys. The proposed building heights would impact on the amenity of neighbouring properties e.g. overshadowing, privacy loss and noise, particularly at the interfaces with the low density suburban neighbourhoods. Apartments are poorly designed and will transform the local centre into a slum. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> The existing road network, narrow streets, phasing of traffic lights and pedestrian crossings cannot accommodate increased traffic/ on-street parking, in particular Marco Avenue, Polo Street, Selems Parade and Weston Street. It must be recognised that residents will use cars despite living close to a railway station. There is a lack of parking in the local centre to support additional commuters and visitors. There is a lack of services (such as train services, schools, hospitals, health services, electricity, water) to support the proposed densities. The local centre is subject to stormwater flood risk. Underground parking on many of the blocks cannot occur. <p><u>Social Implications</u></p> <ul style="list-style-type: none"> The proposed densities will impact on the quality of family life and will create an undesirable place to live. The proposed densities will place pressure on existing residents to sell their homes to developers. The proposed densities do not create a healthy environment and may worsen the spread of COVID 19. The proposed densities will socially disconnect existing communities. The proposed densities will convert the local centre into a dormitory town. Council is proposing to increase densities to collect more rates. 	<p>Action: Amend the proposed built form at the mid-block interfaces with the suburban neighbourhoods to minimise the amenity impact on neighbouring properties.</p> <p>Reason: The proposed built form in the Revesby local centre implements the directions set by the Greater Sydney Commission and <i>Connective City 2036</i>. The Council report addresses the issues raised in relation to location, design, infrastructure and social implications.</p> <p>However in considering the submissions, it is proposed to revise some of the proposed zonings and building heights at the mid-block interfaces with the suburban neighbourhoods to minimise the amenity impact on neighbouring properties. The mid-block interfaces include (refer to Issues 3–5 for details):</p> <table> <tr> <th>Locations</th><th>Proposed controls on exhibition</th><th>Recommended amendments</th></tr> <tr> <td>35–37 Simmons Street and 160–164 The River Road</td><td>Zone R4 4 storeys 1:1 FSR</td><td>Zone R4 3 storeys 0.75:1 FSR</td></tr> <tr> <td>166 The River Road</td><td>Zone B2 8 storeys 3:1 FSR</td><td>Zone B2 5 storeys 2:1 FSR</td></tr> <tr> <td>10A–20 Polo Street and 1B Iluka Street</td><td>Zone R4 4 storeys 1:1 FSR</td><td>Zone R3 3 storeys 0.75:1 FSR</td></tr> </table>	Locations	Proposed controls on exhibition	Recommended amendments	35–37 Simmons Street and 160–164 The River Road	Zone R4 4 storeys 1:1 FSR	Zone R4 3 storeys 0.75:1 FSR	166 The River Road	Zone B2 8 storeys 3:1 FSR	Zone B2 5 storeys 2:1 FSR	10A–20 Polo Street and 1B Iluka Street	Zone R4 4 storeys 1:1 FSR	Zone R3 3 storeys 0.75:1 FSR
Locations	Proposed controls on exhibition	Recommended amendments												
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10A–20 Polo Street and 1B Iluka Street	Zone R4 4 storeys 1:1 FSR	Zone R3 3 storeys 0.75:1 FSR												

Submissions	Issues	Comments						
No. 440 Marco Avenue, Revesby	<p>Issue 2: Request site specific changes at 11–17 Marco Avenue.</p> <p>This submission requests the following changes to the proposed building envelope controls:</p> <ul style="list-style-type: none"> A 42.75m building height is required to deliver a 12 storey building: floor to floor height of 4.4m at the ground floor and 3.7m first floor to accommodate commercial; a floor to floor height of 3.1m for residential uses on the levels above; and an allowance of 2.5m above the roof level for a parapet and roof features. The maximum building height of 38m does not give effect to the 12 storey building specified in the draft LEP. It is also requested to amend the requirement for the 'highest standard of architectural, urban and landscape design' to read 'the architectural, urban and landscape design must exhibit design excellence'. The concern is that the 'highest standard' of design is a significantly more onerous standard compared to that applied to all other sites in the City. This may create uncertainty as to whether this required 'highest' standard is met before development becomes eligible for the incentive provisions in the clause. It is suggested that it is more appropriate to either use the same terminology of 'high standard' as in Clause 6.14, or use the term 'design excellence' in this context. Design excellence is very commonly used in LEPs across the State, is subject to standard LEP clauses and has therefore established familiarity within the industry in terms of how it is satisfied through the assessment process. 	<p>Action: Amend clause 4.4D by permitting a maximum 40 metre building height and applying the design excellence criteria as set out in Bankstown LEP 2015 (clause 6.12).</p> <p>Reason: Clause 4.4D implements the South East Local Area Plan (Action L1), which identifies the need for certain public improvement works to support growth in the 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 a high standard of architectural, urban and landscape design, as well as public improvement works to Council's satisfaction. Otherwise a maximum 26 metre building height/ 3:1 FSR would apply.</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td> Zone B2 Local Centre 14 metres (4 storeys)/ 2:1 FSR  </td><td> Zone B2 Local Centre 38 metres (12 storeys)/ 3.5:1 FSR  </td><td> Zone B2 Local Centre 42.75 metres (12 storeys)/ 3.5:1 FSR  </td></tr> </tbody> </table> <p>In relation to the proposed building height, it is proposed to permit a maximum 40 metre building height to enable appropriate commercial floor-to-ceiling heights on the ground and first floors which are compatible with the desired character of this catalyst site. The Draft Consolidated LEP (clause 5.6) addresses parapets and architectural roof features.</p> <p>In relation to design excellence, it is noted that Council recently applied a design excellence clause to the catalyst site at 83–99 North Terrace and 62 The Mall, Bankstown (known as the Compass Centre and former library) via Bankstown LEP 2015 (Amendment No. 10). The Department of Planning, Industry and Environment published the LEP amendment on the NSW legislation website in May 2020, following the exhibition of the Draft Consolidated LEP. It is proposed to apply the same design excellence clause to the catalyst site at 7A–17 Marco Avenue.</p>	Existing controls	Proposed controls on exhibition	Submission request	Zone B2 Local Centre 14 metres (4 storeys)/ 2:1 FSR 	Zone B2 Local Centre 38 metres (12 storeys)/ 3.5:1 FSR 	Zone B2 Local Centre 42.75 metres (12 storeys)/ 3.5:1 FSR 
Existing controls	Proposed controls on exhibition	Submission request						
Zone B2 Local Centre 14 metres (4 storeys)/ 2:1 FSR 	Zone B2 Local Centre 38 metres (12 storeys)/ 3.5:1 FSR 	Zone B2 Local Centre 42.75 metres (12 storeys)/ 3.5:1 FSR 						

Submissions	Issues	Comments									
Nos. 280, 296 Simmons Street, Revesby	<p>Issue 3: Do not support the proposed built form in Simmons Street.</p> <p>These submissions do not support the proposed densities (Zone R4/ 4 storeys) at 35–43 Simmons Street for the following reasons:</p> <ul style="list-style-type: none"> There is no on–street parking outside these properties and there is limited on–street parking in the remainder of the street. Development will also impact on traffic flow due to Simmons Street being a cul–de–sac street. This section of Simmons Street is subject to flooding. The proposed built form should not reopen Simmons Street to the south. <p>There is the suggestion to maintain the existing controls.</p>	<p>Action: Amend the building envelope controls at 35–37 Simmons Street and 160–164 The River Road from 4 storeys (1:1 FSR) to 3 storeys (0.75:1 FSR) and 166 The River Road from 8 storeys (3:1 FSR) to 5 storeys (2:1 FSR).</p> <p>Reason: The South East Local Area Plan (Action L1) identifies 35–37 Simmons Street and 160–166 The River Road as forming part of the local centre’s commercial and residential fringe. The desired character is to frame the local centre in the form of low–rise buildings (4 storeys), while providing a height transition between the multi–storey car park (8 storeys) and the low–rise suburban neighbourhood (2 storeys).</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td>Zone B2 14 metres (4 storeys)/ 2:1 FSR</td><td>Zone B2 26 metres (8 storeys)/ 3:1 FSR</td><td>Zone B2 17 metres (5 storeys)/ 2:1 FSR</td></tr> <tr> <td>Zone R2 9 metres (2 storeys)/ 0.5:1 FSR</td><td>Zone R4 13 metres (4 storeys)/ 1:1 FSR</td><td>Suggestions range from maintaining the existing controls to allowing >1:1 FSR</td></tr> </tbody> </table> <div>    </div> <p>While increased densities at this location is appropriate, it is proposed to revise some of the building heights at the mid–block interface with the suburban neighbourhood. It is considered that low–rise buildings (3–5 storeys) at this location would provide a more appropriate height transition to the suburban neighbourhood to minimise the amenity impact on neighbouring properties.</p>	Existing controls	Proposed controls on exhibition	Submission request	Zone B2 14 metres (4 storeys)/ 2:1 FSR	Zone B2 26 metres (8 storeys)/ 3:1 FSR	Zone B2 17 metres (5 storeys)/ 2:1 FSR	Zone R2 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 13 metres (4 storeys)/ 1:1 FSR	Suggestions range from maintaining the existing controls to allowing >1:1 FSR
Existing controls	Proposed controls on exhibition	Submission request									
Zone B2 14 metres (4 storeys)/ 2:1 FSR	Zone B2 26 metres (8 storeys)/ 3:1 FSR	Zone B2 17 metres (5 storeys)/ 2:1 FSR									
Zone R2 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 13 metres (4 storeys)/ 1:1 FSR	Suggestions range from maintaining the existing controls to allowing >1:1 FSR									
No. 95 Simmons Street, Revesby	<p>Issue 4: Request site specific changes at 35–43 Simmons Street.</p> <p>This submission requests an increase to the proposed 1:1 FSR at 35–43 Simmons Street.</p> <p>According to feedback from real estate agents, the proposed FSR is viably cost effective. An increased FSR would enable options for the redevelopment of the site, including a vertical retirement home development or similar.</p>										

Submissions	Issues	Comments						
Nos. 7, 150, 296, 369, 449	<p>Issue 5: Support the proposed built form in the Revesby local centre subject to changes.</p> <p>These submissions support the proposed built form in the local centre for the following reasons:</p> <ul style="list-style-type: none"> The proposed built form locates higher density near local centres to encourage public transport use and will help to revitalise some of the old shops e.g. Revesby Place. Revesby needs more modern buildings, cafes, restaurants and shops. The proposed built form does not rely on dual occupancies, which require cars as a means of transport and create parking problems. <p>These submissions also suggest:</p> <ul style="list-style-type: none"> Important to have public spaces for community activities such as markets open–air concerts, sport and the like, together with park improvements for the purposes of walking, exercising and relaxing. Realignment of the police station corner is a high priority. There are regularly problems at this intersection where drivers are confused by the offset arrangement of the intersection and stop in the middle of the intersection when they are not required to stop. The proposed high density zone in the area bound by The River Road, the railway line, Montgomery Avenue, Jamieson Street and Spence Street should ensure there is no vehicular access to The River Road. There should be no proposal to remove the car park at 45 Simmons Street and 168 The River Road. The proposed building height at 2–46 Marco Avenue should reduce from 6 to 4 storeys to avoid overshadowing of Abel Reserve. The proposed building height at 7–17 Marco Avenue is excessive and there is no indication of the future of the bus stop/ drop–off area following the redevelopment of the site. The proposed building height on land bound by Marco Avenue, Polo Street and the railway line should reduce from 8 to 4 storeys to avoid overlooking of properties in Hendy Avenue and Pambula Avenue. The properties at 10–20 Polo Street and 1B Iluka Street should not be rezoned to avoid overshadowing and privacy loss of adjoining low density housing. High density housing (4 storeys) should apply to the land bound by Sphinx Avenue, The River Road, Flood Avenue and Paul Calderon Reserve. This area is well serviced by parkland in Calderon Reserve and is within easy walking distance of the railway station and local centre. The railway station airspace should be zoned for commercial development to unite the local centre. 	<p>Action: Amend the building envelope controls at 10A–20 Polo Street and 1B Iluka Street from Zone R4 (4 storeys/ 1:1 FSR) to Zone R3 (3 storeys/ 0.75:1 FSR).</p> <p>Reason: The South East Local Area Plan (Action L1) identifies 10A–20 Polo Street and 1B Iluka Street as forming part of the local centre’s residential fringe. The desired character is to frame the local centre in the form of low–rise buildings (4 storeys), while providing a height transition to the low–rise suburban neighbourhood (2 storeys).</p> <p>Where practical, the Local Area Plan proposed to rezone complete blocks to minimise the amenity impact on adjoining properties. In this case, it was proposed to partially rezone the block to frame the local centre. However, community feedback raised concern with the extent of the proposed densities, particularly at the mid–block interface with the suburban neighbourhood. There is the suggestion to maintain the existing controls.</p> <p>In considering the submissions, it is proposed to revise some of the proposed zonings and building heights at the mid–block interfaces with the suburban neighbourhoods to minimise the amenity impact on neighbouring properties. The mid–block interfaces include:</p> <table border="1"> <thead> <tr> <th>Locations</th><th>Proposed controls on exhibition</th><th>Recommended amendments</th></tr> </thead> <tbody> <tr> <td>10A–20 Polo Street and 1B Iluka Street</td><td>Zone R4 4 storeys/ 1:1 FSR</td><td>Zone R3 3 storeys/ 0.75:1 FSR</td></tr> </tbody> </table> <p>While increased densities at these properties is appropriate, it is considered that Zone R3 Medium Density Residential zone and associated housing types (3 storeys) are more consistent with the desired low–rise character at the north–west fringe of the local centre. The zone objective is to provide a suitable visual transition between high and low density residential areas. The zone permits attached dwellings and multi dwelling housing.</p> <p>In relation to the other issues, it is proposed to continue with the proposed controls as exhibited. There is no change in circumstances that would require the local centre to further increase the proposed capacity to meet State and local policies.</p> <p>In relation to infrastructure, there is no plan to remove the existing car park at 45 Simmons Street and 168 The River Road. The Local Area Plan (Action L1) also proposes certain improvements to alleviate movements along The River Road, which includes investigating the alignment of Sphinx Avenue at the intersection with The River Road and Marco Avenue.</p>	Locations	Proposed controls on exhibition	Recommended amendments	10A–20 Polo Street and 1B Iluka Street	Zone R4 4 storeys/ 1:1 FSR	Zone R3 3 storeys/ 0.75:1 FSR
Locations	Proposed controls on exhibition	Recommended amendments						
10A–20 Polo Street and 1B Iluka Street	Zone R4 4 storeys/ 1:1 FSR	Zone R3 3 storeys/ 0.75:1 FSR						

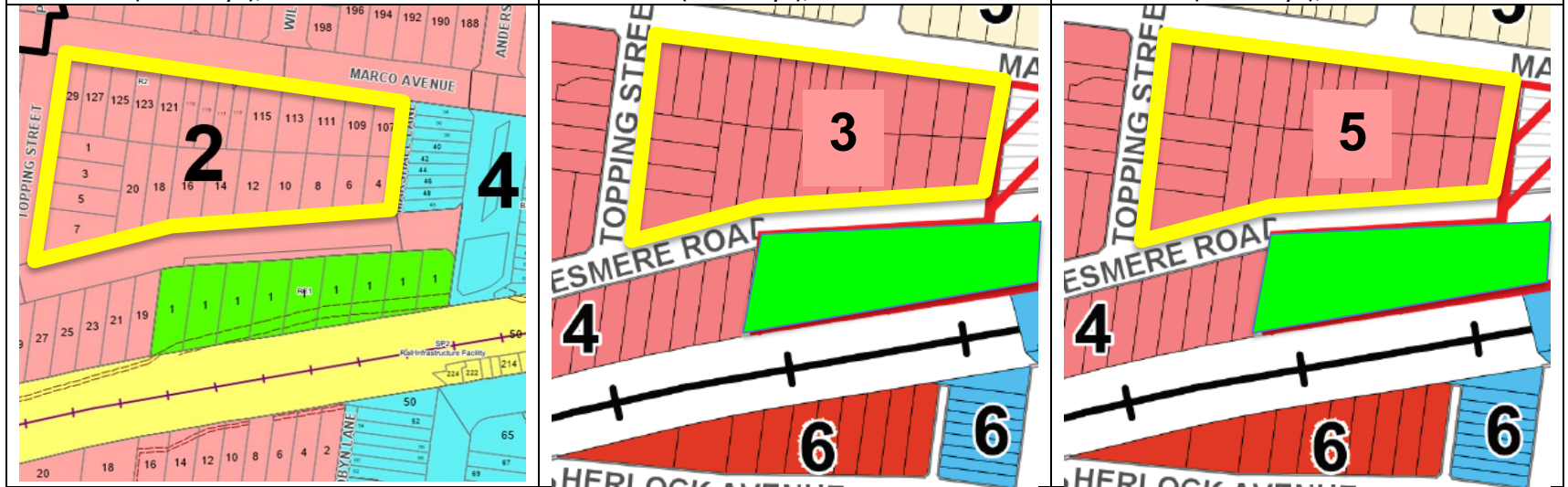
Submissions	Issues	Comments									
No. 115 Selems Parade, Revesby	<p>Issue 6: Request site specific changes at 25–45 Selems Parade.</p> <p>This submission requests an increase in the proposed building envelope controls to 16 storeys/ 4:1 FSR.</p> <p>The reasons include:</p> <ul style="list-style-type: none"> The site is within walking distance of the railway station (express trains to the city and airport) and is accessible to the M5 Motorway. The proposed changes would enhance employment/ vibrancy of the local centre and create dwellings to suit a variety of families, particularly seniors. The proposed changes would not have any effect on increased traffic and overshadowing. 	<p>Action: No change is proposed.</p> <p>Reason: The South East Local Area Plan (Action L1) identifies 25–45 Selems Parade as forming part of the local centre’s commercial core. The desired character is to provide a diversity of building forms with the tallest buildings next to the railway station, while providing a height transition to the adjacent medium-rise commercial fringe (6 storeys).</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td> Zone B2 Local Centre 14 metres (4 storeys)/ 2:1 FSR </td><td> Zone B2 Local Centre 26 metres (8 storeys)/ 3:1 FSR </td><td> Zone B2 Local Centre 16 storeys/ 4:1 FSR </td></tr> <tr> <td>  </td><td>  </td><td>  </td></tr> </tbody> </table> <p>In considering these submissions and community feedback, it is proposed to continue with the proposed controls as exhibited for the following reasons:</p> <ul style="list-style-type: none"> The Gateway Determination limits the Draft Consolidated LEP to implementing the adopted Local Area Plan. To ensure there is a coordinated approach to planning in the local centre, the request to increase building heights would require a review of the complete block in the context of the local centre structure plan (Action L1). There is no plan to review the structure plan. The centres hierarchy encourages 16 storeys only in the strategic centres such as Bankstown. There is no plan to introduce a 16 storey limit in the local centres as it is inconsistent with the desired character. The request does not meet the Department of Planning, Industry and Environment’s strategic merit test. It is inconsistent with the Local Area Plan, which provides sufficient capacity to meet State and local housing supply policies. The Local Area Plan is informed by detailed analysis and community consultation, which demonstrate that the proposed scale and density is appropriate for the future role and function of the local centre. There is no change in circumstances that would require an increase in the proposed capacity. 	Existing controls	Proposed controls on exhibition	Submission request	Zone B2 Local Centre 14 metres (4 storeys)/ 2:1 FSR	Zone B2 Local Centre 26 metres (8 storeys)/ 3:1 FSR	Zone B2 Local Centre 16 storeys/ 4:1 FSR			
Existing controls	Proposed controls on exhibition	Submission request									
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No. 105 Selems Parade, Revesby	<p>Issue 7: Support the proposed built form in Selems Parade.</p> <p>This submission supports the proposed densities at Selems Parade as the area is ready for a revamp.</p>										

Submissions	Issues	Comments
No. 131 Marco Avenue, Revesby	Issue 8: Support the proposed built form in Marco Avenue. This submission supports the proposed densities at 41–75C Marco Avenue as it is in proximity to the Swimming and Leisure Centre, Amour Park and railway station.	Action: No change is proposed. Reason: This submission is noted.
Nos. 106, 229, 296, 433, 443, 449 Ray McCormack Reserve, Revesby	Issue 9: Do not support the proposed built form at Ray McCormack Reserve. These submissions do not support the proposed densities at Ray McCormack Reserve for the following reasons: <ul style="list-style-type: none"> The proposed built form replaces the park and community centre with a 6 storey development, which is inconsistent with community expectations. There should be proportioned amount of open space to cater for a growing community. The reserve contains canopy remnants of Cooks River/Castlereagh Ironbark Forest, an Endangered Ecological Community listed under the schedules of the NSW Threatened Species Conservation Act. Some examples of Woollybutt (<i>Eucalyptus longifolia</i>) and White-feather Honey Myrtle (<i>Melaleuca decora</i>) occur here. Grey Box (<i>Eucalyptus moluccana</i>) also occurs. These endemic species have been retained in this location to enhance the area and provide shade and aesthetic amenity to this part of the business zone. The wedding reception parties in the adjacent hall all move out into the park to relax and have their pictures taken in the pleasant surroundings. <p>The preference is to retain Ray McCormack Reserve as green space.</p>	Action: No change is proposed. Reason: The South East Local Area Plan (Action L1) supports the ongoing use of Ray McCormack Reserve for community and open space purposes. Council's adopted policy is to transform the site into a modern community facility and successful civic space that strengthens the local identity, and can accommodate a range of activities and events that meet the needs of the growing community. The new facility would replace the ageing buildings in the local centre including the senior citizens centre. The new facility may be in the form of a mixed use development up to 6 storeys (2.5:1 FSR) which is compatible with the low-rise housing at the outer edge of the commercial core. To facilitate this action, it is proposed to rezone the site to Zone B2 Local Centre. Council would prepare a concept plan to explore development options to create an enlivened mixed use destination. The concept plan would provide public space as part of any mixed use destination at this location.
No. 194 Spence Street and Uranus Road, Revesby	Issue 10: Do not support the proposed built form in Spence Street and Uranus Road. This submission does not support the proposed densities (Zone R4/ 4 storeys) at Spence Street and Uranus Road for the following reasons: <ul style="list-style-type: none"> The proposed building heights would impact on the amenity of neighbouring properties e.g. overshadowing and privacy loss, particularly at the interfaces with the low density residential zone. The proposed densities will devalue properties in the area. 	Action: No change is proposed. Reason: The South East Local Area Plan (Action L1) identifies Spence Street and Uranus Road as forming part of the local centre's residential fringe. The desired character is to frame the local centre in the form of low-rise buildings (4 storeys). In considering this submission, it is proposed to continue with the proposed controls as exhibited. SEPP 65 and the Apartment Design Guide would provide appropriate guidance in relation to height transitions and setbacks at the mid-block interface.

2.4 PANANIA SMALL VILLAGE CENTRE


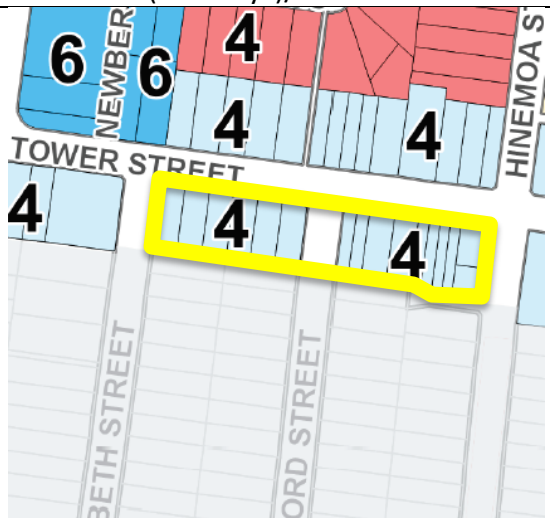
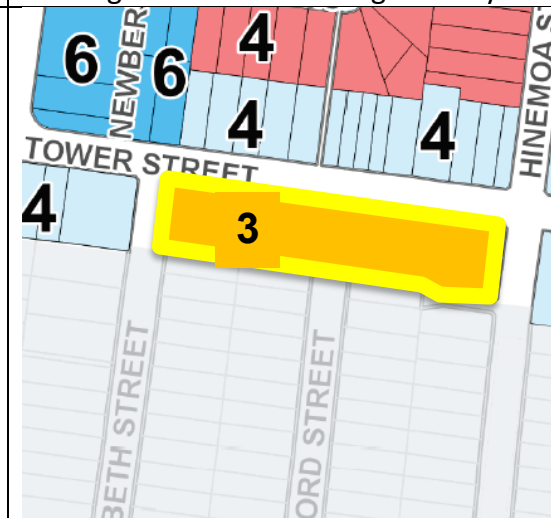

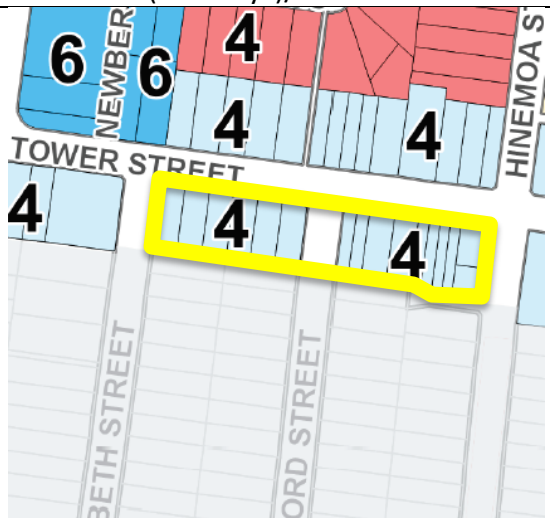
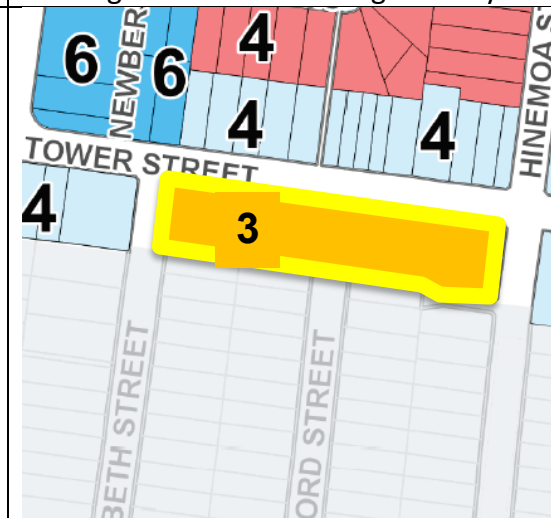

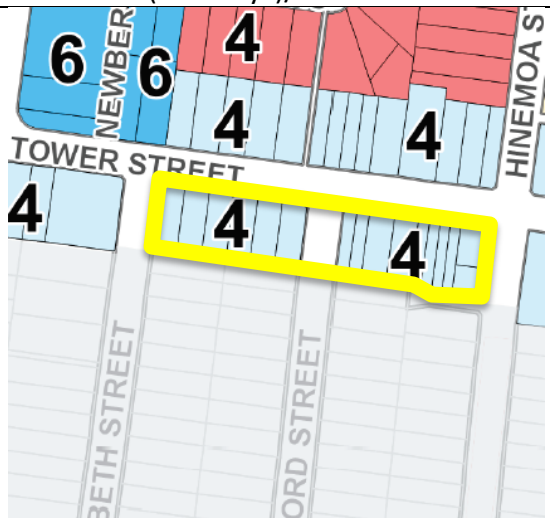
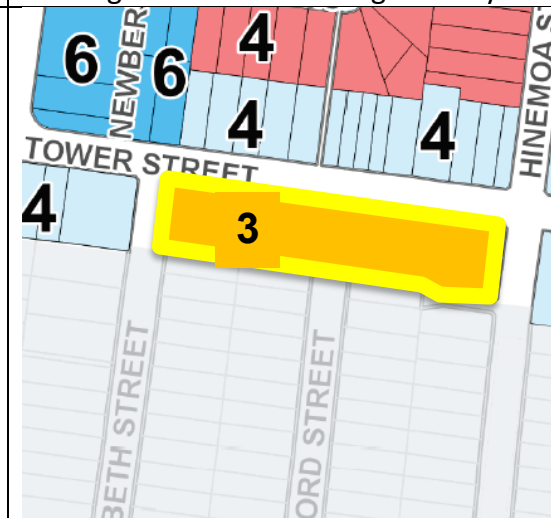
Submissions	Issues	Comments																		
Nos. 96, 106, 144, 161, 182, 183, 199, 203, 244, 249, 255, 256, 260, 262, 275, 289, 292, 303, 312, 317, 329, 336, 346, 359, 477, 483, 500	<p>Issue 1: Do not support the proposed built form in the Panania small village centre.</p> <p>These submissions do not support the proposed built form in the small village centre for the following reasons:</p> <p><u>Location</u></p> <ul style="list-style-type: none"> Existing residents moved to the area due to the existing zonings and low-rise village character (2 storeys) and do not wish to see it change. Council should focus on servicing existing residents. It is questioned whether the draft plan takes into consideration the existing impact of dual occupancies and granny flats on roads and parking in the low density suburban neighbourhoods. <p><u>Design</u></p> <ul style="list-style-type: none"> The proposed building heights are incompatible with the low-rise village character (2 storeys), aesthetics, amenity and landscape of the small village centre. The preference is to retain the existing controls (4 storeys). These submissions do not support the proposed building heights of 5+ storeys. The proposed building heights would impact on the amenity of neighbouring properties e.g. overshadowing, privacy loss and noise, particularly at the interfaces with the low density suburban neighbourhoods. Apartments are poorly designed and will transform the small village centre into a slum. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> The existing road network, narrow streets and pedestrian crossings cannot accommodate increased traffic/ on-street parking. It must be recognised that residents will use cars despite living close to a railway station. There is a lack of parking in the local centre to support additional commuters and visitors. There is a lack of services (such as train services, schools, hospitals, health services, electricity, water, sewer lines) to support the proposed densities. Increased traffic around schools will impact on the safety of students. <p><u>Social Implications</u></p> <ul style="list-style-type: none"> The proposed densities will impact on the quality of family life and will create an undesirable place to live. The proposed densities will place pressure on existing residents to sell their homes to developers. The proposed densities will increase the probability of crime. Council is proposing to increase densities to collect more rates. 	<p>Action: Amend the proposed built form at the mid-block interfaces with the suburban neighbourhoods to minimise the amenity impact on neighbouring properties.</p> <p>Reason: The proposed built form in the Panania small village centre implements the directions set by the Greater Sydney Commission and <i>Connective City 2036</i>. The Council report addresses the issues raised in relation to location, design, infrastructure and social implications.</p> <p>However in considering the submissions, it is proposed to revise some of the proposed zonings and building heights at the mid-block interfaces with the suburban neighbourhoods to minimise the amenity impact on neighbouring properties. The mid-block interfaces include (refer to Issues 2 and 8 for details):</p> <table> <tr> <th>Locations</th><th>Proposed controls on exhibition</th><th>Recommended amendments</th></tr> <tr> <td>138–212 Marco Avenue, 31 Wilson Street and 38–40 Brighton Avenue</td><td>Zone R3 3 storeys 0.75:1 FSR</td><td>Zone R2 2 storeys 0.5:1 FSR</td></tr> <tr> <td>35 Anderson Avenue, Panania</td><td>Zone B2 6 storeys 2.5:1 FSR</td><td>Zone B2 4 storeys 2:1 FSR</td></tr> <tr> <td>99–103 Marco Avenue, Panania</td><td>Zone R4 6 storeys 1.5:1 FSR</td><td>Zone R4 4 storeys 1:1 FSR</td></tr> <tr> <td>210–224 Weston Street and railway corridor</td><td>Zone B2 6 Storeys 2.5:1 FSR</td><td>Zone SP2 Infrastructure (Rail Infrastructure Facility)</td></tr> <tr> <td>185–217 Tower Street and 30A Hinemoa Street</td><td>Zone B2 4 Storeys 2:1 FSR</td><td>Zone R3 3 storeys 0.75:1 FSR</td></tr> </table>	Locations	Proposed controls on exhibition	Recommended amendments	138–212 Marco Avenue, 31 Wilson Street and 38–40 Brighton Avenue	Zone R3 3 storeys 0.75:1 FSR	Zone R2 2 storeys 0.5:1 FSR	35 Anderson Avenue, Panania	Zone B2 6 storeys 2.5:1 FSR	Zone B2 4 storeys 2:1 FSR	99–103 Marco Avenue, Panania	Zone R4 6 storeys 1.5:1 FSR	Zone R4 4 storeys 1:1 FSR	210–224 Weston Street and railway corridor	Zone B2 6 Storeys 2.5:1 FSR	Zone SP2 Infrastructure (Rail Infrastructure Facility)	185–217 Tower Street and 30A Hinemoa Street	Zone B2 4 Storeys 2:1 FSR	Zone R3 3 storeys 0.75:1 FSR
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Submissions	Issues	Comments
Nos. 54, 296	<p>Issue 2: Request site specific changes in the Panania small village centre.</p> <p>These submissions support the proposed built form in the small village centre subject to appropriately considering and designing the interface between the small village centre and adjoining R2 zoned land as follows:</p> <p><u>Interfaces (north side of the railway line)</u></p> <ul style="list-style-type: none"> 138–212 Marco Avenue – Do not support this block of 3 storey development. While not as intrusive as taller buildings, these will have a major impact on the privacy of adjoin backyards. The existing zoning should be maintained for these properties. To help compensate the removal of the proposed density on the north side of Marco Avenue, consider increasing 77–97 Marco Avenue to 6 storeys, 19–45 Braesmere Road to 6 storeys, 34–48 Anderson Avenue to 4 storeys, and the land bound by Marco Avenue, Batchelor Avenue, Braesmere Road and Marshall Lane to 4 storeys. <p><u>Interfaces (south side of the railway line)</u></p> <ul style="list-style-type: none"> 145–183 and 219–222 Tower Street – Given the elevation of the sites, maintain the existing controls to avoid amenity impacts on adjoining properties to the south. 130–146 Tower Street – Maintain the existing controls. 1–29 Hinemoa Street – Density changes should occur at street frontages to avoid amenity impacts on adjoining properties. To help compensate the removal of the proposed density on the south side of Marco Avenue, consider <ul style="list-style-type: none"> Land bound by Hinemoa Street, 156–178 Tower Street, 1–31 Peffer Street – Rezone to permit 4 storey residential development. Land bound by Weston Street, Peffer Street and Anderson Avenue – Rezone to permit 4 storey residential development to create a walkable shopping precinct rather than an elongated sprawl of shops along Weston Street. It would be closer to the railway station. Existing commercial area west of Anderson Avenue and north of Weston Street – Rezone to permit 4 storey mixed use development and this could be extended a few lots west along Sherlock Avenue if more commercial area is required. <p><u>Railway Corridor</u></p> <ul style="list-style-type: none"> Question whether the proposed built form within the railway 	<p>Action:</p> <ol style="list-style-type: none"> Remove the proposed rezoning of 138–212 Marco Avenue, 31 Wilson Street and 38–40 Brighton Avenue. This means the properties will remain as Zone R2 (2 storeys/ 0.5:1 FSR). Amend the building envelope controls at 35 Anderson Avenue from 6 storeys (2.5:1 FSR) to 4 storeys (2:1 FSR). Amend the building envelope controls at 99–103 Marco Avenue from 6 storeys (1.5:1 FSR) to 4 storeys (1:1 FSR). Remove the proposed rezoning at 210–224 Weston Street and the railway corridor, Panania. This means the properties will remain as Zone SP2 Infrastructure (Rail Infrastructure Facility). Maintain the existing 4 storey limit at 34–48 Anderson Avenue. <p>Reason:</p> <p><u>Interfaces (north side of the railway line)</u></p> <p>The South West Local Area Plan (Action L1) identifies 138–212 Marco Avenue, 31 Wilson Street and 38–40 Brighton Avenue as forming part of the small village centre’s residential fringe.</p> <p>Where practical, the Local Area Plan proposed to rezone complete blocks to minimise the amenity impact on adjoining properties. In this case, it was proposed to partially rezone the block to frame the small village centre. However, community feedback raised concern with the extent of the proposed densities, particularly at the mid–block interface with the suburban neighbourhood. There is the suggestion to maintain the existing controls.</p> <p>In considering these submissions and community feedback, it is proposed to remove the rezoning of this location. This means Marco Avenue would form the northern boundary to the small village centre.</p> <p><u>Interfaces (north side of the railway line)</u></p> <p>The South West Local Area Plan (Action L1) also identifies 35 Anderson Avenue and 99–103 Marco Avenue as forming part of the small village centre’s commercial and residential fringe. The desired character is to provide a height transition between the medium–rise commercial main street on the east side of Anderson Avenue (6 storeys) and the medium density residential zone on the north side of Marco Avenue (3 storeys).</p> <p>It is considered that low–rise buildings (4 storeys) at this location would provide a more appropriate height transition to the suburban neighbourhood. The reasons are:</p> <ul style="list-style-type: none"> It would reflect the completion of new apartments (4 storeys) at 35 Anderson Avenue, which is unlikely to redevelop in the future. It would reflect the proposed removal of the medium density residential zone on the north side of Marco Avenue. It is compatible with the low–rise commercial main street on the west side of Anderson Avenue (4 storeys). The Draft Consolidated LEP initially proposed to reduce the existing building height from 4 to 3 storeys. However, it is proposed to maintain the existing 4 storey limit as this is compatible with the existing 2:1 FSR and would achieve a better design outcome. <p><u>Railway Corridor</u></p> <p>The South West Local Area Plan (Action L1) identifies 210–224 Weston Street and the railway corridor as forming part of the small village centre’s commercial core. The desired character is medium–rise buildings (6 storeys) integrated with an accessible railway station.</p>

	corridor is possible given the location of the new accessible station.	<p>However, community feedback questioned the proposed built form in the railway corridor airspace. Since the adoption of the Local Area Plan, the NSW Government constructed the new accessible railway station at this location, which is unlikely to redevelop in the future. In considering the community feedback, it is proposed to remove the proposed rezoning to reflect the new accessible railway station.</p> <p><u>Other Issues</u></p> <p>In relation to the other issues, it is proposed to continue with the proposed controls as exhibited. There is no change in circumstances that would require the small village centre to further increase the proposed capacity to meet State and local policies.</p>						
<p>No. 301</p> <p>Braesmere Road, Panania</p>	<p>Issue 3: Request site specific changes in Braesmere Road.</p> <p>This submission requests an increase in the proposed building envelope controls to 5 storeys/ 1.5:1 FSR.</p> <p>The reasons include:</p> <ul style="list-style-type: none"> The proposed densities do not reflect the proximity of the street to the railway station. A higher density is more appropriate for this location given recent experience at Sutherland Shire Council, which traditionally had low scale R3/R4 zones around its railway stations. This has been problematic in the last few years. The proposed change would make development more viable. 	<p>Action: No change is proposed.</p> <p>Reason: The South West Local Area Plan (Action L1) identifies Braesmere Road as forming part of the small village centre's residential fringe. The desired character is to provide a transition in the form of low-rise buildings (3 storeys) between the western side of the low-rise commercial main street (3 storeys) and the surrounding low-rise suburban neighbourhood (2 storeys).</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td>Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR</td><td>Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR</td><td>Zone R4 High Density Residential 16 metres (5 storeys)/ 1.5:1 FSR</td></tr> </tbody> </table>  <p>In considering this submission and community feedback, it is proposed to continue with the proposed controls as exhibited. At the Local Planning Panel Meeting of 4 March 2020, Council noted that the proposed controls are more consistent with the desired low-rise character for the north-west fringe, which responds to and reflects the village feel. There is no change in circumstances that would require the small village centre to further increase its proposed capacity to meet State and local policies.</p>	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR	Zone R4 High Density Residential 16 metres (5 storeys)/ 1.5:1 FSR
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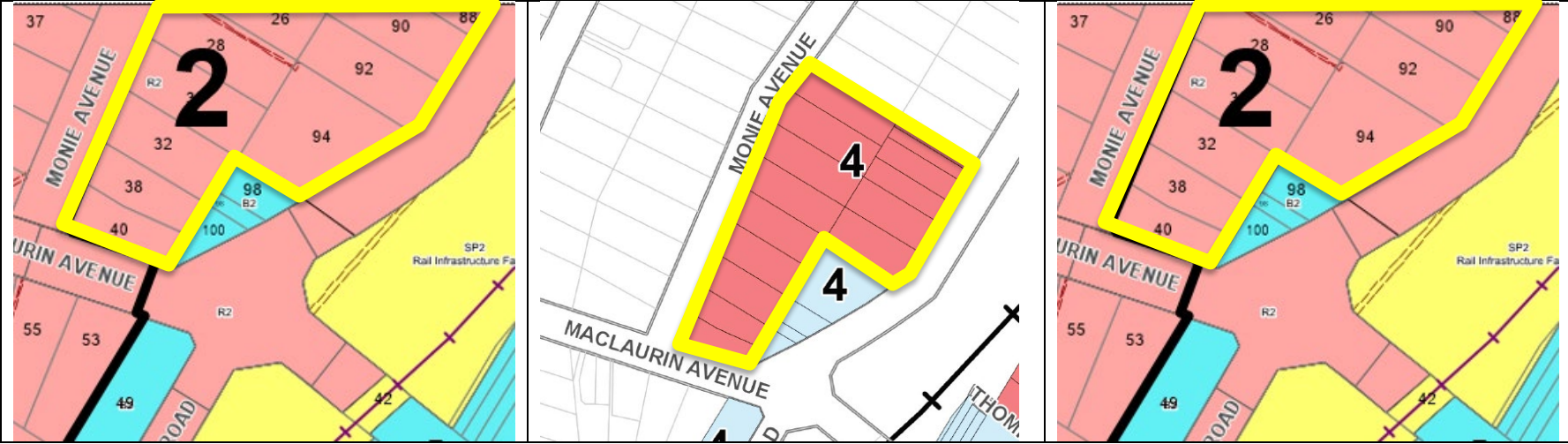
Submissions	Issues	Comments																
No. 19 Sherlock Avenue, Panania	<p>Issue 4: Request site specific changes in Sherlock Avenue.</p> <p>This submission requests changes to the proposed building envelope controls at Sherlock Avenue:</p> <table><tr><th>Controls</th><th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr><tr><td>Zone</td><td>R2</td><td>R4</td><td>R4</td></tr><tr><td>Maximum height</td><td>9 metres (2 storeys)</td><td>19 metres (6 storeys)</td><td>10 storeys</td></tr><tr><td>Maximum FSR</td><td>0.5:1</td><td>1.5:1</td><td>–</td></tr></table> <p>The proposed change reflects the proximity of the site to the railway station.</p>	Controls	Existing controls	Proposed controls on exhibition	Submission request	Zone	R2	R4	R4	Maximum height	9 metres (2 storeys)	19 metres (6 storeys)	10 storeys	Maximum FSR	0.5:1	1.5:1	–	<p>Action: No change is proposed.</p> <p>Reason: The South West Local Area Plan (Action L1) identifies:</p> <ul style="list-style-type: none">Sherlock Avenue as forming part of the small village centre’s residential frame adjacent to the medium–rise commercial main street (6 storeys).Peffer Street as forming part of the small village centre’s residential fringe. The desired character is to provide a height transition in the form of low–rise buildings (4 storeys) between the medium–rise commercial main street (6 storeys) and the surrounding low–rise suburban neighbourhood (2 storeys). <p>In considering these submissions and community feedback, it is proposed to continue with the proposed controls as exhibited for the following reasons:</p> <ul style="list-style-type: none">The Gateway Determination limits the Draft Consolidated LEP to implementing the adopted Local Area Plan. To ensure there is a coordinated approach to planning in the small village centre, the requests to increase building heights would require a review of complete blocks in the context of the local centre structure plan (Action L1). There is no plan to review the structure plan or to allow 10 storeys in the small village centre.The requests do not meet the Department of Planning, Industry and Environment’s strategic merit test. The requests are inconsistent with the Local Area Plan, which provides sufficient capacity to meet State and local housing supply policies. The Local Area Plan is informed by detailed analysis and community consultation, which demonstrate that the proposed scale and density is appropriate for the future role and function of the local centre. There is no change in circumstances that would require an increase in the proposed capacity.While the proposed 4–6 storey limits respond to the desired character, it is not proposed to extend the 6 storey limit into the residential fringe area (Peffer Street), where amenity and visual impacts may be greater.
Controls	Existing controls	Proposed controls on exhibition	Submission request															
Zone	R2	R4	R4															
Maximum height	9 metres (2 storeys)	19 metres (6 storeys)	10 storeys															
Maximum FSR	0.5:1	1.5:1	–															
No. 142 Peffer Street, Panania	<p>Issue 5: Request site specific changes in Peffer Street.</p> <p>This submission requests changes to the proposed building envelope controls at Peffer Street:</p> <table><tr><th>Controls</th><th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr><tr><td>Zone</td><td>R2</td><td>R4</td><td>R4</td></tr><tr><td>Maximum height</td><td>9 metres (2 storeys)</td><td>13 metres (4 storeys)</td><td>20 metres (6 storeys)</td></tr><tr><td>Maximum FSR</td><td>0.5:1</td><td>1:1</td><td>1.5:1</td></tr></table> <p>The proposed change would ensure the built form is consistent with the adjacent 6 storey built form at Anderson Avenue.</p>	Controls	Existing controls	Proposed controls on exhibition	Submission request	Zone	R2	R4	R4	Maximum height	9 metres (2 storeys)	13 metres (4 storeys)	20 metres (6 storeys)	Maximum FSR	0.5:1	1:1	1.5:1	
Controls	Existing controls	Proposed controls on exhibition	Submission request															
Zone	R2	R4	R4															
Maximum height	9 metres (2 storeys)	13 metres (4 storeys)	20 metres (6 storeys)															
Maximum FSR	0.5:1	1:1	1.5:1															

Submissions	Issues	Comments
<p>Nos. 106, 267, 296, 378, 417, 433, 443, 466, 477</p> <p>Anderson Avenue, Panania</p>	<p>Issue 6: Request site specific changes at the Council Library site.</p> <p>These submissions do not support the proposed densities at the library site for the following reasons:</p> <ul style="list-style-type: none"> The proposed built form replaces the park, library, community centre and car park with a 6 storey development, which is inconsistent with community expectations. The ground level access to the library and grass curtilage is what gives the local centre its village atmosphere. The library site functions as the central park area for people to sit and enjoy the outdoors. People have their lunch there, children run around and play in the area, the table tennis table is used frequently. This area could be the centrepiece of the local centre by combining the library, early childhood and senior citizens centre into a single building at one end of this area and have the park out the front for people to use. Edwards Park on the north side of the railway line could not replace this function. The Rotary Club of Padstow holds its monthly markets at this location. The Nurse Schwarzel Monument is a heritage item. The proposed densities should relate to other planning requirements such as heritage. <p>The preference is to retain the library site as green space.</p>	<p>Action: No change is proposed.</p> <p>Reason: The South West Local Area Plan (Action L1) supports the ongoing use of the site at 77 Anderson Avenue for community and open space purposes.</p> <p>Council's adopted policy is to transform the site into a modern community facility and successful civic space that strengthens the local identity, and can accommodate a range of activities and events that meet the needs of the growing community. The new facility would replace the ageing buildings in the small village centre including the library, early childhood centre and senior citizens centre. The new facility may be in the form of a mixed use development up to 6 storeys (2.5:1 FSR) to mark the heart of the small village centre and provide a distinctive skyline to the small village centre.</p> <p>To facilitate this action, it is proposed to rezone the site to Zone B2 Local Centre. Council would also prepare a concept plan to explore development options to create an enlivened mixed use destination. The concept plan would provide public space and accommodate the parking spaces from the existing car park as part of any mixed use destination at this location.</p>
<p>No. 417</p> <p>Tower Street, Panania</p>	<p>Issue 7: Request site specific changes at 171 Tower Street.</p> <p>This submission does not support the proposed built form (4 stores) at 171 Tower Street.</p> <p>The reason is this site is known as Quessy's Corner and is the oldest commercial building in the area. It has previously been identified as a potential heritage item. The proposed densities should relate to other planning requirements such as heritage.</p>	<p>Action: No change is proposed.</p> <p>Reason: The site is zoned B2 Local Centre and the existing controls permit 4 storeys/ 2:1 FSR. While the South West Local Area Plan (Action L1) notes the historic significance of 'Quessy's Corner', it is proposed to maintain the existing controls.</p>

Submissions	Issues	Comments						
Nos. 202, 296, 431 Tower Street, Panania	<p>Issue 8: Request site specific changes at 185–217 Tower Street and 30A Hinemoa Street.</p> <p>These submissions do not support the proposed densities (Zone B2/ 4 storeys) at 185–217 Tower Street and 30A Hinemoa Street for the following reasons:</p> <ul style="list-style-type: none"> The proposed building heights would impact on the amenity of neighbouring properties e.g. overshadowing, privacy loss and noise, particularly at the interfaces with the low density residential zone to the south. The proposed densities will devalue properties to the south. There is a lack of on–street parking to support the proposed densities. Increased traffic will impede access to Hurndell Lane. Development may increase stormwater and effluence flow onto properties to the south and may cause cracks in the pipeline, walls and foundation. The separation of the ‘Top of the Hill’ to the main shopping centre is essential to keep the village feel of Panania. Any increase in commercial activity should be in the immediate vicinity of the existing commercial hub. <p>Suggestions range from retaining the existing controls to limiting heights to 3 storeys or limiting multi–storey development to the north side of Tower Street. Another option is to rezone the properties to the south for a more equitable arrangement.</p>	<p>Action: Amend the building envelope controls at 185–217 Tower Street and 30A Hinemoa Street from Zone B2 (4 storeys/ 2:1 FSR) to Zone R3 (3 storeys/ 0.75:1 FSR).</p> <p>Reason: The South West Local Area Plan (Action L1) identifies 185–217 Tower Street and 30A Hinemoa Street as forming part of the small village centre’s commercial fringe. Where practical, the Local Area Plan proposed to rezone complete blocks to minimise the amenity impact on adjoining properties. In this case, it was proposed to partially rezone the block to connect the commercial core areas in the form of low–rise buildings (4 storeys), while providing a transition to the suburban neighbourhood.</p> <p>However, community feedback raised concern with the extent of the proposed densities, particularly at the mid–block interface with the suburban neighbourhood.</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td> Zone R2 9 metres (2 storeys)/ 0.5:1 FSR  </td><td> Zone B2 14 metres (4 storeys)/ 2:1 FSR  </td><td> Suggestions range from maintaining the existing controls to allowing 3 storeys.  </td></tr> </tbody> </table> <p>While increased densities at these properties is appropriate, it is considered that Zone R3 Medium Density Residential zone and associated housing types (3 storeys) are more consistent with the desired low–rise character at the south–east fringe of the local centre. The zone objective is to provide a suitable visual transition between high and low density residential areas. The zone permits attached dwellings and multi dwelling housing.</p>	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 9 metres (2 storeys)/ 0.5:1 FSR 	Zone B2 14 metres (4 storeys)/ 2:1 FSR 	Suggestions range from maintaining the existing controls to allowing 3 storeys. 
Existing controls	Proposed controls on exhibition	Submission request						
Zone R2 9 metres (2 storeys)/ 0.5:1 FSR 	Zone B2 14 metres (4 storeys)/ 2:1 FSR 	Suggestions range from maintaining the existing controls to allowing 3 storeys. 						

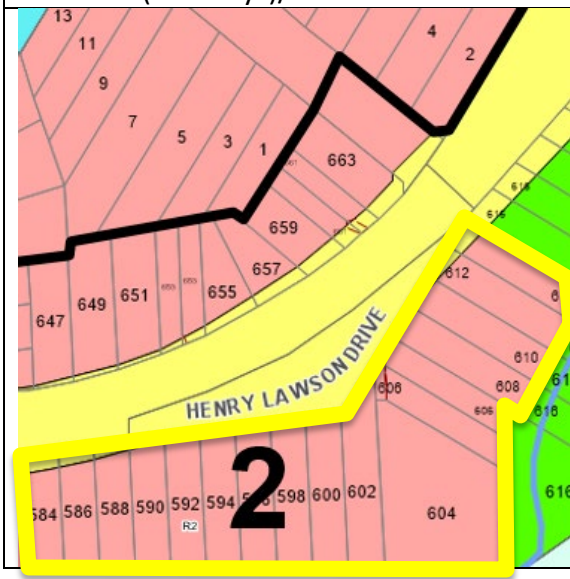
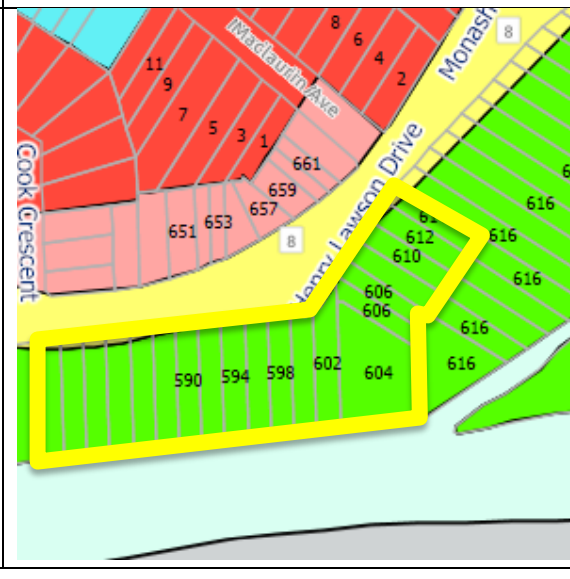
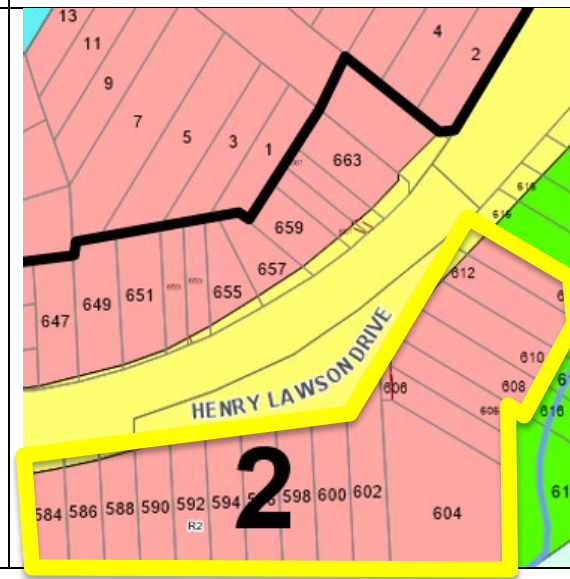
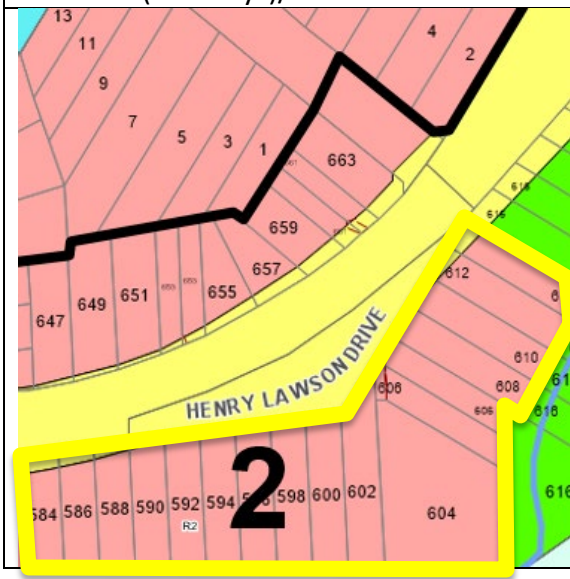
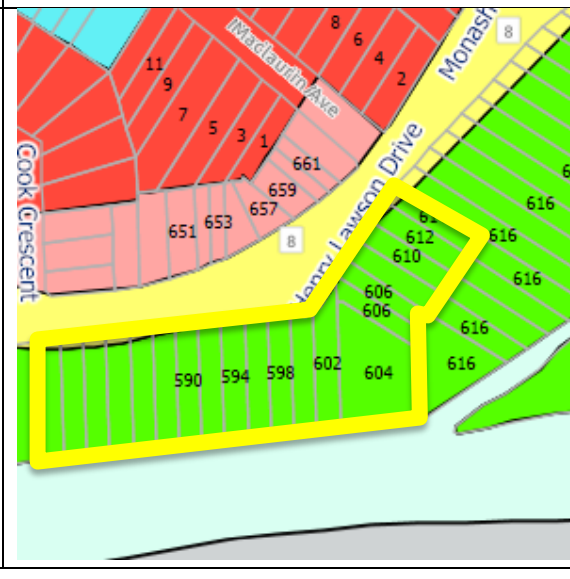
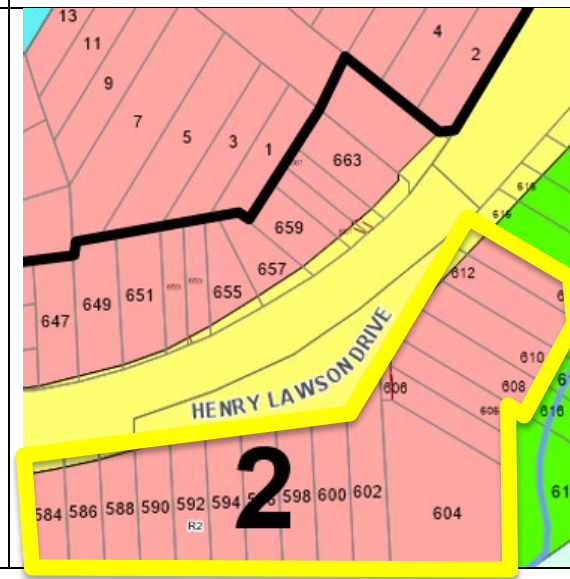
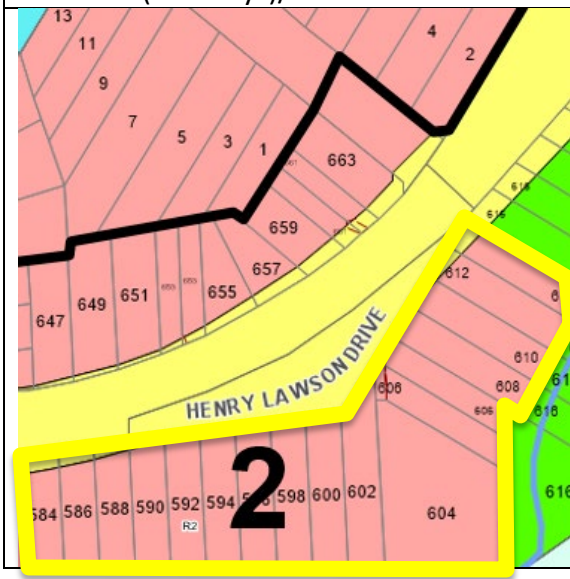
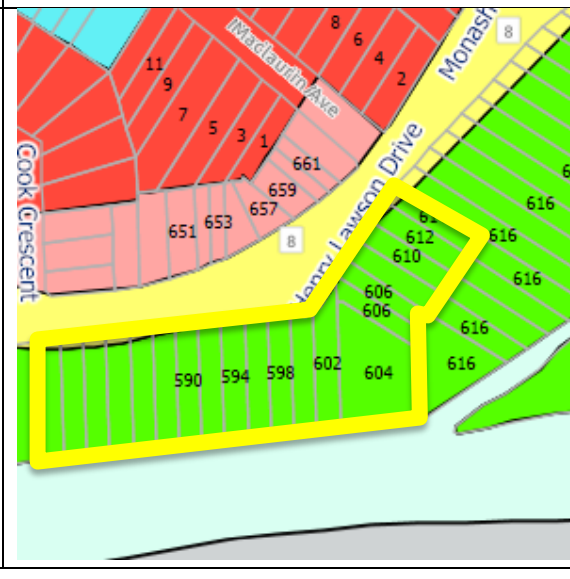
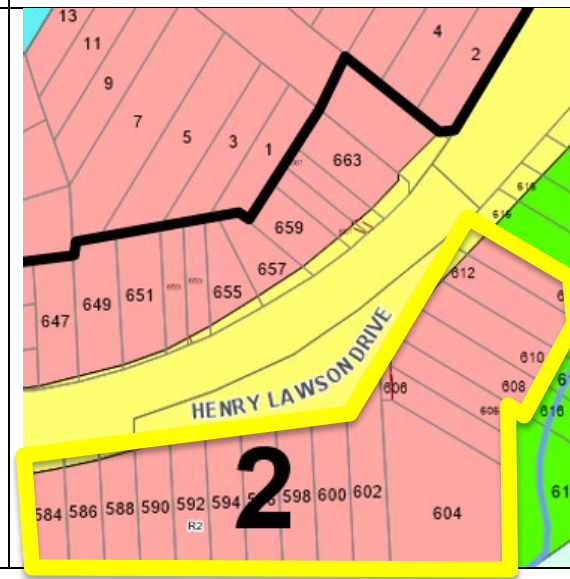
2.5 EAST HILLS SMALL VILLAGE CENTRE

Submissions	Issues	Comments						
Nos. 240, 270, 277, 308, 318, 330, 351	<p>Issue 1: Do not support the proposed built form in the East Hills small village centre.</p> <p>These submissions do not support the proposed built form in the small village centre for the following reasons:</p> <p><u>Location</u></p> <ul style="list-style-type: none"> Existing residents moved to the area due to the existing zonings and low-rise village character (2 storeys) and do not wish to see it change. Council should focus on servicing existing residents. East Hills is known for its proximity to local parks and reserves and the proposed densities will impact on the abundance of native trees, plants, animals and birds. It is questioned whether the draft plan takes into consideration the existing impact of dual occupancies and granny flats on roads and parking in the low density suburban neighbourhoods. A submission suggests the proposed densities should occur on the slopes of Picnic Point to take advantage of the outlook similar to Oatley and Lugarno. <p><u>Design</u></p> <ul style="list-style-type: none"> The proposed building heights are incompatible with the low-rise village character (2 storeys), aesthetics, amenity and landscape of the small village centre. The proposed building heights would impact on the amenity of neighbouring properties e.g. overshadowing and privacy loss, particularly at the interfaces with the low density suburban neighbourhoods. Apartments are poorly designed and will transform the small village centre into a slum. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> The existing road network and narrow streets cannot accommodate increased traffic/ on-street parking. It must be recognised that residents will use cars despite living close to a railway station. There is a lack of parking in the local centre to support additional commuters and visitors. There is a lack of services (such as train services, accessible railway station, electricity, gas, water, sewer lines, community facilities) to support the proposed densities. There is no convenience shopping to support the proposed densities. <p><u>Social Implications</u></p> <ul style="list-style-type: none"> The proposed densities will impact on the quality of family life and will create an undesirable place to live. The proposed densities will place pressure on existing residents to sell their homes to developers. The proposed densities will increase litter in the streets. The proposed densities will increase the probability of crime. 	<p>Action: Amend the proposed built form at the mid-block interfaces with the suburban neighbourhoods to minimise the amenity impact on neighbouring properties.</p> <p>Reason: The proposed built form in the East Hills small village centre implements the directions set by the Greater Sydney Commission and <i>Connective City 2036</i>. The Council report addresses the issues raised in relation to location, design, infrastructure and social implications.</p> <p>However in considering the submissions, it is proposed to revise some of the proposed zonings and building heights at the mid-block interfaces with the suburban neighbourhoods to minimise the amenity impact on neighbouring properties. The mid-block interfaces include (refer to Issue 2 for details):</p> <table> <tr> <th>Locations</th><th>Proposed controls on exhibition</th><th>Recommended amendments</th></tr> <tr> <td>20–40 Monie Avenue and 84–92 Park Road</td><td>Zone R4 4 storeys 1:1 FSR</td><td>Zone R2 2 storeys 0.5:1 FSR</td></tr> </table>	Locations	Proposed controls on exhibition	Recommended amendments	20–40 Monie Avenue and 84–92 Park Road	Zone R4 4 storeys 1:1 FSR	Zone R2 2 storeys 0.5:1 FSR
Locations	Proposed controls on exhibition	Recommended amendments						
20–40 Monie Avenue and 84–92 Park Road	Zone R4 4 storeys 1:1 FSR	Zone R2 2 storeys 0.5:1 FSR						

Submissions	Issues	Comments						
<p>Nos. 136, 145, 166, 296, 345, 442</p> <p>Monie Avenue, East Hills</p>	<p>Issue 2: Request site specific changes in Monie Avenue.</p> <p>These submissions do not support the proposed densities (Zone R4/ 4 storeys) at Monie Avenue for the following reasons:</p> <ul style="list-style-type: none"> The proposed building heights are to apply mid-block and would impact on the amenity of neighbouring properties e.g. overshadowing, privacy loss and noise, particularly at the interfaces with the low density residential zone. There is a lack of on-street parking to support the proposed densities. The proposed densities will place pressure on existing residents to sell their homes to developers. <p>Suggestions range from retaining the existing controls to rezoning the complete block/ both sides of Monie Avenue for a more equitable arrangement.</p>	<p>Action: Remove the proposed rezoning of 20–40 Monie Avenue and 84–92 Park Road. This means the properties will remain as Zone R2 (2 storeys/ 0.5:1 FSR).</p> <p>Reason: The South West Local Area Plan (Action L2) identifies 20–40 Monie Avenue and 84–92 Park Road as forming part of the small village centre’s residential fringe. Where practical, the Local Area Plan proposed to rezone complete blocks to minimise the amenity impact on adjoining properties. In this case, it was proposed to partially rezone the block to frame the small village centre.</p> <p>However, community feedback raised concern with the extent of the proposed densities, particularly at the mid-block interface with the suburban neighbourhood.</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td>Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR</td><td>Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR</td><td>Suggestions range from retaining the existing controls to rezoning the complete block/ both sides of Monie Avenue for a more equitable arrangement.</td></tr> </tbody> </table> <div>  </div> <p>In considering these submissions and community feedback, it is proposed to remove the rezoning of this location. This means the proposed densities will occur on the south side of the railway line adjacent to the commercial main street. The suggestions to rezone the complete block and/ or both sides of Monie Avenue is not required to meet State and local policies.</p>	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR	Suggestions range from retaining the existing controls to rezoning the complete block/ both sides of Monie Avenue for a more equitable arrangement.
Existing controls	Proposed controls on exhibition	Submission request						
Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR	Suggestions range from retaining the existing controls to rezoning the complete block/ both sides of Monie Avenue for a more equitable arrangement.						

Submissions	Issues	Comments
Nos. 172, 364, 451	<p>Issue 3: Support the proposed built form in the East Hills small village centre.</p> <p>These submissions support the proposed built form in the small village centre for the following reasons:</p> <ul style="list-style-type: none"> • East Hills is well served by public transport and has the capacity to increase services. • Additional housing will lead to better facilities, business opportunities, public transport and quality of life. • East Hills, once a thriving retail village, is deprived of convenience retail and community services. This has been created largely due to the extension of the rail link to Campbelltown. If more people have the opportunity to live in the district there is every chance a community spirit and services may return to the district. • The proposed densities provide residents with transport choice to walk or cycle to shops and services, and reduce the dependence on cars. • The proposed densities promote sustainability rather than continued urban sprawl. • The proposed densities will create homes for first home buyers. • The centres are in proximity to public recreational land and green spaces. • Increased foot traffic and higher density housing close to railway stations may improve the overall safety of residents that often walk to and from the stations every day. • Better local economies would lead to a better quality of life for many residents. The East Hills Line has a mix of seniors and new families. • By increasing the ability to access small local shops for basic day-to-day necessities, this will help develop a community feel that would greatly improve the liveability of the area. • Increased densities close to transport do not mean there is a requirement to develop immediately. While there is currently a decline in new construction due to the COVID 19 pandemic, Council must be in a position to respond quickly when there is an increase in demand in the future. <p>There is the suggestion to increase the proposed densities along Maclaurin Avenue (between the railway line and Henry Lawson Drive).</p>	<p>Action: No change is proposed.</p> <p>Reason: The South West Local Area Plan (Action L2) identifies Maclaurin Avenue as forming part of the small village centre’s residential fringe. The desired character is to provide a height transition in the form of low-rise buildings (4 storeys) between the low-rise commercial main street (4 storeys) and the low-rise suburban neighbourhood (2 storeys).</p> <p>In considering these submissions and community feedback, it is proposed to continue with the proposed controls as the request to increase the proposed densities along Maclaurin Avenue does not demonstrate strategic merit. The request is inconsistent with the Local Area Plan and there is no change in circumstances that would require the small village centre to further increase the proposed capacity to meet State and local policies.</p>

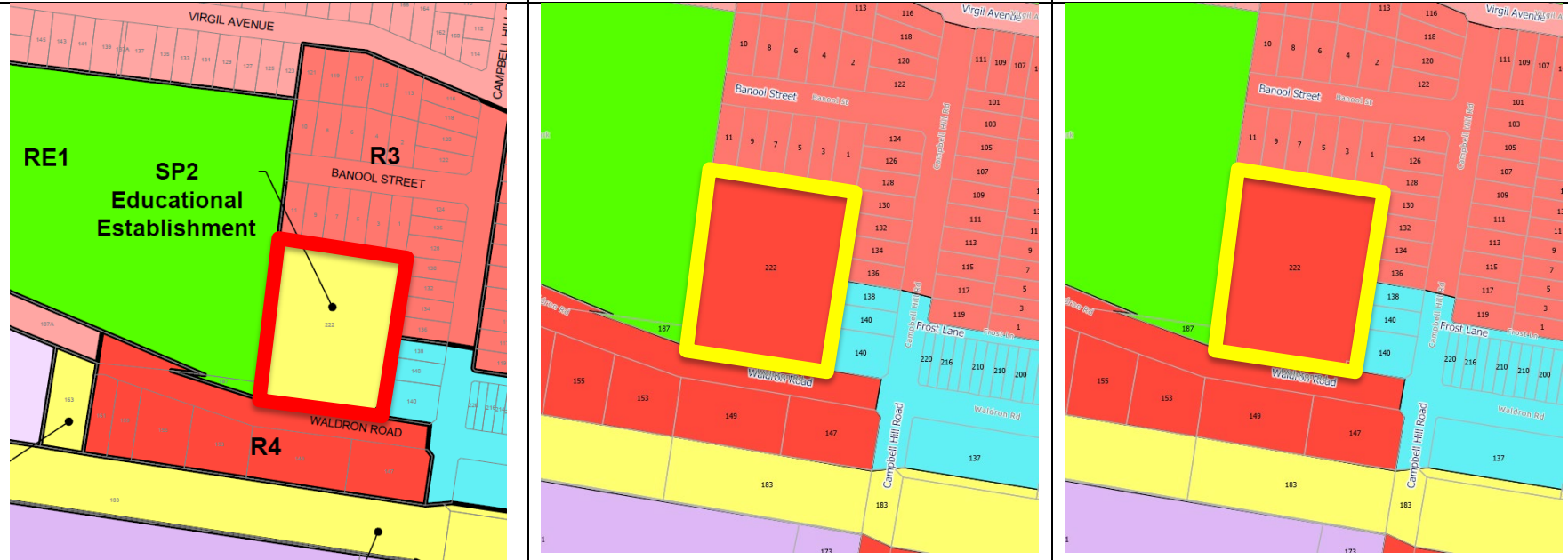
Submissions	Issues	Comments
No. 296 Cook Crescent, East Hills	<p>Issue 4: Request site specific changes in Cook Crescent.</p> <p>This submission requests the visual and physical connection of the East Hills small village centre with the East Hills Park and Georges River.</p> <p>The redevelopment of this precinct should be bold and could be comparable with some of the newer redevelopments that have occurred along the Parramatta River such as Breakfast Point or Cabarita Point. The refurbishment of the Maclaurin Avenue shopping strip would rezone the land fronting Cook Crescent to permit high density mixed use. This location, overlooking East Hills Park and the river, would be a desirable place to establish restaurants, cafés and coffee shops. This space should be connected to Maclaurin Avenue by a broad tree lined pathway or ‘green street’ with speciality shops. A wide pedestrian overpass could be built over Henry Lawson Drive to provide access to the waterfront. This overbridge should align with the proposed pathway joining Maclaurin Avenue with Cook Crescent to provide a physical to the river from the East Hills town centre.</p> <p>An alternate option for this site would be to change the zoning to allow for the construction of a boutique, ‘resort style’, hotel. The ground level could contain restaurants, bars and cafes with several floors of accommodation built on the upper levels. The vision is for something like the Brighton Novotel on a much smaller scale. While this hotel would not help achieve the goal of increased residential densities it would generate much needed employment opportunities for Bankstown residents and help change the perception of Bankstown. This hotel would be ideally situated for visitors to Sydney being conveniently located close to the M5 for travellers from the south and west and is on the railway to, not only downtown Sydney, but also the current and possibly Badgerys Creek Airports.</p> <p>A further request is to include 647–663 Henry Lawson Drive and 2–6 Cook Crescent as part of the proposed changes.</p>	<p>Action: No change is proposed.</p> <p>Reason: The South West Local Area Plan (Action L2) identifies Cook Crescent as forming part of the small village centre’s residential fringe. The desired character is to provide a height transition in the form of low–rise buildings (4 storeys) between the low–rise commercial main street (4 storeys) and the low–rise suburban neighbourhood (2 storeys), while taking advantage of the outlook to East Hills Park.</p> <p>In considering this submission and community feedback, it is proposed to continue with the proposed controls as the request to increase the proposed densities along Cook Crescent does not demonstrate strategic merit. The request is inconsistent with the Local Area Plan and there is no change in circumstances that would require the small village centre to further increase the proposed capacity to meet State and local policies.</p> <p>In relation to 647–663 Henry Lawson Drive and 2–6 Cook Crescent, the Local Area Plan did not include this area as part of the proposed changes. The NSW Roads and Maritime Services discouraged increased residential densities at locations that directly adjoin Henry Lawson Drive.</p>

Submissions	Issues	Comments						
<p>Nos. 135, 153</p> <p>Henry Lawson Drive, East Hills</p>	<p>Issue 5: Request site specific changes at 582–614 Henry Lawson Drive.</p> <p>These submissions do not support the proposed rezoning of 582–614 Henry Lawson Drive from Zone R2 Low Density Residential to Zone RE1 Public Recreation for the following reasons:</p> <ul style="list-style-type: none"> Residents have invested in their properties based on the residential zone. The rezoning will have a huge impact on the families living in these properties. There has been no consultation with the residents living in this area. Other uninhabited land should be used to make up the open space network. Extra parkland is not necessary when there is Kelso parkland, East Hills Park, Monash Park, Lambert Park and Fitzpatrick Park. 	<p>Action: Maintain the existing zoning at 582–614 Henry Lawson Drive as Zone R2 Low Density Residential.</p> <p>Reason: In considering these submissions, a review indicates the exhibition of the Draft Consolidated LEP inadvertently mapped these properties from Zone R2 Low Density Residential to Zone RE1 Public Recreation. It is proposed to maintain the existing zoning of these properties as Zone R2 Low Density Residential with some also continuing to be affected by road widening. Council notified all affected property owners about this issue and the intention to maintain the existing Zone R2 Low Density Residential.</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td> <p>Zone R2 Low Density Residential</p> <p>9 metres (2 storeys)/ 0.5:1 FSR</p>  </td><td> <p>Zone RE1 Public Recreation</p>  </td><td> <p>Maintain the existing controls</p>  </td></tr> </tbody> </table>	Existing controls	Proposed controls on exhibition	Submission request	<p>Zone R2 Low Density Residential</p> <p>9 metres (2 storeys)/ 0.5:1 FSR</p> 	<p>Zone RE1 Public Recreation</p> 	<p>Maintain the existing controls</p> 
Existing controls	Proposed controls on exhibition	Submission request						
<p>Zone R2 Low Density Residential</p> <p>9 metres (2 storeys)/ 0.5:1 FSR</p> 	<p>Zone RE1 Public Recreation</p> 	<p>Maintain the existing controls</p> 						
<p>No. 443</p> <p>Lehn Road, East Hills</p>	<p>Issue 6: Support the proposed zoning at 2D Lehn Road.</p> <p>This submission supports the designation of 2D Lehn Road (bushland adjacent Smith Park) as open space.</p>	<p>Action: No change is proposed.</p> <p>Reason: This submission is noted.</p>						

2.6 CAMPSIE TOWN CENTRE

Submissions	Issues	Comments						
No. 42 Anglo Road, Campsie	<p>Issue 1: Request site specific changes at 27–43 Anglo Road.</p> <p>This submission requests an additional permitted use (registered club) at 25–43 Anglo Road for the following reasons:</p> <ul style="list-style-type: none"> Reflects the existing use of the site for the purposes of a registered club and associated car park. Enables short-term development aspirations to expand the registered club. 	<p>Action: Amend clause 2.5 (Schedule 1) by permitting a ‘registered club’ as an additional permitted use at 27–43 Anglo Road.</p> <p>Reason: The site forms part of the town centre and accommodates an existing registered club and associated car park. The site contains a split zone (part Zone B2 Local Centre and part Zone R4 High Density Residential). The residential zoned portion of the site does not permit registered clubs.</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td>Zone B2 Local Centre/ Zone R4 High Density Residential</td><td>Zone B2 Local Centre/ Zone R4 High Density Residential</td><td>Zone B2 Local Centre/ Zone R4 High Density Residential plus permit registered club as an additional permitted use</td></tr> </tbody> </table> <div>  </div> <p>In considering this submission, it is noted that the Gateway Determination limits the Draft Consolidated LEP to changes that implement the Local Area Plans. The Local Area Plans do not recommend land use changes in the town centre.</p> <p>In relation to future reviews, Council has commenced the formal process to master plan the town centre, consistent with the South District Plan and <i>Connective City 2036</i>. The master plan would review the split zoning of the site and is expected to be completed in the next 12 months. As an interim measure, this amendment reflects the use of the site for the purposes of an existing registered club and associated car park.</p>	Existing controls	Proposed controls on exhibition	Submission request	Zone B2 Local Centre/ Zone R4 High Density Residential	Zone B2 Local Centre/ Zone R4 High Density Residential	Zone B2 Local Centre/ Zone R4 High Density Residential plus permit registered club as an additional permitted use
Existing controls	Proposed controls on exhibition	Submission request						
Zone B2 Local Centre/ Zone R4 High Density Residential	Zone B2 Local Centre/ Zone R4 High Density Residential	Zone B2 Local Centre/ Zone R4 High Density Residential plus permit registered club as an additional permitted use						

2.7 CHESTER HILL LOCAL CENTRE

Submissions	Issues	Comments						
<p>No. 214</p> <p>Waldron Road, Chester Hill</p>	<p>Issue 1: Request site specific changes at 222 Waldron Road.</p> <p>This submission requests an increase to the proposed building envelope controls to allow a 15 metre building height and a bonus 0.5:1 FSR for seniors housing only. The reasons include:</p> <ul style="list-style-type: none"> The site is located adjacent to medium density housing; a local centre; a sporting reserve; and, is satisfactorily serviced by public transport. The site has the capacity to sustain the proposed increase in FSR by having ample landscaped and communal open space and by having ample car parking in anticipated basement areas. The proposed change is to allow for compliance with the concept scheme, which is under preparation. The concept includes a multi-storey on the adjoining former service station site. The proposed change allows for a better transition in height between the higher form facing Campbell Hill Road and the lower form on the R4 land to the west. The proposed change for the purpose of seniors housing only applies to the R4 zoned land. The proposed change in height allows for the most efficient use of the land for the purpose of this highly valued form of residential accommodation which is highly in demand. The 'Vertical Villages' provisions of the Seniors SEPP allows a bonus FSR of 0.5:1 (above the LEP provision) under certain conditions such as the designation of 10% of accommodation to an organisation providing community housing registered with the Office of Community Housing as affordable housing and the receipt of a Site Compatibility Certificate. The proposed change incorporates the additional 0.5:1 FSR, currently available under the Seniors SEPP, into the LEP. There is no impediment in gaining a Site Compatibility Certificate. The proposed change would streamline the approval process by removing the requirement for a Site Compatibility Certificate. 	<p>Action: No change is proposed.</p> <p>Reason: The site is privately owned and accommodates an existing seniors housing complex. The site is surplus to educational needs in the locality and there is no proposal by state agencies to acquire the site. The Draft Consolidated LEP proposes to rezone the site from Zone SP2 infrastructure to Zone R4 High Density Residential to reflect the existing use of the site for the purposes of seniors housing.</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td>SP2 Infrastructure (Educational Establishment) 9 metres (2 storeys)/ No FSR</td><td>Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR</td><td>Zone R4 High Density Residential 15 metres (4 storeys)/ 1.5:1 FSR for seniors housing only</td></tr> </tbody> </table>  <p>In considering this submission, it is noted that the Gateway Determination limits the Draft Consolidated LEP to changes that implement the Local Area Plans. The Local Area Plans do not recommend an increased building envelope at the site.</p> <p>To date, there is no plan to review the local centre. This submission highlights that the proponent may explore other options such as seeking a site compatibility certificate under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.</p>	Existing controls	Proposed controls on exhibition	Submission request	SP2 Infrastructure (Educational Establishment) 9 metres (2 storeys)/ No FSR	Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR	Zone R4 High Density Residential 15 metres (4 storeys)/ 1.5:1 FSR for seniors housing only
Existing controls	Proposed controls on exhibition	Submission request						
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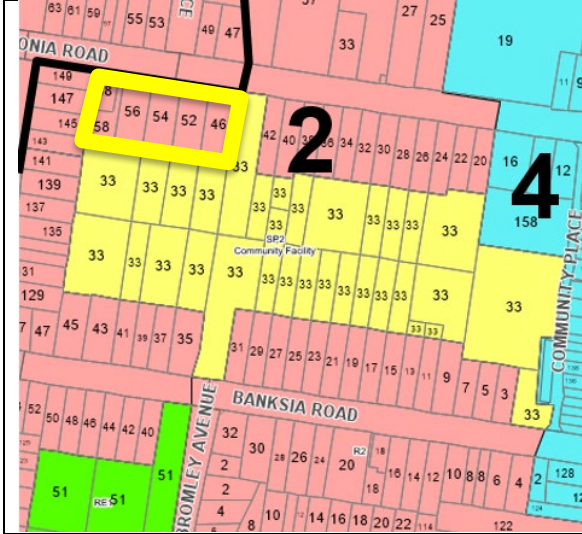
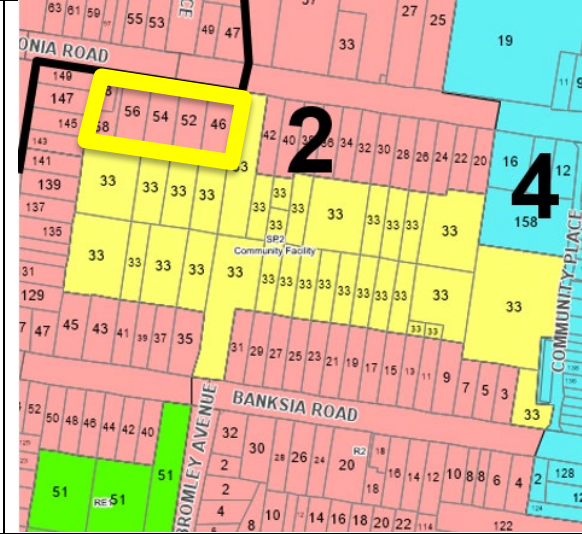
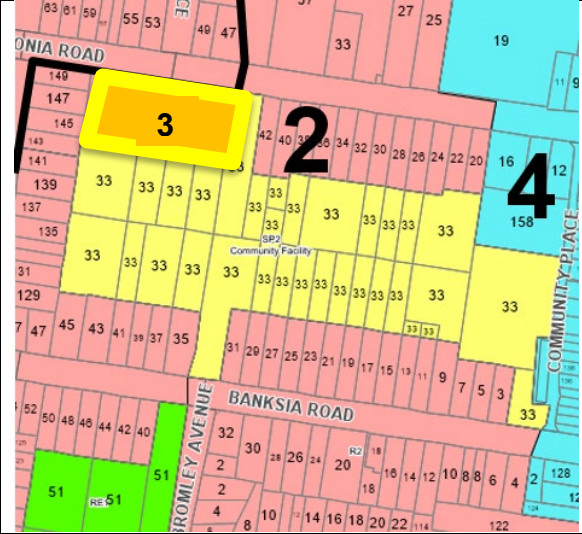
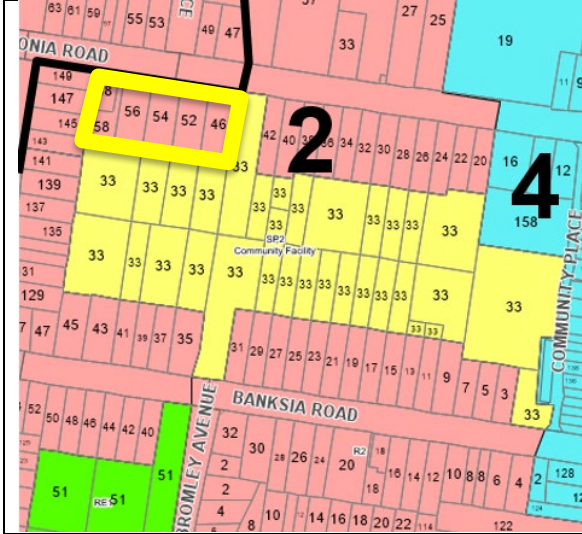
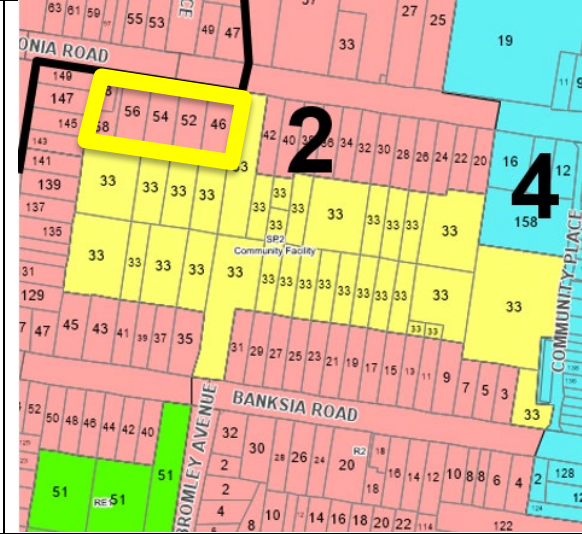
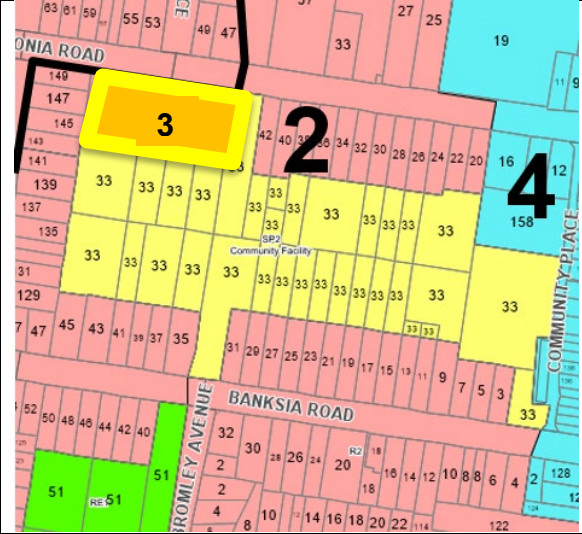
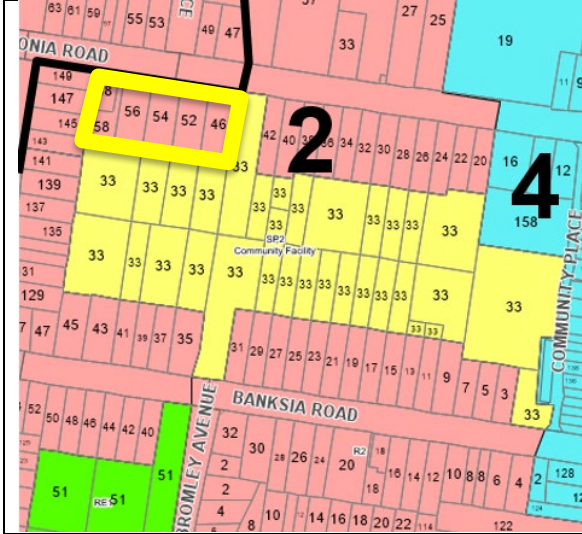
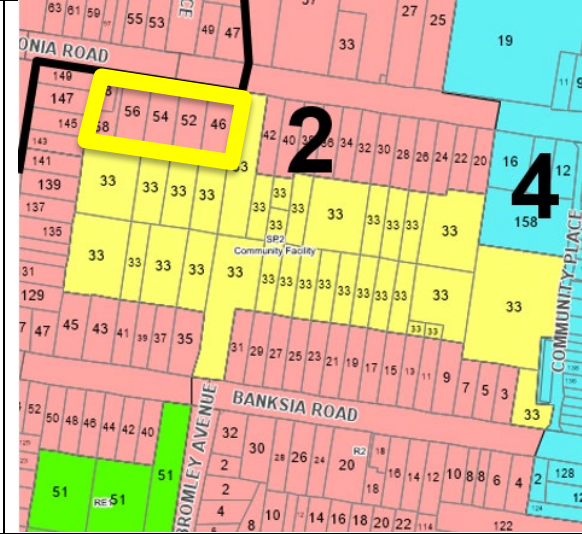
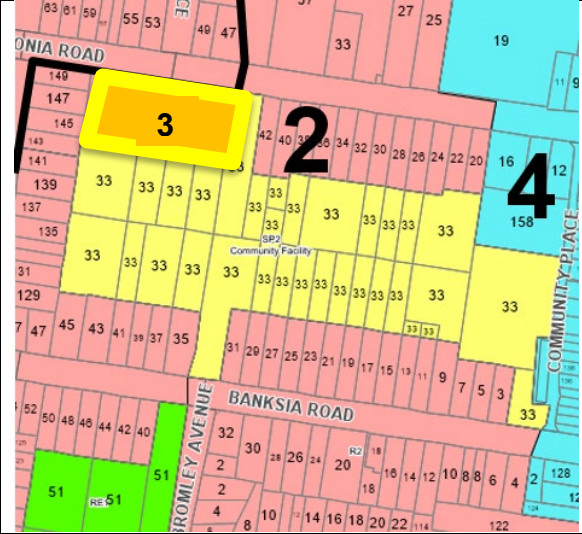
2.8 EARLWOOD LOCAL CENTRE

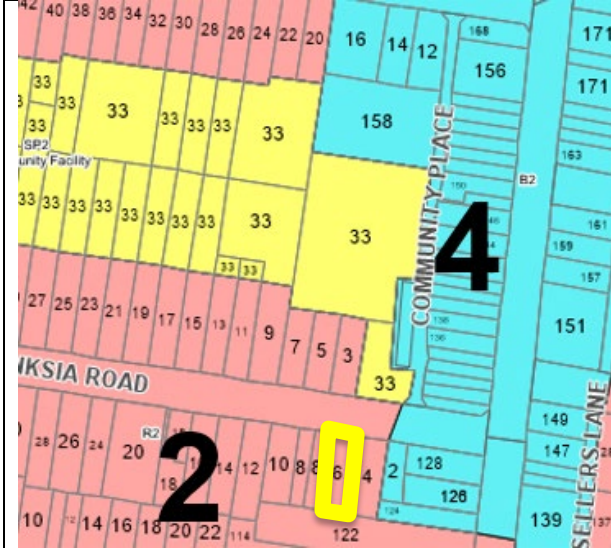
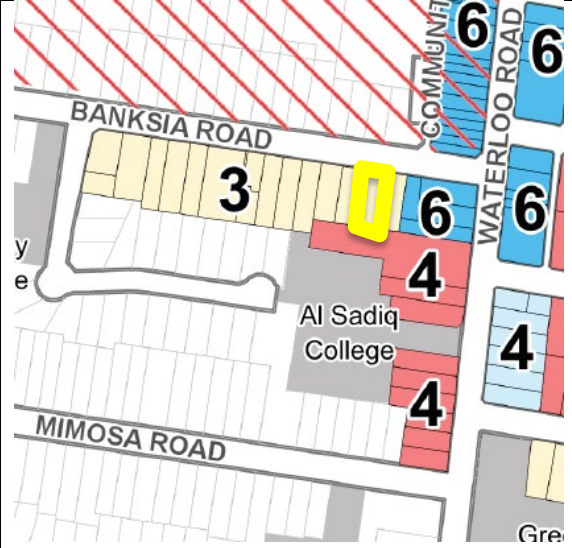
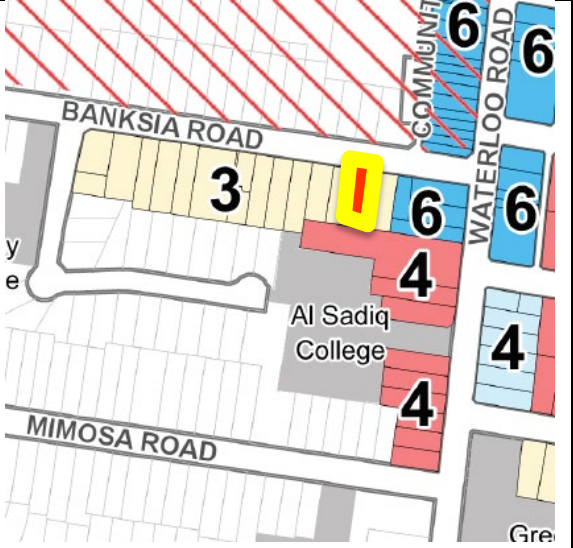
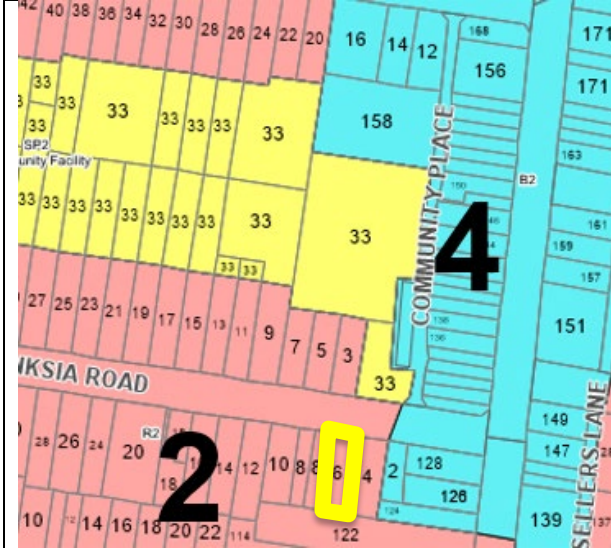
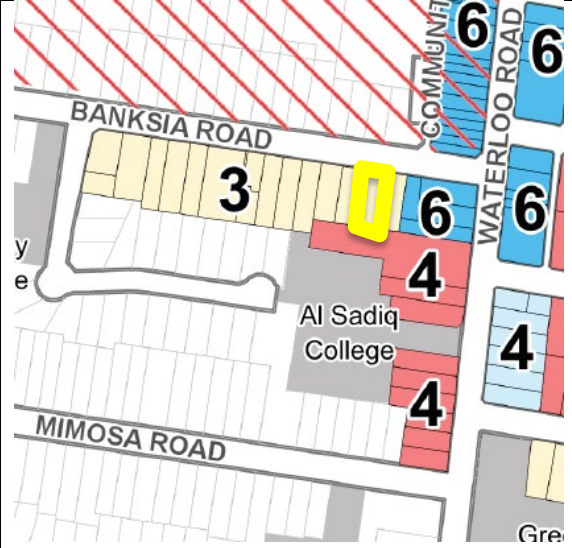
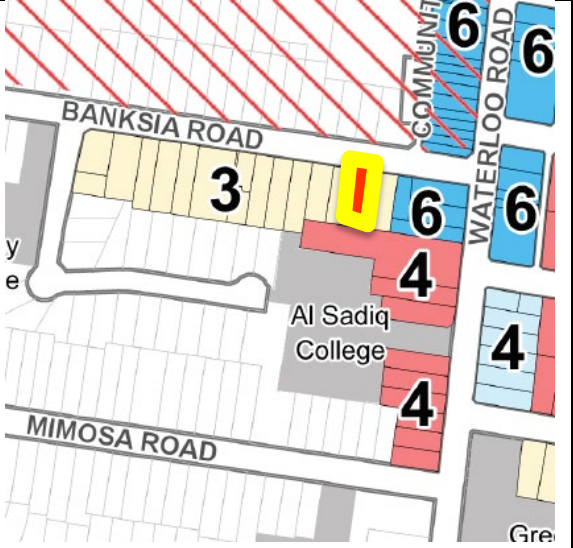
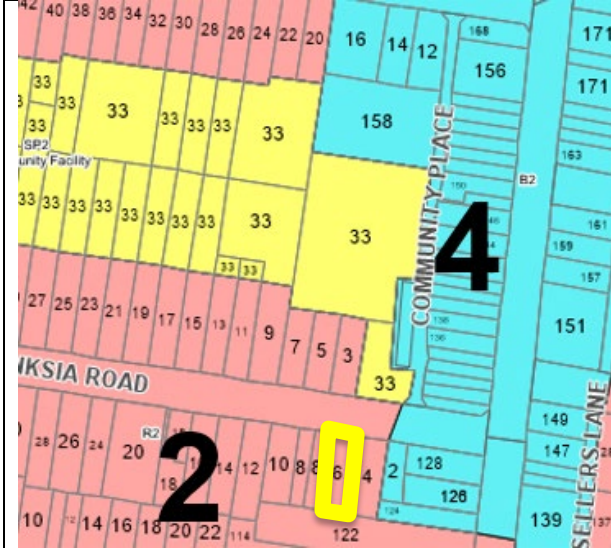
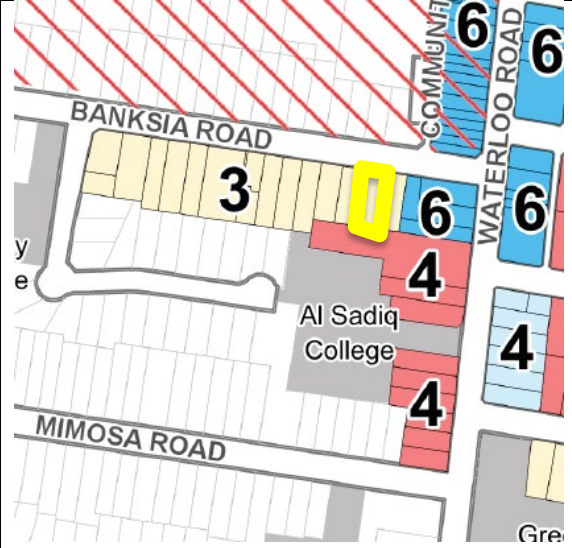
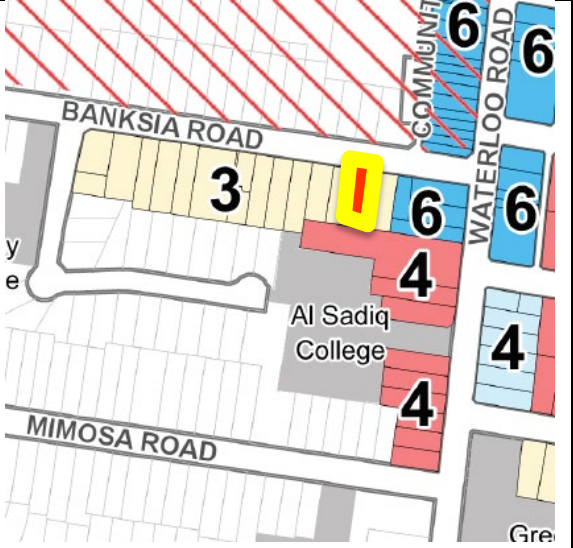
Submissions	Issues	Comments
<p>No. 107</p> <p>Clarke Road, Earlwood</p>	<p>Issue 1: Request clarification in Clarke Road.</p> <p>This submission comments that under the former Canterbury Council DCP 7, the properties at 8–22 Clarke Road were entitled to certain building concessions. As a consequence, land was given for public use (land widening at the back of the block and pedestrian access at the front of the block). The properties at 8–20 and 22 Clarke Street have been developed with a remaining undeveloped property at 18 Clarke Street. It should be made clear that the concessions in relation to these properties remain preserved.</p>	<p>Action: No change is proposed.</p> <p>Reason: The purpose of DCP 7 was to allow for additional commercial floor space at 8–22 Clarke Road as a result of land dedication for public purposes, without increasing the potential scale of the buildings. The adoption of Canterbury LEP 2012 by the former Canterbury Council rescinded DCP 7. Canterbury LEP 2012 does not apply a floor space ratio to these properties.</p> <p>The Gateway Determination requires the Draft Consolidated LEP to maintain the existing building envelope controls in the local centre.</p>
<p>No. 379</p> <p>Earlwood local centre</p>	<p>Issue 2: Request clarification in the Earlwood local centre.</p> <p>This submission questions whether Zone B2 Local Centre permits apartments.</p>	<p>Action: No change is proposed.</p> <p>Reason: Canterbury LEP 2012 currently permits shop top housing in Zone B2 Local Centre. The Gateway Determination requires the Draft Consolidated LEP to maintain the existing residential controls in the local centre.</p>

2.9 GREENACRE LOCAL CENTRE

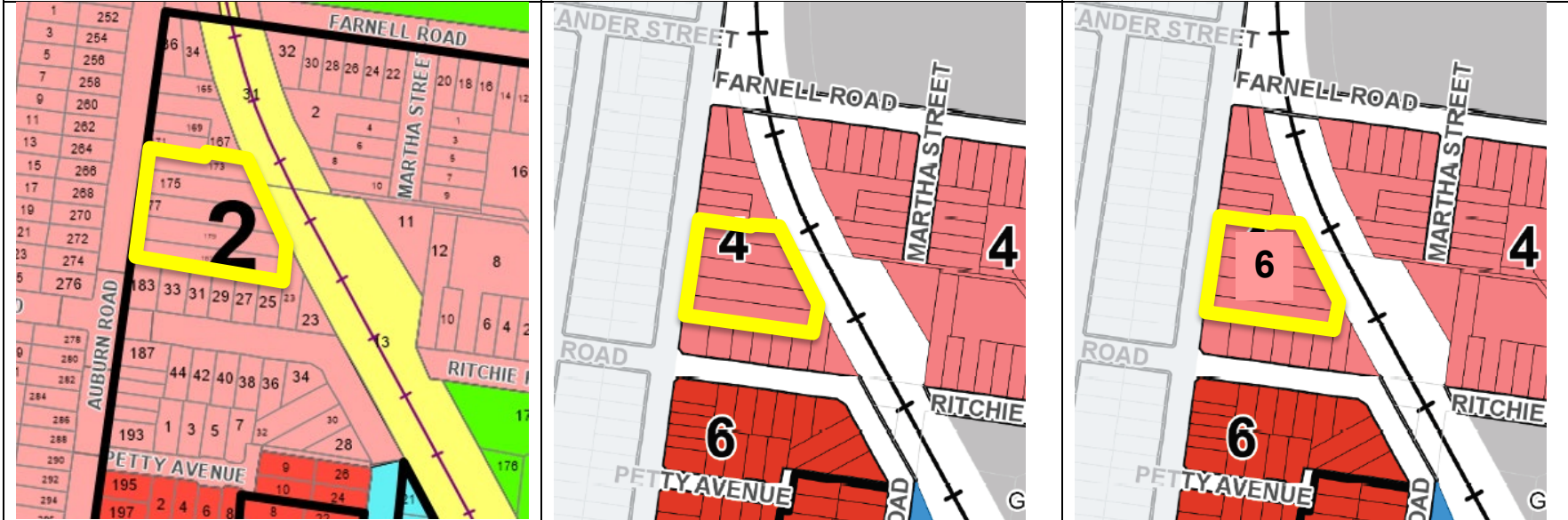
Submissions	Issues	Comments
Nos. 111, 118, 119	<p>Issue 1: Do not support the proposed built form in the Greenacre local centre.</p> <p>These submissions do not support the proposed built form in the local centre for the following reasons:</p> <p><u>Location</u></p> <ul style="list-style-type: none"> Existing residents moved to the area due to the existing zonings and low-rise village character (2 storeys) and do not wish to see it change. Council should focus on servicing existing residents. <p><u>Design</u></p> <ul style="list-style-type: none"> The proposed building heights are incompatible with the low-rise village character (2 storeys), aesthetics, amenity and landscape of the local centre. The preference is to retain the existing controls (4 storeys). These submissions do not support the proposed building heights of 5+ storeys. The proposed building heights would impact on the amenity of neighbouring properties e.g. overshadowing and privacy loss, particularly at the interfaces with the low density suburban neighbourhoods. Apartments are poorly designed and will transform the local centre into a slum. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> There is no railway station. The existing road network cannot accommodate increased traffic/ on-street parking, in particular Juno Parade and Waterloo Road. There is a lack of parking in the local centre to support additional visitors. There is a lack of services (such as bus services, railway station, electricity, gas, water, sewer lines) to support the proposed densities. The existing road network cannot accommodate increased traffic due to the high number of schools in proximity to the local centre. There is a lack of open space to support the proposed densities. 	<p>Action: No change is proposed.</p> <p>Reason: The proposed built form in the Greenacre local centre implements the directions set by the Greater Sydney Commission and <i>Connective City 2036</i>.</p> <p>The NSW Government established the Greater Sydney Commission to guide growth in Sydney to 2036. All councils must align their strategic planning with the directions set by the Greater Sydney Commission as outlined in the Greater Sydney Region Plan and South District Plan. The preparation of <i>Connective City 2036</i> and the Draft Consolidated LEP and supporting strategies are a response to the housing targets, as well as a legal requirement.</p> <p>Council engaged widely during the exhibition of <i>Connective City 2036</i> to provide a pathway to manage growth and change across the Canterbury Bankstown Local Government Area to 2036. Based on community feedback, a key action is to protect the low density character of the suburban neighbourhoods.</p> <p>For this reason, Council is aiming to distribute 80% of growth in centres, particularly those with good transport connectivity, high amenity, ready access to services and facilities, and 20% in suburban areas, largely through low density, infill development that is permitted under existing controls. It is important to note that the final step in the making of <i>Connective City 2036</i> was the endorsement from the NSW Government.</p> <p>Council has commenced the next step in the process, which is the staged implementation of <i>Connective City 2036</i>. The first stage is to integrate current land use strategies into the planning framework. The land use strategies (Local Area Plans) detail Council's endorsed approach to accommodate some of the residential and employment growth based on the centres hierarchy, and the delivery of supporting infrastructure, facilities and open space.</p> <p>The North East Local Area Plan is informed by detailed analysis and community consultation, and demonstrate the proposed built form that is appropriate for the future role and function of the Greenacre local centre. In considering the submissions, the following comments are provided:</p> <ul style="list-style-type: none"> <u>Building Design:</u> The proposed built form is considered to achieve an appropriate fit within the centres hierarchy and responds to a key concern raised by the community, which is to protect the low density character of the suburban neighbourhoods. This is achieved by concentrating apartments and multi dwelling housing in a compact centre (i.e. 5–10 minute walking catchment measured from the commercial main street) and limiting the ability for future unplanned and ad-hoc rezonings in more sensitive neighbourhood locations. The proposed built form in the commercial core mostly comprises of low and medium-rise buildings that create an urban form, generally of a similar height and not more than 4–6 storeys. It is proposed to address the existing 'village' scale through appropriate upper level setbacks which is ordinarily controlled via a development control plan. Importantly it is proposed to frame the centres with low-rise 3–4 storey buildings to act as a height transition to the suburban neighbourhoods with consideration being given to important amenity elements such as solar access and privacy through the development control plan. <u>Infrastructure:</u> As part of the exhibition process, Council consulted government authorities. The government authorities such as

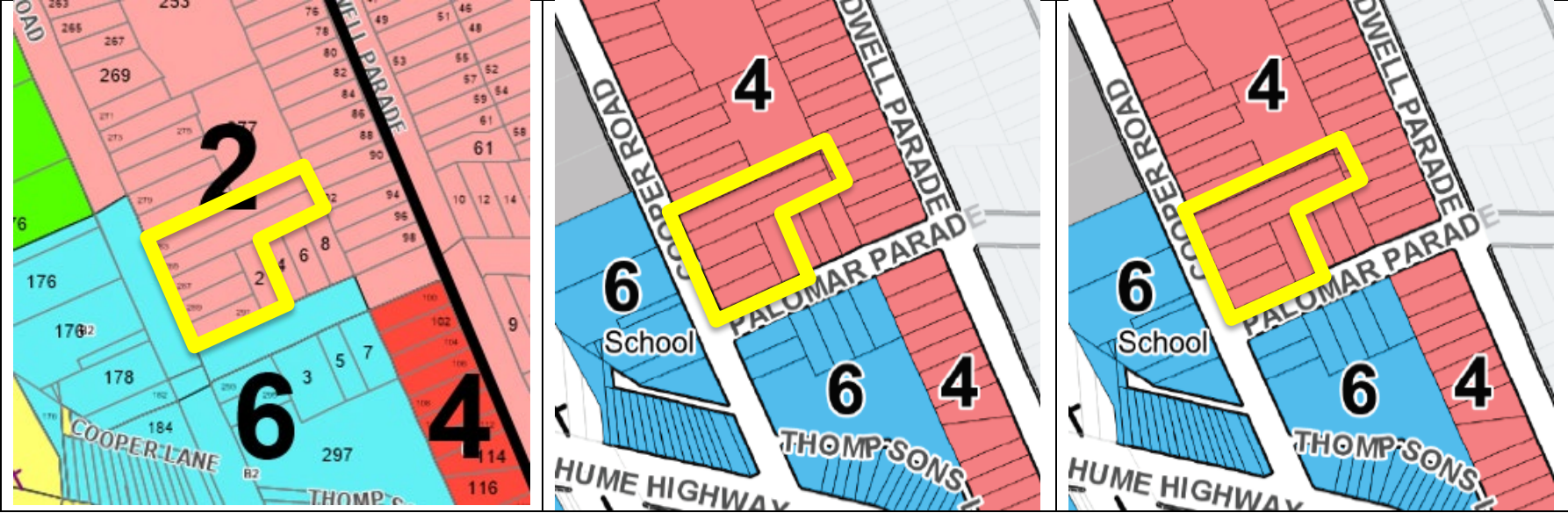
		<p>Transport for NSW; NSW Health; Department of Communities and Justice; Department of Planning, Industry and Environment (Environment, Energy and Science Group), NSW Environmental Protection Authority and Sydney Water did not identify any significant impact on services as a result of the proposed changes in the centres. Council will continue to work with the NSW Government on future improvements to the local centre.</p> <p>In addition, Council has taken the following actions to address the need for supporting infrastructure:</p> <ul style="list-style-type: none"> • Council exhibited an Integrated Access and Movement Strategy with <i>Connective City 2036</i>, which provides the City's overall traffic and transport strategy. • Council will update its contributions plans to incorporate the local infrastructure requirements identified by the Local Area Plan. The contributions plans will help to fund local infrastructure improvements in centres, including: <ul style="list-style-type: none"> — New multi-purpose community facility. — Improvements to recreation and leisure facilities. — Open space embellishments. — Footpath and pedestrian crossing upgrades to provide a balanced transport system where cars travel slowly in the centres, making streets easier to cross and a pleasant place to walk, sit and talk. — Ongoing implementation of Council's Town Centre Improvement Program. — Gradual increases in parking capacity at convenient locations around the centres. — Formalisation of the regional on-road cycle route which traverses through the local streets with painted markings. • Council will continue to advocate the NSW Government for public transport and state road improvements.
No. 111	<p>Issue 2: Do not support the return of the North East Local Area Plan.</p> <p>This submission does not support the proposed built form in the local centre as it is based on the North East Local Area Plan, which the NSW Government and Council previously decided not to implement.</p>	<p>Action: No change is proposed.</p> <p>Reason: The preparation of <i>Connective City 2036</i> and the Draft Consolidated LEP are a response to the Greater Sydney Commission's housing targets, as well as a legal requirement. Council engaged widely during the exhibition of <i>Connective City 2036</i> to provide a pathway to manage growth and change across the Canterbury Bankstown LGA. It is important to note that the final step in the making of <i>Connective City 2036</i> was the endorsement from the NSW Government.</p> <p>Council has commenced the staged implementation of <i>Connective City 2036</i> (Action E6.8). The first stage is to integrate current land use strategies (Local Area Plans) into Council's new planning framework via the Draft Consolidated LEP.</p>
<p>No. 40</p> <p>Salamander Place, Greenacre</p>	<p>Issue 3: Request site specific changes at 16–17 Salamander Place.</p> <p>This submission requests the reclassification of 16–17 Salamander Place from community land to operational land for acquisition purposes.</p>	<p>Action: No change is proposed.</p> <p>Reason: The Gateway Determination does not permit the Draft Consolidated LEP to consider reclassifications. Council is looking to prepare a separate planning proposal to address reclassification issues.</p>

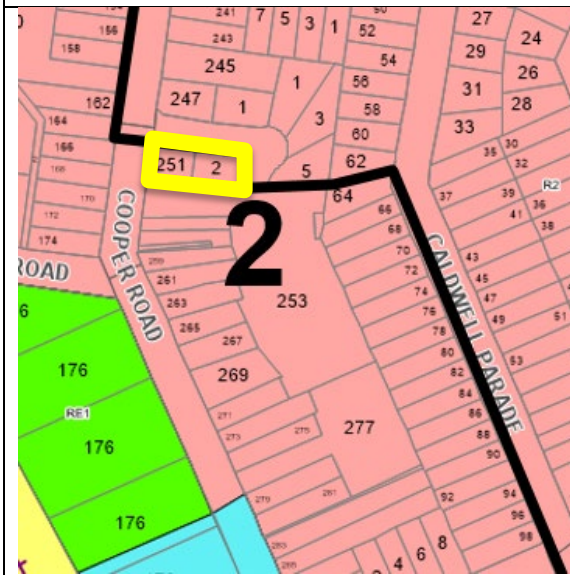
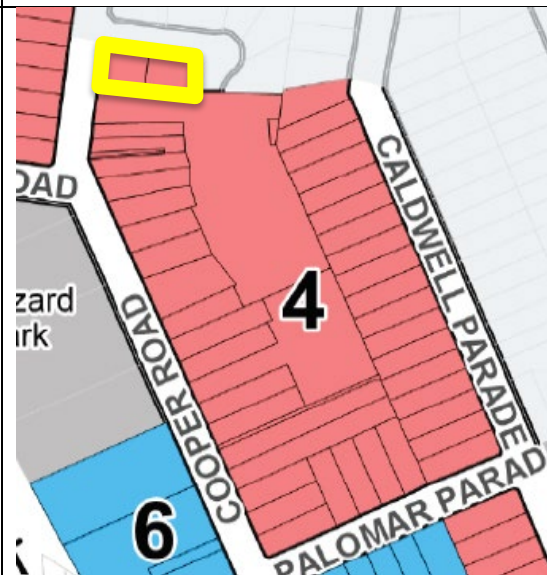
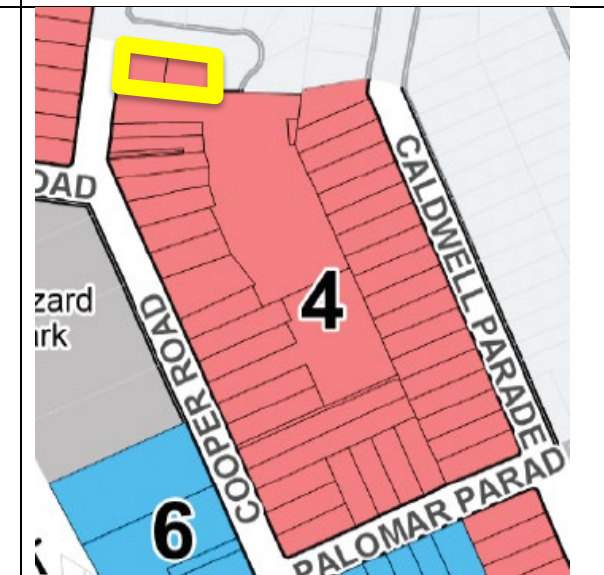
Submissions	Issues	Comments									
No. 32 Boronia Road, Greenacre	<p>Issue 4: Request site specific changes at 46–58 Boronia Road.</p> <p>This submission requests changes to the proposed zone and building envelope controls to Zone R3 Medium Density Residential (3 storeys/ 0.75:1 FSR).</p> <p>The reasons include there is insufficient land zoned for medium density residential development.</p>	<p>Action: No change is proposed.</p> <p>Reason: The North East Local Area Plan (Action L1) identifies this section of Boronia Road as a deferred matter. It forms part of the Community Place Precinct and is subject to a future master plan, which would explore options to create an enlivened mixed use destination. The completion of the master plan must occur prior to any changes to the existing controls.</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td> Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR </td><td> Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR </td><td> Zone R3 Medium Density Residential 10 metres (3 storeys)/ 0.75:1 FSR </td></tr> <tr> <td>  </td><td>  </td><td>  </td></tr> </tbody> </table>	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R3 Medium Density Residential 10 metres (3 storeys)/ 0.75:1 FSR			
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Submissions	Issues	Comments									
No. 314 Banksia Road, Greenacre	<p>Issue 5: Request site specific changes at 6 Banksia Road.</p> <p>This submission requests an increase to the proposed building envelope controls to 4 storeys/ 1:1 FSR.</p> <p>The reasons include:</p> <ul style="list-style-type: none"> The proposed controls cannot substantially contribute to the achievement of additional dwellings and are not commensurate to a built form that would be viable in the zone. The site is located adjacent to the B2 Local Centre zone and the proposed zone should be reviewed in the context of the site's locality. The site is well-placed to assist with the delivery of housing diversity and affordability in a highly accessible location, consistent with the Region Plan and District Plan. The proposed changes would enable high density affordable or seniors housing, together with a renewed place of public worship and community facilities. 	<p>Action: No change is proposed.</p> <p>Reason: The North East Local Area Plan (Action L1) identifies Banksia Road as forming part of the local centre's residential fringe. The desired character is to frame the local centre in the form of low-rise buildings (3 storeys), while providing a height transition to the low-rise suburban neighbourhood (2 storeys).</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td> Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR </td><td> Zone R3 Medium Density Residential 10 metres (3 storeys)/ 0.75:1 FSR </td><td> Zone R3 Medium Density Residential 12 metres (4 storeys)/ 1:1 FSR </td></tr> <tr> <td>  </td><td>  </td><td>  </td></tr> </tbody> </table> <p>In considering this submission and community feedback, it is proposed to continue with the proposed controls as exhibited for the following reasons:</p> <ul style="list-style-type: none"> The Gateway Determination limits the Draft Consolidated LEP to implementing the adopted Local Area Plan. To ensure there is a coordinated approach to planning in the local centre, the request to increase building heights would require a review of the complete block in the context of the local centre structure plan (Action L1). There is no plan to review the structure plan. The objective of the medium density housing zone is to provide a suitable visual transition between high and low density residential areas. The zone permits attached dwellings and multi dwelling housing, which are typically 2–3 storeys. It is not proposed to allow 4 storey development in the medium density residential zone as this building height is inconsistent with the zone objective. The request does not meet the Department of Planning, Industry and Environment's strategic merit test. It is inconsistent with the Local Area Plan, which provides sufficient capacity to meet State and local housing supply policies. The Local Area Plan is informed by detailed analysis and community consultation, which demonstrate that the proposed scale and density is appropriate for the future role and function of the local centre. There is no change in circumstances that would require an increase in the proposed capacity. 	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R3 Medium Density Residential 10 metres (3 storeys)/ 0.75:1 FSR	Zone R3 Medium Density Residential 12 metres (4 storeys)/ 1:1 FSR			
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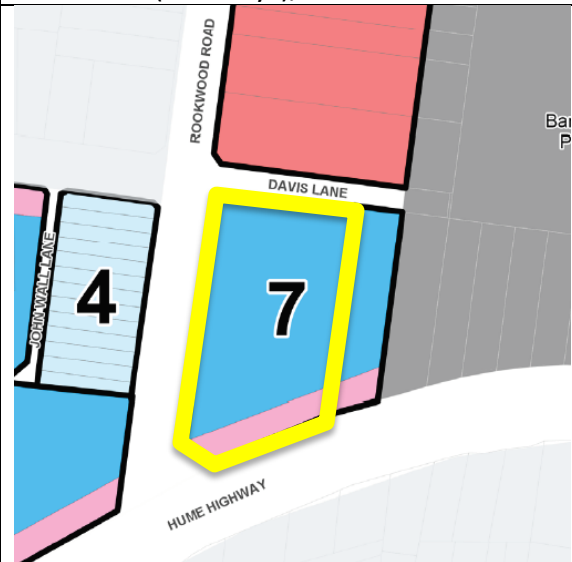
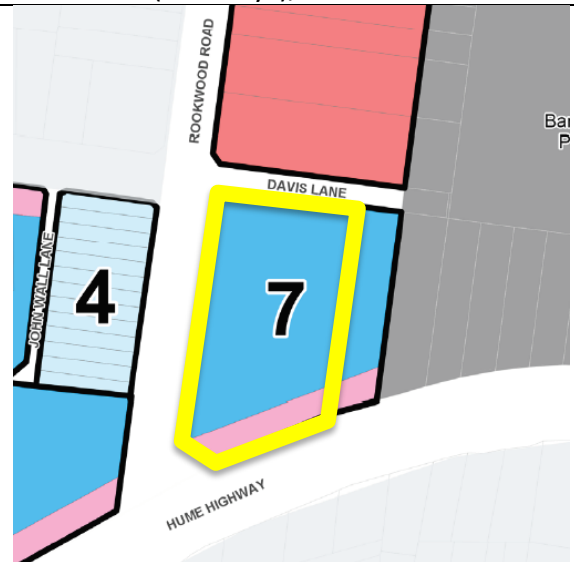
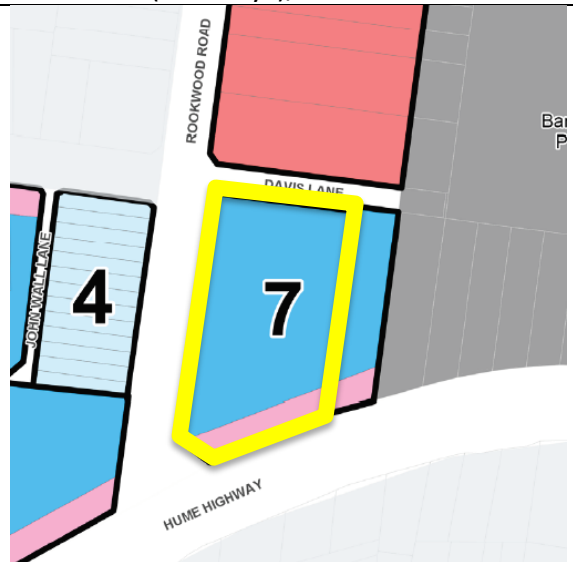
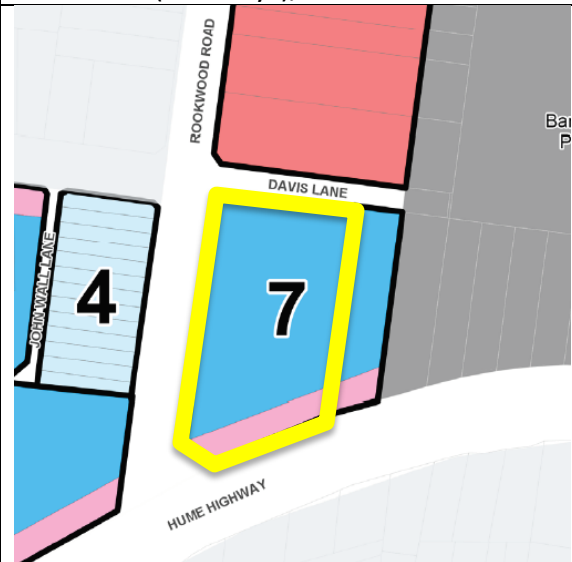
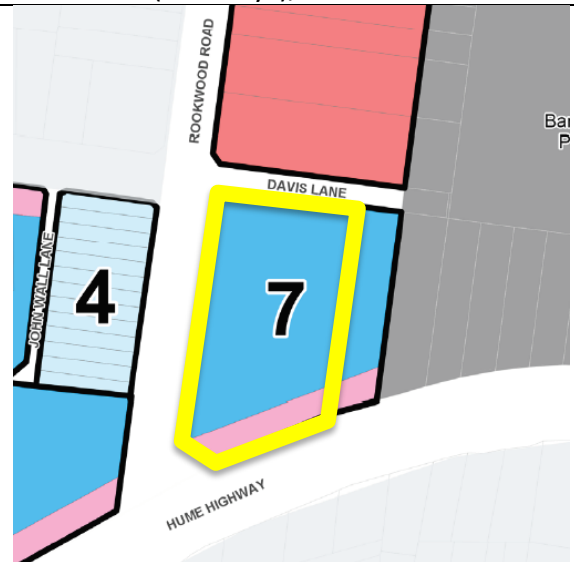
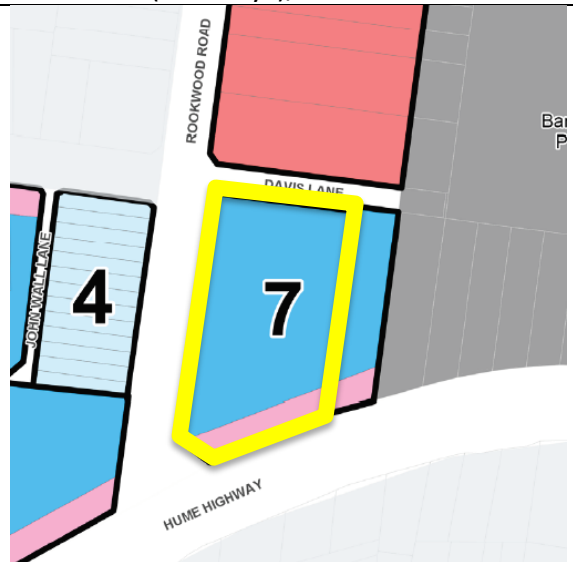
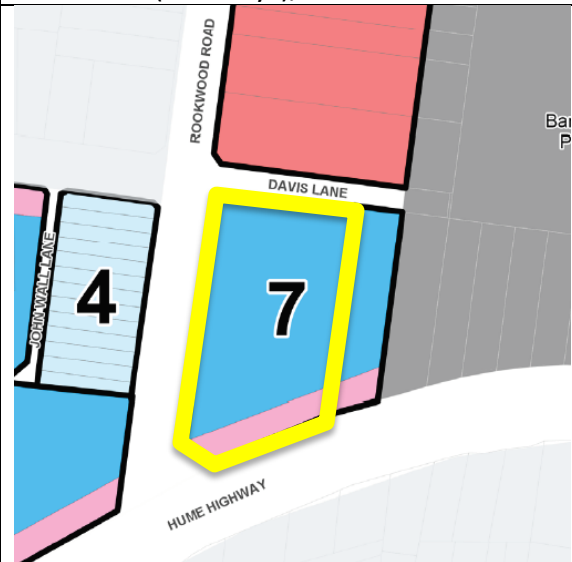
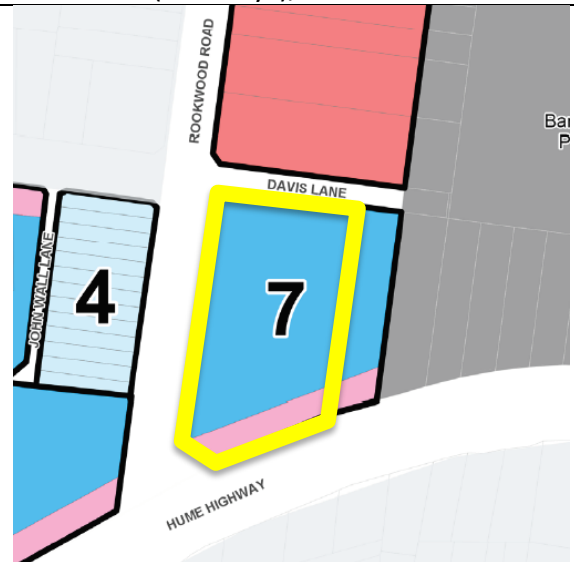
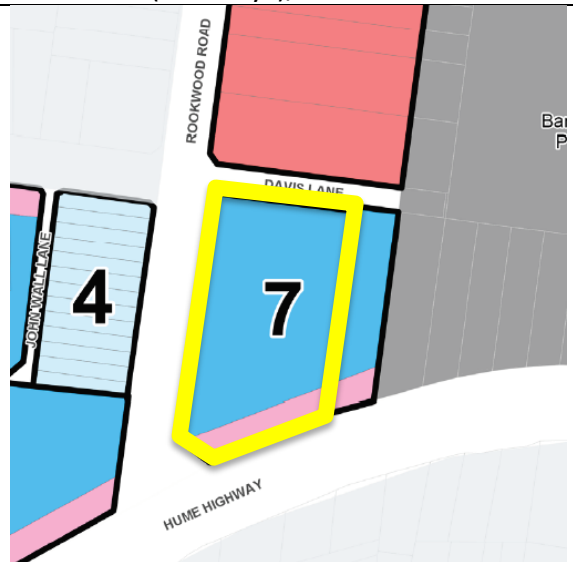
2.10 YAGOONA LOCAL CENTRE

Submissions	Issues	Comments						
No. 9 Auburn Road, Yagoona	<p>Issue 1: Request site specific changes at 173–181 Auburn Road.</p> <p>This submission requests an increase to the proposed building envelope controls to 6 storeys/ 1.5:1 FSR.</p> <p>The reasons include:</p> <ul style="list-style-type: none"> • High density accommodation would attract a younger demographic to the area. • High density accommodation would support local shops. • The location is in proximity to bus services. 	<p>Action: No change is proposed.</p> <p>Reason: The North Central Local Area Plan (Action L1) identifies these properties as forming part of the local centre's residential fringe. The desired character is to frame the local centre in the form of low-rise buildings (4 storeys), while providing a height transition to the low-rise suburban neighbourhood (2 storeys).</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td>Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR</td><td>Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR</td><td>Zone R4 High Density Residential 19 metres (6 storeys)/ 1.5:1 FSR</td></tr> </tbody> </table>  <p>In considering this submission, it is proposed to continue with the proposed controls as exhibited for the following reasons:</p> <ul style="list-style-type: none"> • The Gateway Determination limits the Draft Consolidated LEP to implementing the adopted Local Area Plan. To ensure there is a coordinated approach to planning in the local centre, the request to increase building heights would require a review of the complete block in the context of the local centre structure plan (Action L1). There is no plan to review the structure plan. • The proposed 4 storey limit responds to the desired low-rise character of the residential fringe and provides an appropriate height transition to the suburban neighbourhood. • The proposed 4 storey limit assists in providing residential amenity and is consistent with the height objective to minimise overshadowing and visual impacts, particularly to the properties to the south. This is a key issue raised in the community feedback. • The request does not meet the Department of Planning, Industry and Environment's strategic merit test. It is inconsistent with the Local Area Plan, which provides sufficient capacity to meet State and local housing supply policies. The Local Area Plan is informed by detailed analysis and community consultation, which demonstrate that the proposed scale and density is appropriate for the future role and function of the local centre. There is no change in circumstances that would require an increase in the proposed capacity. 	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR	Zone R4 High Density Residential 19 metres (6 storeys)/ 1.5:1 FSR
Existing controls	Proposed controls on exhibition	Submission request						
Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR	Zone R4 High Density Residential 19 metres (6 storeys)/ 1.5:1 FSR						

Submissions	Issues	Comments						
No. 336 Cooper Road, Yagoona	<p>Issue 2: Request site specific changes at 283–289 Cooper Road and 2 Palomar Parade.</p> <p>This submission requests an increase to the proposed building envelope controls.</p> <p>The reasons include:</p> <ul style="list-style-type: none"> The proposed controls are not reflective of the strategic location of this land to the local centre and transport facilities. The proposed controls are not reflective of the B2 zoned local centre to the south and west of the land. 	<p>Action: No change is proposed.</p> <p>Reason: The North Central Local Area Plan (Action L1) identifies these properties as forming part of the local centre’s residential fringe. The desired character is to frame the local centre in the form of low–rise buildings (4 storeys), while providing a height transition to the low–rise suburban neighbourhood (2 storeys).</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td> Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR </td><td> Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR </td><td> Zone R4 High Density Residential >13 metres (>4 storeys)/ >1:1 FSR </td></tr> </tbody> </table>  <p>In considering this submission, it is proposed to continue with the proposed controls as exhibited for the following reasons:</p> <ul style="list-style-type: none"> The Gateway Determination limits the Draft Consolidated LEP to implementing the adopted Local Area Plan. To ensure there is a coordinated approach to planning in the local centre, the request to increase building heights would require a review of the complete block in the context of the local centre structure plan (Action L1). There is no plan to review the structure plan. The proposed 4 storey limit responds to the desired low–rise character of the residential fringe and provides an appropriate height transition to the suburban neighbourhood. The request does not meet the Department of Planning, Industry and Environment’s strategic merit test. It is inconsistent with the Local Area Plan, which provides sufficient capacity to meet State and local housing supply policies. The Local Area Plan is informed by detailed analysis and community consultation, which demonstrate that the proposed scale and density is appropriate for the future role and function of the local centre. There is no change in circumstances that would require an increase in the proposed capacity. 	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR	Zone R4 High Density Residential >13 metres (>4 storeys)/ >1:1 FSR
Existing controls	Proposed controls on exhibition	Submission request						
Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR	Zone R4 High Density Residential >13 metres (>4 storeys)/ >1:1 FSR						

Submissions	Issues	Comments						
No. 103 Venture Crescent, Yagoona	<p>Issue 3: Request site specific changes in Venture Crescent.</p> <p>This submission does not support the proposed densities (Zone R4/ 4 storeys) at Venture Crescent for the following reasons:</p> <ul style="list-style-type: none"> The proposed building heights are to apply mid-block and would impact on the amenity of neighbouring properties e.g. overshadowing, privacy loss and noise, particularly at the interfaces with the low density residential zone. The cul-de-sac street cannot accommodate increased traffic, on-street parking or waste collection. <p>Suggestions range from retaining the existing controls to rezoning the complete block for a more equitable arrangement.</p>	<p>Action: Remove the proposed rezoning at 2 Venture Crescent and 251 Cooper Road. This means the properties will remain as Zone R2 Low Density Residential (2 storeys/ 0.5:1 FSR).</p> <p>Reason: The North Central Local Area Plan (Action L1) identifies 2 Venture Crescent and 251 Cooper Road as forming part of the local centre's residential fringe. Where practical, the Local Area Plan proposed to rezone complete blocks to minimise the amenity impact on adjoining properties. In this case, it was proposed to partially rezone the block to frame the local centre.</p> <p>However, community feedback raised concern with the extent of the proposed densities, particularly at the mid-block interface with the suburban neighbourhood. The mid-block interface occurs in Venture Crescent, which is a cul-de-sac street.</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td>Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR</td><td>Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR</td><td>Suggestions range from retaining the existing controls to rezoning the complete block</td></tr> </tbody> </table> <div style="display: flex; justify-content: space-around;">    </div> <p>In considering this submission, it is proposed to remove the proposed rezoning at this location. This means the driveway to 253 Cooper Road would form the northern boundary to the local centre, with minimal amenity impact on the cul-de-sac street. The suggestion to rezone the complete block is not required to meet State and local policies.</p>	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR	Suggestions range from retaining the existing controls to rezoning the complete block
Existing controls	Proposed controls on exhibition	Submission request						
Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R4 High Density Residential 13 metres (4 storeys)/ 1:1 FSR	Suggestions range from retaining the existing controls to rezoning the complete block						

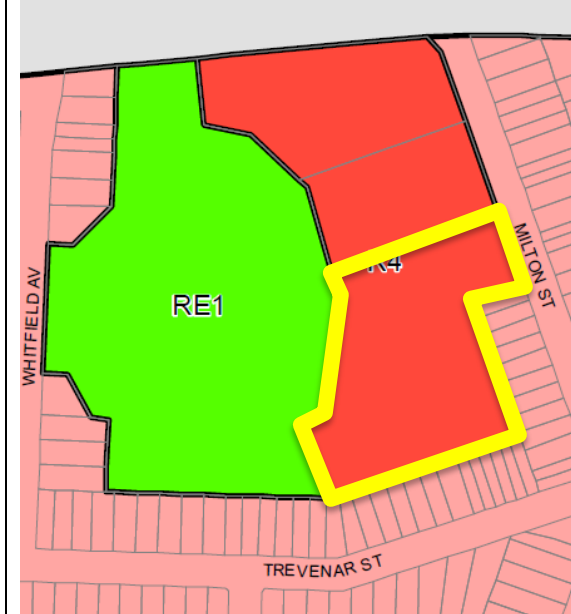
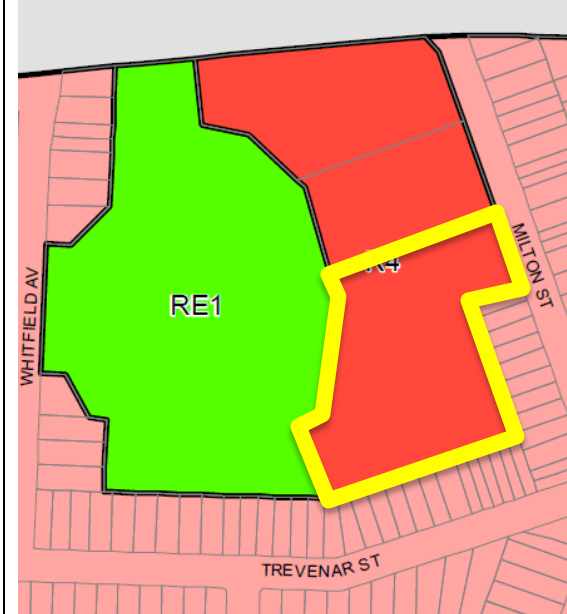
2.11 ROOKWOOD VILLAGE CENTRE

Submissions	Issues	Comments									
No. 398 Hume Highway, Bankstown	<p>Issue 1: Request site specific changes at 326 Hume Highway.</p> <p>This submission requests an increase to the proposed building envelope controls to 3:1 FSR. The additional floor space would result in additional dwellings along the eastern boundary of the site (levels 5–6).</p> <p>The reasons include:</p> <ul style="list-style-type: none"> The site is suitable for uplift to enable site renewal. There are few landholdings of this size along the spine of the Chapel Road Precinct suitable for such an extensive mixed-use development incorporating retail, commercial and residential uses. The additional uplift in FSR would enable the accommodation of additional retail and residential apartments. The proposed concept design provides an opportunity to create a ‘public’ art’ installation of architectural design on the south facade. This public art opportunity can reinforce this corner, creating a landmark ‘gateway’ to the CBD and enhance the sense of destination or ‘place’ to the public plaza and retail precinct. The proposed changes align with the vision for future housing, employment, service and infrastructure needs for the LGA and will have minimal environmental impact on the public domain considering the majority of additional FSR sought will be located at and below ground level. No additional height is sought other than what is prescribed in the BLEP 2015. The proposed changes are both reasonable and logical given the current and historic use of the land, the physical location and size of the site, and its future objective to provide both commercial and residential services, consistent with the current and future strategic planning policies and strategies. <p>The submission includes a concept scheme and shadow diagrams.</p>	<p>Action: No change is proposed.</p> <p>Reason: The North Central Local Area Plan (Action L3) identifies the village centre as a major employment precinct along the Hume Highway Enterprise Corridor, which would support economic activity as its primary role. The village centre is located at a busy intersection (Hume Highway and Rookwood Road) and is impacted by noise and air quality issues. The existing controls require a minimum 20 metre setback to the Hume Highway to provide appropriate amenity for future residents.</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td>Zone B6 Enterprise Corridor 23 metres (7 storeys)/ 2:1 FSR</td><td>Zone B6 Enterprise Corridor 23 metres (7 storeys)/ 2.5:1 FSR</td><td>Zone B6 Enterprise Corridor 23 metres (7 storeys)/ 3:1 FSR</td></tr> <tr> <td></td><td></td><td></td></tr> </tbody> </table> <p>In considering this submission, it is proposed to continue with the proposed controls as exhibited for the following reasons:</p> <ul style="list-style-type: none"> The Local Area Plan and Draft Consolidated LEP propose a number of amendments to provide an appropriate building envelope for the site. The Draft Consolidated LEP proposes to increase the FSR from 2:1 to 2.5:1. The DCP review is proposing to reduce the minimum setback to the Hume Highway from 20 metres to 10 metres provided there is appropriate amenity (noise and air quality) protection for future residents. Otherwise a 20 metre setback will apply. The Gateway Determination limits the Draft Consolidated LEP to implementing the adopted Local Area Plan. To ensure there is a coordinated approach to planning in the local centre, the request to increase the floor space ratio would require a review of the complete block in the context of the local centre structure plan (Action L3). There is no plan to review the structure plan. The request does not meet the Department of Planning, Industry and Environment’s strategic merit test. It is inconsistent with the Local Area Plan, which provides sufficient capacity to meet State and local housing supply policies. The Local Area Plan is informed by detailed analysis and community consultation, which demonstrate that the proposed scale and density is appropriate for the future role and function of the local centre. There is no change in circumstances that would require an increase in the proposed capacity. 	Existing controls	Proposed controls on exhibition	Submission request	Zone B6 Enterprise Corridor 23 metres (7 storeys)/ 2:1 FSR	Zone B6 Enterprise Corridor 23 metres (7 storeys)/ 2.5:1 FSR	Zone B6 Enterprise Corridor 23 metres (7 storeys)/ 3:1 FSR			
Existing controls	Proposed controls on exhibition	Submission request									
Zone B6 Enterprise Corridor 23 metres (7 storeys)/ 2:1 FSR	Zone B6 Enterprise Corridor 23 metres (7 storeys)/ 2.5:1 FSR	Zone B6 Enterprise Corridor 23 metres (7 storeys)/ 3:1 FSR									
											

2.12 SUBURBAN NEIGHBOURHOODS

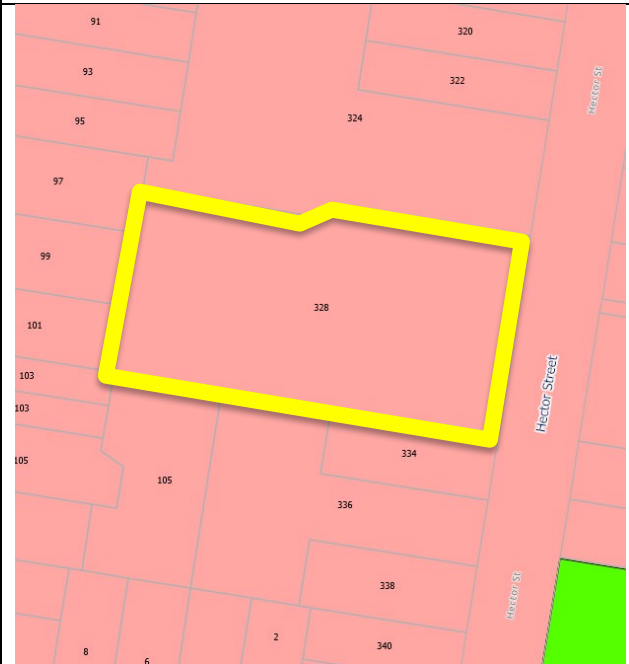
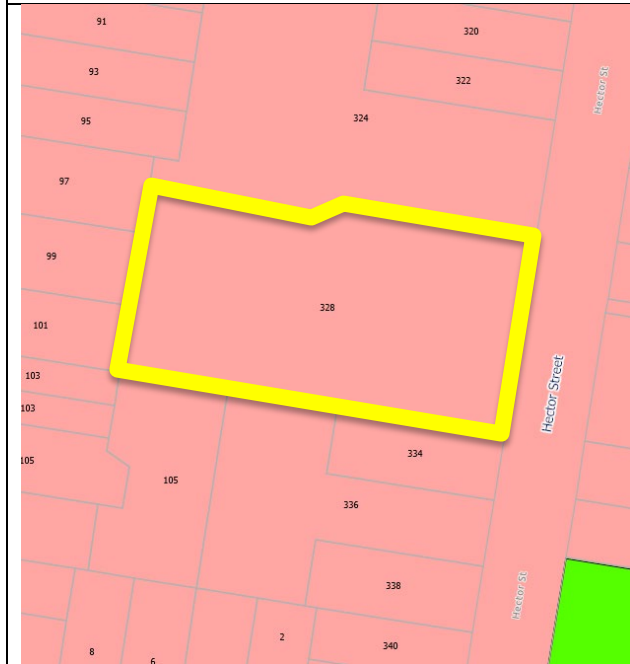
Submissions	Issues	Comments
Nos. 5, 468	<p>Issue 1: Do not support boarding houses in the suburban neighbourhoods.</p> <p>These submissions do not support boarding houses in the suburban neighbourhoods as this development type is incompatible with the local character.</p>	<p>Action: No change is proposed.</p> <p>Reason: The Standard Instrument (Local Environmental Plans) Order 2006 mandates boarding houses as a permissible land use in the residential zones. The Draft Consolidated LEP (clause 1.9) proposes to apply SEPP 65 to improve the building design of boarding houses.</p>
No. 5	<p>Issue 2: Do not support non–residential land uses in the suburban neighbourhoods.</p> <p>This submission does not support non–residential land uses (other than parks) in the suburban neighbourhoods as these development types are incompatible with the local character.</p>	<p>Action: No change is proposed.</p> <p>Reason: Bankstown LEP 2015 and Canterbury LEP 2012 currently permit a range of non–residential land uses which are considered to be compatible with the residential zones. The Draft Consolidated LEP proposes to maintain these existing controls.</p>

2.13 ASHBURY SUBURBAN NEIGHBOURHOOD

Submissions	Issues	Comments				
No. 79 Milton Street, Ashbury	<p>Issue 1: Request sit specific changes at 165 Milton Street.</p> <p>This submission requests the inclusion of cafes, restaurants and shops as additional permitted uses at 165 Milton Street.</p> <p>The reasons are:</p> <ul style="list-style-type: none">It will facilitate greater flexibility of uses on the site and a more desirable outcome for the area. Ashbury has a number of small restaurants and cafes within the suburb such as Three Tomatoes, First St Pantry and Excelsior Jones and these spaces contribute to the amenity and diversity of the suburb.It would allow for the evolution of the Milton Street Precinct, improving its service offering and providing an additional diverse range of services for the community. This would add vibrancy and commercial activity in the area to incentivise value adding redevelopments to occur in the future.	<p>Action: Amend clause 2.5 (Schedule 1) by permitting a ‘restaurant or cafe’ as an additional permitted use at 165 Milton Street subject to the gross floor area not exceeding 100m².</p> <p>Reason: At the Ordinary Meeting of 26 November 2019, Council considered the proposed rezoning of 149–165 Milton Street from an industrial zone to a high density residential zone. The intended outcome is to achieve a high standard of residential and pedestrian amenity within the precinct. The Department of Planning, Industry and Environment made the LEP amendment in March 2020.</p> <table><tr><th>Existing controls</th><th>Submission request</th></tr><tr><td>Zone R4 High Density Residential 11–21 metres/ 1.1:1 FSR</td><td>Zone R4 High Density Residential plus permit restaurant or cafe as an additional permitted use</td></tr></table> <div></div> <p>A ‘restaurant or cafe’ is considered to be compatible with the intended outcome of the rezoning proposal. However, floor area restrictions would apply to ensure this land use is limited to meeting the day-to-day needs of residents at this out-of-centre location. The maximum gross floor area would be equivalent to neighbourhood shops, which are permissible in the high density residential zone.</p>	Existing controls	Submission request	Zone R4 High Density Residential 11–21 metres/ 1.1:1 FSR	Zone R4 High Density Residential plus permit restaurant or cafe as an additional permitted use
Existing controls	Submission request					
Zone R4 High Density Residential 11–21 metres/ 1.1:1 FSR	Zone R4 High Density Residential plus permit restaurant or cafe as an additional permitted use					

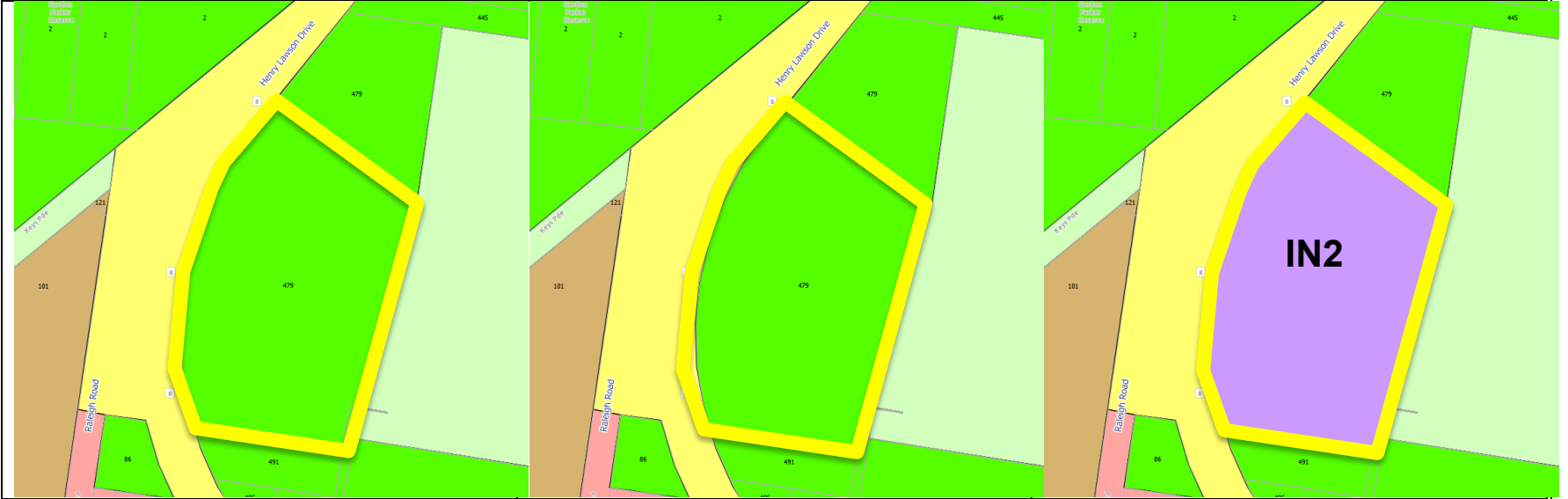
2.14 BASS HILL SUBURBAN NEIGHBOURHOOD

Submissions	Issues	Comments						
<div>No. 57</div> <div>Cann Street, Bass Hill</div>	<div>Issue 1: Request site specific changes at 101–111 Cann Street.</div> <div>This submission requests the rezoning of 101–111 Cann Street from Zone B5 Business Development to Zone B1 Neighbourhood Centre for the following reasons:</div> <div><ul style="list-style-type: none">Proximity to transport.Close to shops and food outlets.Directly adjacent to Cann Street medical and specialist centre.In line with local planning and community objectives.Proximity to community and recreational facilities.Similar to the development at the corner of Hume Highway and Hector Street.Would benefit the wider community by improving the streetscape, improve street parking, and improve the safety, value and overall aesthetics of the area.</div>	<div>Action: No change is proposed.</div> <div>Reason: The site is within Zone B5 Business Development and forms part of the Hume Highway Enterprise Corridor.</div> <table><tr><th>Existing controls</th><th>Submission request</th></tr><tr><td>Zone B5 Business Development 11 metres (3 storeys)/ 1:1 FSR</td><td>Zone B1 Neighbourhood Centre</td></tr><tr><td></td><td></td></tr></table> <div>In considering this submission, it is noted that the Gateway Determination limits the Draft Consolidated LEP to changes that implement the Local Area Plans. The Local Area Plans do not recommend land use changes at the site.</div> <div>In relation to future reviews, Council may review this issue when it implements the Draft Employment Land Strategy. The draft strategy contains an action to harmonise the B5 Business Development/ B6 Enterprise Corridor zones, while protecting employment lands for employment uses.</div>	Existing controls	Submission request	Zone B5 Business Development 11 metres (3 storeys)/ 1:1 FSR	Zone B1 Neighbourhood Centre		
Existing controls	Submission request							
Zone B5 Business Development 11 metres (3 storeys)/ 1:1 FSR	Zone B1 Neighbourhood Centre							
								

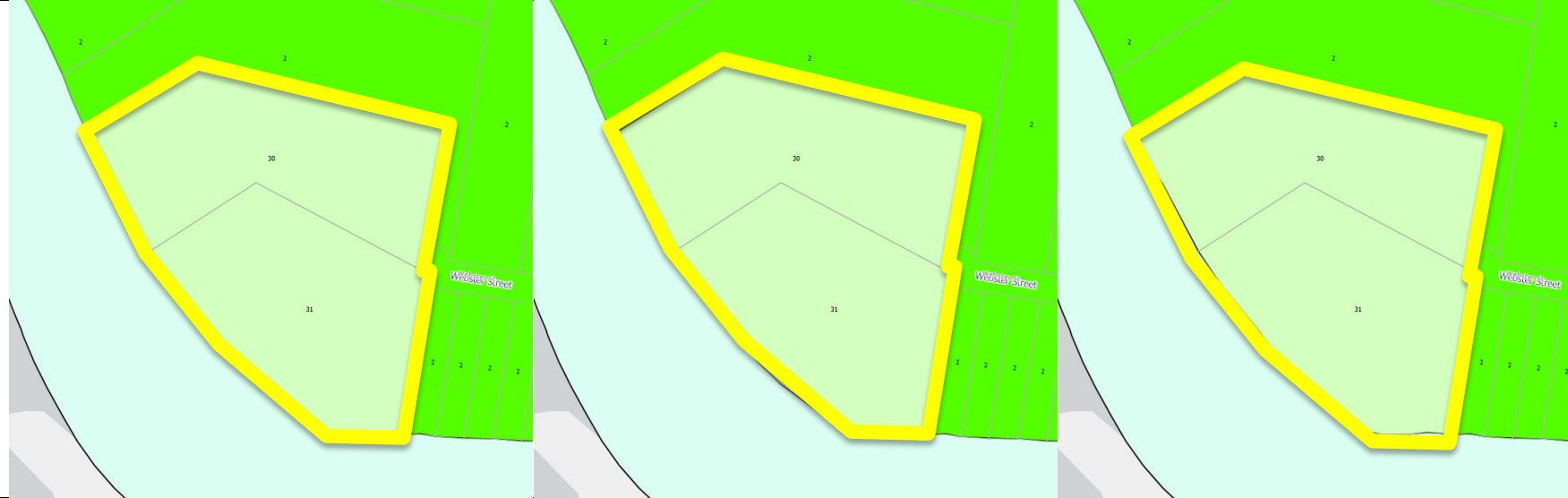
Submissions	Issues	Comments				
<div>No. 88</div> <div>Hector Street, Bass Hill</div>	<div>Issue 2: Request site specific changes at 328 Hector Street.</div> <div>This submission requests the inclusion of recreational facilities (indoor) and neighbourhood shops as additional permitted uses at 328 Hector Street.</div> <div>The reasons are:<ul style="list-style-type: none">The land is occupied by a purpose built club building. The land is zoned R2 Low Density Residential. Under this zone a registered club is prohibited. The previous club use enjoyed existing use rights.The submission seeks to make permissible with consent land uses which could appropriately operate on the site occupied by the former RSL building.The submission does not seek to make a registered club permissible. It does seek to facilitate the retention of the existing recreation facility of a gym, which has operated on the site as an ancillary use to the former RSL club use. A child care centre is also proposed for the site which is a land use permitted in the R2 Low Density Residential zone.The former RSL club building is a purpose built non-residential building in a residential zone. The submission seeks to make permissible with consent low impact uses which could combine to give economic life to the site. The reuse of the site could be pursued via existing use rights, however a more certain and controlled outcome would be achieved via the addition of the proposed land uses. While this is not a planning proposal request, the requirements for a planning proposal have been addressed for completeness.</div>	<div>Action: Amend clause 2.5 (Schedule 1) by permitting a ‘recreational facility (indoor)’ as an additional permitted use at 328 Hector Street subject to the gross floor area not exceeding 800m².</div> <div>Reason: The site is within Zone R2 Low Density Residential and accommodates the former Bass Hill RSL (registered club). The residential zone does not permit recreational facilities (indoor) and neighbourhood shops.</div> <table><tr><th>Existing controls</th><th>Submission request</th></tr><tr><td>Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR</td><td>Zone R2 Low Density Residential plus permit a recreational facility (indoor) and neighbourhood shops as additional permitted uses</td></tr></table> <div></div> <div>In considering this submission, it is proposed to include a recreational facility (indoor) as an additional permitted use. This amendment reflects the use of the site for the purpose of an existing gym (800m² in floor area). However, floor area restrictions would apply to ensure this land use is limited to meeting the day-to-day needs of residents at this out-of-centre location.</div> <div>In relation to neighbourhood shops, this request does not meet the criteria under the Draft Consolidated LEP (clause 6.10) to permit shops on the site. The criteria requires the existing building to be designed, constructed or used for the purpose of a shop. In this case, the existing building was designed, constructed and used for the purpose of a registered club.</div>	Existing controls	Submission request	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R2 Low Density Residential plus permit a recreational facility (indoor) and neighbourhood shops as additional permitted uses
Existing controls	Submission request					
Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone R2 Low Density Residential plus permit a recreational facility (indoor) and neighbourhood shops as additional permitted uses					

2.15 MILPERRA SUBURBAN NEIGHBOURHOOD

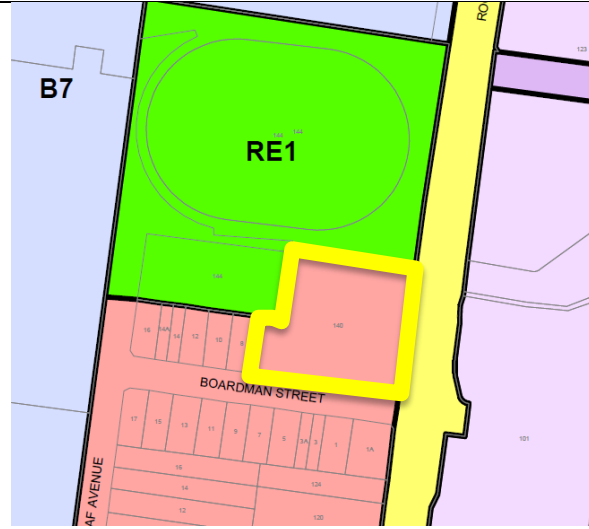


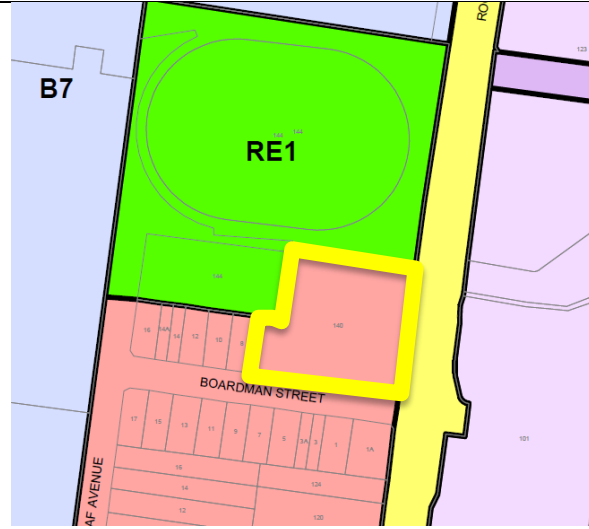


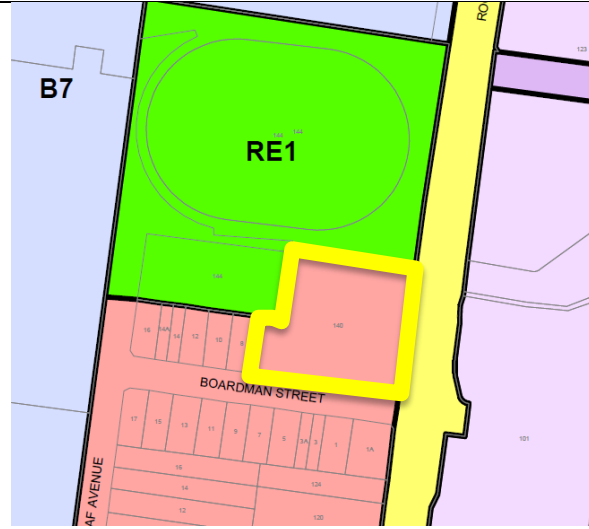


Submissions	Issues	Comments
Nos. 122, 129, 433	<p>Issue 1: Do not support the redevelopment of the former Riverlands Golf Course site.</p> <p>These submissions do not support the proposed redevelopment of the former Riverlands Golf Course site for residential purposes as it is flood prone land and will impact on surrounding properties.</p> <p>The preference is to preserve the site as a public recreation area like the Western Sydney Parklands which provide various types of facilities for the community from Elizabeth Drive to Horton Park Road.</p>	<p>Action: No change is proposed.</p> <p>Reason: Council is currently assessing a development application for the redevelopment of the site, which would consider flooding, open space and landscape issues.</p>
Nos. 129, 365, 417, 433, 443, 466	<p>Issue 2: Do not support the redevelopment of the former WSU Milperra Campus site.</p> <p>These submissions do not support the proposed redevelopment of the former WSU Milperra Campus site for residential purposes. At the north–east corner of the site is a small Cumberland Plain Woodland remnant known locally as Wonga Smith’s Bush. This bushland was set aside for conservation purposes in 1974 by the NSW Education Department. WSU and the community desire the protection of the bushland, as well as the park between the bush and the day care centre.</p> <p>The preference is to preserve the site for education purposes to support the growing population. Another coeducational high school or TAFE would be needed. The bushland should also be zoned open space to see the continuing protection of this area.</p>	<p>Action: No change is proposed.</p> <p>Reason: The Gateway Determination requires the Draft Consolidated LEP to maintain the existing controls at the site. Any future review of the site would be subject to a separate planning proposal process.</p>

Submissions	Issues	Comments						
No. 358 Henry Lawson Drive, Milperra	<p>Issue 3: Request site specific changes at 479 and 507 Henry Lawson Drive.</p> <p>This submission supports the inclusion of veterinary hospitals as an addition permitted use and requests the rezoning of 479 Henry Lawson Drive from Zone RE1 Public Recreation to Zone IN2 Light Industrial or Zone B6 Enterprise Corridor.</p> <p>The reasons are:</p> <ul style="list-style-type: none"> It is requested to rezone the site to a more suitable zoning that is reflective of its employment use and location along a main road. It is considered that as the site is no longer owned by Council, is not required for land acquisition purposes and the site has limited recreational, social and environmental value, it is not reflective of the objectives of the RE1 zone. It is recommended that the site be rezoned to a more suitable zoning, consistent with the current permitted land uses on the site, being a garden centre and the location of the site along a main road. The existing 'garden centre' use is a permitted use in the proposed IN2 Light Industrial zone and achieves the above objectives. In particular, the subject site is positioned along Henry Lawson Drive which is a major road servicing the local area as well as providing a connection to the nearby M5 motorway and Milperra/Canterbury Roads. There is no intention to change the uses on the site from a garden centre. However, it is important to consider the range of permitted uses in a nominated zone. Under the Draft IN2 zone there are nominated uses that are permitted with consent including: <i>Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Roads; Tank-based aquaculture; Warehouse or distribution centres; Any development not specified in item 2 (permitted without consent) or 4 (prohibited).</i> There is no intention to change the use of the site from a garden centre, this process is about recognising and aligning the use of the site with its correct zone. An IN2 zone in this location would support the airport/trade gateway and reflect the employment uses of the site. The site's location does not raise any immediate concerns in relation to the permissible uses under the IN2 zone. There is a level of separation from residential dwellings due to the location of open space and the golf course, which provides a buffer. The site is separated from future residential to the east by the four 	<p>Action: No change is proposed.</p> <p>Reason: The site is within Zone RE1 Public Recreation. In September 2018, the Department of Planning, Industry and Environment published Bankstown LEP 2015 (Amendment No. 7) on the NSW legislation website, which permits a garden centre as an additional permitted use. The Draft Consolidated LEP also proposes to permit a veterinary hospital as an additional permitted use to complement the garden centre.</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td>Zone RE1 Public Recreation</td><td>Zone RE1 Public Recreation</td><td>Zone IN2 Light Industrial or Zone B6 Enterprise Corridor</td></tr> </tbody> </table>  <p>The submission requests to rezone the site from Zone RE1 Public Recreation to Zone IN2 Light Industrial or Zone B6 Enterprise Corridor. According to the Department of Planning, Industry and Environment's Practice Note (PN 11–002):</p> <ul style="list-style-type: none"> The purpose of the light industrial zone is to provide a range of light industries, warehouse or distribution centres, depots, vehicle trade and other service industries. The types of uses need to be 'light' in nature, meaning they will not cause nuisance or adversely affect the surrounding amenity for example by way of noise or emissions. The purpose of the enterprise corridor zone is to encourage commercial or industrial development along main roads such as those identified by the Region Plan and South District Plan. Retail activity needs to be limited to ensure that enterprise corridors do not detract from the centres hierarchy that has been identified or planned. <p>The Practice Note together with the Department of Planning, Industry and Environment's Gateway Determination and strategic merit test do not support rezoning the site to an industrial zone or enterprise corridor zone for the following reasons:</p> <ul style="list-style-type: none"> State and local policies do not identify the site as an existing or planned industrial precinct, and do not identify Henry Lawson Drive as an existing or planned enterprise corridor. In this regard, Council's recently completed Employment Land Strategy does not identify nor recommend this site as required for employment uses. The site is surrounded by environmentally sensitive land and is within a high flood risk area and bushfire risk area. Intensified development on the site is unlikely to be supported due to its constrained nature. The site remains contaminated and is subject to a Remediation Action Plan. According to the assessment of Bankstown LEP 2015 	Existing controls	Proposed controls on exhibition	Submission request	Zone RE1 Public Recreation	Zone RE1 Public Recreation	Zone IN2 Light Industrial or Zone B6 Enterprise Corridor
Existing controls	Proposed controls on exhibition	Submission request						
Zone RE1 Public Recreation	Zone RE1 Public Recreation	Zone IN2 Light Industrial or Zone B6 Enterprise Corridor						

	<p>lane Henry Lawson Drive. The site is strategically located and positioned along a major transport corridor.</p> <ul style="list-style-type: none">• It is noted that any future change of use of the site would be subject to a separate Development Application process which would need to consider and assess the impacts of a particular use. The garden centre is operating without adverse impacts on the surrounding land uses.• However, should Council feel that the IN2 Light Industrial zone is not suitable for the site, consideration could be given to the B6 Business Enterprise zone. The existing 'garden centre' use is a permitted use in the proposed B6 zone and achieves the above objectives. In particular, the subject site is positioned along Henry Lawson Drive which is a major road servicing the local area as well as providing a connection to the nearby M5 motorway and Milperra/Canterbury Roads.• As with the requested Industrial zoning, the possible alternate zoning of B6 does not raise any immediate concerns in relation to the permissible uses under the B6 zone. There is a level of separation from residential dwellings due to the location of open space and the golf course, which provides a buffer. The site is separated from future residential to the east by the four lane Henry Lawson Drive.	<p>(Amendment No. 7), the Accredited Site Auditor provided an Interim Audit Advice that confirmed the site is suitable for a garden centre provided the building design is consistent with the proposal contemplated in the Remediation Action Plan.</p> <p>Council considered the submission's request for an industrial zone or enterprise corridor zone, and does not find any basis to amend the existing zone at this point. In considering the alternative zones, Council must consider all the permissible land uses that would apply and on this basis, cannot support either of the proposed zones.</p>
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Submissions	Issues	Comments						
No. 89 Webster Street, Milperra	<p>Issue 4: Request spite specific changes at 30 and 31 Webster Street.</p> <p>This submission requests the inclusion of hotel or motel accommodation and restaurants or cafes as additional permitted uses at 30 and 31 Webster Street.</p> <p>The reasons include:</p> <ul style="list-style-type: none"> The site is a former Motorboat Club. The site has the benefit of an existing consent under exiting use rights for a function centre and restaurant. The Draft Canterbury Bankstown LEP is already proposing to include function centres as a Schedule 1 use to regularise the consent in place for the land. This submission seeks to include 'restaurant or cafe' which also aligns with the current consent which include a restaurant use. In addition the submission seeks the inclusion of hotel or motel accommodation. This use aligns with the approved use of the land as function centre and is A use which further reinforces the desirable location of the approved function centre. Further the requested suite of uses aligns with Council's LSPS seeking to build upon the City's assets, character and opportunities. The suite of uses proposed will regularise the land uses permitted under the current consent and also facilitate the use and evolution of a function and conference facility in a highly desirable location which would become an asset for the City of Canterbury Bankstown and the greater Sydney Metropolitan area. 	<p>Action: Amend clause 2.5 (Schedule 1) by permitting a 'function centre' and 'restaurant or cafe' as additional permitted uses at 30 and 31 Webster Street.</p> <p>Reason: The site is within Zone RE2 Private Recreation, which does not permit function centres, restaurants and cafes.</p> <p>The Draft Consolidated LEP proposes to allow function centres as an additional permitted use to reflect the existing development approval for the site (DA 224/2014). The development approval is for alterations and additions to the existing building to accommodate a first floor function centre, new restaurant, landscaping, car park and boat shed.</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td>Zone RE2 Private Recreation</td><td>Zone RE2 Private Recreation</td><td>Zone RE2 Private Recreation plus permit hotel or motel accommodation and restaurant or cafe as additional permitted uses</td></tr> </tbody> </table>  <p>In considering this submission, it is proposed to include a 'restaurant or cafe' together with a 'function centre' as additional permitted uses as it is consistent with the development approval. It is not proposed to include hotel or motel accommodation as this does not form part of the development approval and it is not proposed to make this land use permissible within the private recreation zone.</p>	Existing controls	Proposed controls on exhibition	Submission request	Zone RE2 Private Recreation	Zone RE2 Private Recreation	Zone RE2 Private Recreation plus permit hotel or motel accommodation and restaurant or cafe as additional permitted uses
Existing controls	Proposed controls on exhibition	Submission request						
Zone RE2 Private Recreation	Zone RE2 Private Recreation	Zone RE2 Private Recreation plus permit hotel or motel accommodation and restaurant or cafe as additional permitted uses						

2.16 EMPLOYMENT LAND PRECINCTS

Submissions	Issues	Comments									
No. 72 Rookwood Road, Yagoona	<p>Issue 1: Request site specific changes at 140 Rookwood Road.</p> <p>This submission supports the proposed rezoning of the site at 140 Rookwood Road, Yagoona from Zone R2 Low Density Residential to Zone B6 Enterprise Corridor provided it enables residential, commercial or industrial development along main roads. The reason is the location is lacking a centrally identified neighbourhood or village centre.</p> <p>This submission also requests the possible reclassification of the land bordered by the site and Boardman Avenue as a future Potts Hill Village Centre.</p>	<p>Action: No change is proposed.</p> <p>Reason: The site accommodates an existing registered club. The North Central Local Area Plan (Action I1) initially proposed to rezone the site to Zone B5 Business Development. This property is located adjacent to the Chullora Technology Park and Potts Hill Business Park. The intended outcome is to focus on economic activities which relate to busy roads with high traffic volumes. The Draft Employment Lands Strategy reinforces this action, however proposes to rezone the site to Zone B6 Enterprise Corridor to better reflect the intended outcome.</p> <table border="1"> <thead> <tr> <th>Existing controls</th><th>Proposed controls on exhibition</th><th>Submission request</th></tr> </thead> <tbody> <tr> <td>Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR</td><td>Zone B6 Enterprise Corridor 11 metres (3 storeys)/ 1:1 FSR</td><td>Zone B6 Enterprise Corridor plus permit residential development</td></tr> <tr> <td></td><td></td><td></td></tr> </tbody> </table> <p>In considering this submission, it is noted that the proposed enterprise corridor zone will permit hotel or motel accommodation and serviced apartments. While the Local Area Plan and the Draft Employment Lands Strategy do not recommend high density residential development at this out-of-centre location, the SEPP (Housing for Seniors or People with a Disability) 2004 permits seniors housing on land that is being used for the purposes of an existing registered club subject to consent.</p>	Existing controls	Proposed controls on exhibition	Submission request	Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone B6 Enterprise Corridor 11 metres (3 storeys)/ 1:1 FSR	Zone B6 Enterprise Corridor plus permit residential development			
Existing controls	Proposed controls on exhibition	Submission request									
Zone R2 Low Density Residential 9 metres (2 storeys)/ 0.5:1 FSR	Zone B6 Enterprise Corridor 11 metres (3 storeys)/ 1:1 FSR	Zone B6 Enterprise Corridor plus permit residential development									
											

Submissions	Issues	Comments
No. 150 Bankstown Airport	<p>Issue 2: Do not support pilot training activities at the Bankstown Airport.</p> <p>This submission requests the relocation of pilot training activities over residential areas to less populated locations. Pilot training in densely populated areas is not supported.</p>	<p>Action: No change is proposed.</p> <p>Reason: Commonwealth legislation governs the operation of the Bankstown Airport, which includes pilot training activities. The Draft Consolidated LEP cannot override Commonwealth legislation to control this activity.</p>
No. 443	<p>Issue 3: Request for site specific changes at the Chullora Technology Park.</p> <p>This submission requests the rezoning of the Chullora (now Yana Badu) Wetlands from an industrial zone to an environment protection zone.</p> <p>The Freshwater Creek (upper Cooks River) was established in 1999. These wetlands perform the important function of purifying waters entering the head of Cooks River through the suburban drainage system. It provides an important habitat for local and migratory water birds and regularly test for the cleanest water in the Cooks River catchment. Endangered Cooks River/Castlereagh Ironbark Forest remnants also occur nearby. The industrial zoning is inappropriate for such sensitive areas. The zoning should reflect the existing uses on the site.</p>	<p>Action: No change is proposed.</p> <p>Reason: Council supports the protection of areas of high biodiversity significance. The Draft Consolidated LEP proposes to include these areas on the Terrestrial Biodiversity Map (clause 6.5), consistent with the Local Area Plans. The objectives are to protect native fauna/ flora and the ecological processes necessary for their continued existence.</p>

2.17 GENERAL LEP PROVISIONS

Submissions	Issues	Comments
No. 90	Issue 1: Request changes to clause 1.2–Aims of Plan. This submission requests the inclusion of climate change as an aim.	Action: No change is proposed. Reason: Clauses 1.2(2)(e) and 1.2(2)(n) address this issue. The aims are to minimise risk to the community in areas subject to environmental hazards, including bush fires, flooding and climate change; and to promote ecologically sustainable development.
Nos. 90, 101	Issue 2: Support the inclusion of clause 1.9(1A)–Application of SEPPs. These submissions support the inclusion of clause 1.9(1A) in relation to applying SEPP 65 to boarding houses and serviced apartments.	Action: No change is proposed. Reason: These submissions are noted.
No. 41	Issue 3: Support clause 2.5–Additional Permitted Uses for Particular Land. This submission supports a cafe within the Riverwood Library.	Action: No change is proposed. Reason: This submission is noted.
Nos. 85, 90	Issue 4: Request changes to the zone objectives. This submission requests the following changes to the zone objectives: <ul style="list-style-type: none"> • Replace the word ‘regard’ with ‘improve’ in the objective that requires development to have regard to local amenity. • Replace the objective ‘to require landscape as key characteristic’ with ‘to ensure development achieves an improved landscaped outcome by providing well designed and functional private open space, establishing usable areas of hard and soft landscaped spaces (for outdoor dining and playing), establishing tree canopies and increasing pervious surfaces to reduce reliance on stormwater infrastructure’. The proposed objective is unclear as to the meaning of ‘landscape’. • Insert an objective in Zones R3 and R4 that require development to: <ul style="list-style-type: none"> — If developing an isolated site, the proposed building typology should reflect the predominant building typology for that site based on its size and dimension and not the ‘highest and best’ typology in that zone. — Actively amalgamate adjoining sites in order that a combined site can better achieve orderly and economic use of land. • In relation to the R2 and B2 zones, the aim of minimising the impacts of parking and traffic will be very difficult if the metro proceeds. Council will need to consider residential parking permits and restricted parking hours. 	Action: No change is proposed. Reason: These existing aims are transferred from Bankstown LEP 2015.
No. 283	Issue 5: Request changes to the Land Use Table. This submission requests the insertion of multi dwelling housing as a permissible land use in Zone R2. The proposed change would unlock the development of large sites in proximity to railway stations.	Action: No change is proposed. Reason: In May 2019, Council resolved to prohibit multi dwelling housing in Zone R2. The Department of Planning, Industry and Environment made the LEP amendment in November 2019 and the Draft Housing Strategy reinforces this policy position.

Submissions	Issues	Comments
No. 90	<p>Issue 6: Request changes to the Land Use Table.</p> <p>This submission requests the prohibition of ground floor dwellings in Zone B2 Local Centre. Allowing residential uses has been a problem in Hurlstone Park. Many of the downstairs areas behind shop fronts are currently used as residences. This is a barrier to revitalising the small shopping strip. Allowing residential use for upstairs only will keep the areas at street level for business and be a much better outcome.</p>	<p>Action: No change is proposed.</p> <p>Reason: Canterbury LEP 2012 currently permits shop top housing in Zone B2 Local Centre. The Gateway Determination requires the Draft Consolidated LEP to maintain the existing residential provisions. In relation to future reviews, Council may review the implications of this request when it implements the Draft Housing Strategy.</p>
No. 5	<p>Issue 7: Request changes to clause 4.1–Minimum Subdivision Lot Size.</p> <p>This submission requests an increase in the minimum lot size for residential development to ensure there is adequate off–street parking. This would avoid more cars being parked in the streets, which make it difficult for motorists to pass through.</p>	<p>Action: No change is proposed.</p> <p>Reason: The Gateway Determination requires the Draft Consolidated LEP to maintain the existing residential provisions. In relation to future reviews, Council may review the implications of this request when it implements the Draft Housing Strategy.</p>
No. 34	<p>Issue 8: Request changes to clause 4.1–Minimum Subdivision Lot Size.</p> <p>These submissions do not support the minimum lot size requirements applicable to Carinya Road, Picnic Point.</p>	<p>Action: No change is proposed.</p> <p>Reason: The Gateway Determination requires the Draft Consolidated LEP to maintain the existing residential provisions. In relation to future reviews, Council may review the implications of this request when it implements the Draft Housing Strategy.</p>
No. 47	<p>Issue 9: Request changes to clause 4.1B–Minimum Lot Sizes and Special Provisions for Certain Development.</p> <p>This submission requests the reinstatement of the following clause in the Draft Consolidated LEP: The consent authority must not grant consent to any development within the Zone R4 High Density Residential if the proposed development will have the effect of isolating land with an area of less than 1,00m² and width of less than 20 metres at the front of building line so as preclude the reasonable development of that land.</p> <p>This issue will become important to avoid the isolation of family homes with the proposed high rise and medium density developments proposed for the railway corridor between Bankstown and Canterbury.</p>	<p>Action: No change is proposed.</p> <p>Reason: The Gateway Determination requires the Draft Consolidated LEP to maintain the existing residential provisions. In relation to future reviews, Council may review the implications of this request when it implements the Draft Housing Strategy.</p>
No. 85	<p>Issue 10: Request changes to clause 4.3–Height of Buildings.</p> <p>This submission requests a new objective to read ‘to support building design that contributes positively to the streetscape and visual amenity of the area’.</p> <p>This submission also requests clause 4.3(1)(e) to be broadened to minimise the visual impact of development as viewed from neighbouring properties and the public domain. It should not be limited to protecting heritage items and conservation areas.</p>	<p>Action: Add an objective to clause 4.3 to read: <i>To support building design that contributes positively to the streetscape and visual amenity of an area.</i></p> <p>Reason: In relation to the new objective, the proposed amendment is based on Canterbury LEP 2012–clause 4.3(1)(c), which is found to support the DA assessment process.</p> <p>In relation to visual impact, clause 4.3(1)(a) addresses this issue.</p>

Submissions	Issues	Comments
No. 85	<p>Issue 11: Request changes to clause 4.4–Floor Space Ratio.</p> <p>This submission requests an expansion of clause 4.4(1)(c) which currently reads ‘to require lot consolidation in commercial centres to facilitate higher quality built form and urban design outcomes’. This objective should apply to residential zones so that two small but adjoining sites can be consolidated to better achieve the orderly and economic use of land.</p>	<p>Action: No change is proposed.</p> <p>Reason: The FSR controls do not require the consolidation of land in the residential zones.</p>
No. 85	<p>Issue 12: Request changes to clause 5.6–Architectural Roof Features.</p> <p>This submission requests clause 5.6(1)(a) to retain objective (a) from Canterbury LEP 2012 which reads ‘to permit variations to maximum building height standard for roof features of visual interest’.</p> <p>This submission also requests a new objective to require architectural roof features to be integrated and clearly discernible components of the development’s overall architectural design response; and have architectural merit independent of the overall development. The purpose is to avoid roof top structures (e.g. pergolas) that claim to form an architectural roof feature.</p>	<p>Action: Amend clause 5.6(1)(b) to read: To provide opportunities for architectural roof features that form an integral part of the building design <i>and contribute to a high quality built form</i>.</p> <p>Reason: In relation to design quality, clause 5.6(1)(b) addresses this issue.</p>
No. 41	<p>Issue 13: Support clause 6.4–Stormwater Management and Water Sensitive Urban Design.</p> <p>This submission supports the best practice water sensitive urban design in all new development.</p>	<p>Action: No change is proposed.</p> <p>Reason: This submission is noted.</p>
No. 85	<p>Issue 14: Request changes to clause 6.4–Stormwater Management and Water Sensitive Urban Design.</p> <p>This submission is concerned the water sensitive urban design controls will be onerous on residential applications. It is probably more appropriate to be applied as a separate clause on industrial applications only. WSUD assessment is not simple and would require access to engineering software e.g. MUSIC.</p>	<p>Action: No change is proposed.</p> <p>Reason: Clause 6.4 requires development assessment to consider the principles. A review of the Development Control Plan may provide supporting guidance in relation to the design standards.</p>
Nos. 26, 41	<p>Issue 15: Support clause 6.5–Biodiversity.</p> <p>These submissions support the protection of biodiversity and open spaces.</p>	<p>Action: No change is proposed.</p> <p>Reason: These submissions are noted.</p>
No. 471	<p>Issue 16: Request changes to clause 6.14–Design Quality.</p> <p>This submission notes the application of the design quality control to industrial and warehouse development may be excessive. It is anticipated that Council will provide advice and guidance regarding the design standards.</p>	<p>Action: No change is proposed.</p> <p>Reason: A review of the Development Control Plan may provide supporting guidance in relation to the design standards.</p>

Submissions	Issues	Comments
No. 85	Issue 17: Request changes to clause 6.15–Active Street Frontages. This submission requests the inclusion of a new objective or standard that requires ‘ground floor commercial uses must directly address the public area and be level with any public footpath. Council will not consent to sunken levels below the footpath’.	Action: No change is proposed. Reason: A review of the Development Control Plan may provide supporting guidance in relation to the design standards.
No. 54	Issue 18: Request changes to clause 6.15–Active Street Frontages. This submission requests that the application of active street frontages throughout the business zoned land within the Panania small village centre.	Action: No change is proposed. Reason: The Active Street Frontage Map is consistent with the South West Local Area Plan (Action L1).
No. 90	Issue 19: Request changes to clause 6.15–Active Street Frontages. This submission requests the inclusion of Hurlstone Park on the Active Street Frontages Map as this is the best way of ensuring appropriate uses are on the ground level. Landscaping should recommend the preferential use of plants indigenous to the local area to promote biodiversity.	Action: No change is proposed. Reason: Hurlstone Park is located within the Sydney Metro Southwest corridor. According to <i>Connective City 2036</i> (Action E6.9), future master planning of the corridor may consider this issue.
No. 90	Issue 20: Request changes to the Terrestrial Biodiversity Map. This submission requests the inclusion of the Cooks River on the Terrestrial Biodiversity Map.	Action: No change is proposed. Reason: The Cooks River is located within the Sydney Metro Southwest corridor. According to <i>Connective City 2036</i> (Action E6.9), future master planning of the corridor may consider this issue.
No. 443	Issue: Request changes to the Land Zoning Map. This submission requests the application of the Environmental Protection zoning to significant parks and bushland areas. To date the application of this zoning category has been extremely limited in the Canterbury Bankstown LGA despite substantial bushland areas containing Endangered Ecological Communities such as Lansdowne Reserve, Carysfield Park, The Crest of Bankstown, Deepwater Park and elsewhere. A significant part of Lansdowne is now a designated Biobanking Reserve. The Environmental Protection zoning would be consistent with the Greater Sydney Region Plan (Objective 27) and South District Plan (Planning Priority S14) regarding protecting and enhancing bushland ‘to protect areas of high biodiversity significance and the ecological processes necessary for their continued existence’.	Action: No change is proposed. Reason: Council supports the protection of areas of high biodiversity significance. The Draft Consolidated LEP proposes to include these areas on the Terrestrial Biodiversity Map (clause 6.5), consistent with the Local Area Plans. The objectives are to protect native fauna/ flora and the ecological processes necessary for their continued existence.

2.18 GOVERNMENT AUTHORITIES

Submissions	Issues	Comments
No. 50 Sydney Metro Airports	Issue 1: Consideration of Obstacle Limitation Surface and PANS–OPS. This submission supports the inclusion of clause 6.8 in relation to development in areas subject to aircraft noise. Development in the vicinity of a Licensed Aerodrome must also consider the National Airport Safeguarding Framework Principles and Guidelines. This submission also highlights that building heights must consider the Obstacle Limitation Surface and PANS–OPS surface.	Action: No change is proposed. Reason: The Draft Consolidated LEP considers these issues.
No. 460 Heritage NSW	Issue 2: Request changes to clause 1.2–Aims of Plan. This submission requests the inclusion of Aboriginal heritage in clause 1.2(2)(c). Issue 3: Support changes to the Heritage Map. This submission raises no objection to the removal of certain local items from the map. It understands that the removal of these items is a result of Council’s Heritage Review, which found that they no longer meet the threshold required to support heritage listing at a local level. Issue 4: Consideration of certain heritage items. This submission notes the Canterbury Bankstown LGA contains the Commonwealth Heritage listed ‘Villawood Immigration Centre’, 15 State Heritage Register items and 68 Recorded Aboriginal Sites. Council should ensure that any amendments made to the planning controls do not have a negative impact on these heritage items and sites.	Action: Amend clause 1.2(2)(c) to read: <i>To protect Aboriginal, natural, cultural and built heritage of Canterbury Bankstown.</i> Reason: Heritage NSW and NSW Health recommend broadening the scope to include Aboriginal heritage, consistent with the South District Plan and <i>Connective City 2036</i> . Action: No change is proposed. Reason: This submission is noted. Action: No change is proposed. Reason: The Draft Consolidated LEP does not propose changes to the heritage provisions.
No. 118 NSW Department of Communities and Justice	Issue 5: No issues in relation to the Draft Consolidated LEP. This submission does not raise comment in relation to the Draft Consolidated LEP.	Action: No change is proposed. Reason: This submission is noted.
No. 87 NSW Department of Planning, Industry and Environment–Environment, Energy and Science Group	Issue 6: No issues in relation to the Draft Consolidated LEP. This submission does not raise comment in relation to the Draft Consolidated LEP as it is unlikely to create adverse impacts to natural hazards or Aboriginal cultural heritage issues.	Action: No change is proposed. Reason: This submission is noted.

Submissions	Issues	Comments
<p>No. 400</p> <p>NSW Environmental Protection Authority</p>	<p>Issue 7: Request inclusion of circular economy infrastructure.</p> <p>This submission requests the inclusion of circular economy infrastructure, which would encompass facilities that store, transfer, sort, reprocess or repurpose materials and goods to retain their productive value and prevent their disposal to landfill. Examples of circular economy infrastructure would include reuse and repair facilities, sharing and leasing facilities, reverse vending machines, community recycling centres, collection points for producer responsibility schemes, water reuse schemes, material bulking, sorting, storing facilities, material reprocessing and remanufacturing, washing or pelletising facilities, reverse logistics facilities, some thermal treatment of waste, anaerobic digestion and chemical treatment of waste.</p> <p>To help support Council's direction in transitioning to a circular economy, the LEP would benefit from the inclusion of supporting objectives and provisions as follows:</p> <ul style="list-style-type: none"> • Include a circular economy infrastructure definition. • Include an aim to read: To provide land use and development controls that contribute to a circular economy that recognises waste as a resource and the collection and transport of waste and recycling as an essential service that must be undertaken in a manner that is safe, efficient, cost effective and does not negatively impact on liveability and the environment. • Permit circular economy infrastructure and activities in the residential, business and industrial zones. • Include a zone objective in Zones B1, B4, B5 and B6 to read: To encourage the development of circular economy infrastructure close to where people live and work that enable the community to reuse, repair, recycle or dispose of their waste at safe, clean and easily accessible facilities. • Include zone objectives in Zones IN1 and IN2 to read: <ul style="list-style-type: none"> — To encourage a range of uses that support the creation of jobs and new skill sets in a circular economy around repair, reuse, recycling, remanufacturing and reprocessing. — To support a closed loop industrial ecology network that allows the precinct to circulate and reuse materials, products, energy and water. • Explore how the following circular economy infrastructure could be provided in these zones. These include community gardens, reverse vending machines or CDS collection point, repair cafes, and the reuse or sharing of facilities/ shops. • Include a local provision to apply to new development based on WSROC's work, <i>Implementation Guidance Document Escalating Waste and Recycling Provisions</i>. 	<p>Action: No change is proposed.</p> <p>Reason: The Standard Instrument (Local Environmental Plans) Order 2006 mandates the definitions and land uses which the Draft Consolidated LEP may include. The NSW Environmental Protection Authority may seek to discuss this matter with the Department of Planning, Industry and Environment as it involves the introduction of a land use that is inconsistent with the Order.</p>

Submissions	Issues	Comments
No. 400 NSW Environmental Protection Authority	Issue 8: Request changes to clause 1.2–Aims of Plan. This submission requests the following changes to be consistent with the South District Plan: <ul style="list-style-type: none"> To minimise risk to the community in areas subject to urban and natural hazards by restricting development in sensitive areas. To achieve waterway health outcomes identified by the community and realised by integrated water management. 	Action: Amend clause 1.2(2)(c) to read: <i>To minimise risk to the community in areas subject to urban and natural hazards by restricting development in sensitive areas.</i> Reason: NSW Environmental Protection Authority recommends the revised wording to be consistent with the South District Plan.
	Issue 9: Request changes to the zone objectives. This submission notes that while industrial/ commercial development has an important role in protecting the amenity of those surrounding sensitive land uses, there is also a reverse need to ensure the planning of these places also considers how the intrinsic value of industrial land can be protected in response to surrounding change. If not resolved, the consequence can be conflict where resolution can be challenging to resolve post development. To address this issue, it is recommended that the following additional objective be placed in Zones R2, R3 and R4: To minimise conflict between land uses within this zone and land uses within adjoining zones.	Action: Add a zone objective to Zones R2 Low Density Residential, R3 Medium Density Residential and R4 High Density Residential to read: <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i> Reason: NSW Environmental Protection Authority recommends this zone objective. While industrial/ commercial development has an important role in protecting the amenity of surrounding sensitive land uses, there is also a reverse need to ensure the planning of residential uses protects the value of employment lands.
	Issue 10: Request changes to the zone objectives. This submission requests an additional objective to strengthen the zone objectives in Zones IN1 and IN2 in relation to preventing and minimising potential impacts on the environment. The objective would read ‘to prevent and minimise any adverse effect of development on the environment’.	Action: Add a zone objective to Zones IN1 General Industrial and IN2 Light Industrial to read: <i>To minimise adverse effects of the development on the environment.</i> Reason: NSW Environmental Protection Authority recommends this zone objective.
	Issue 11: Permit resource recovery facilities in Zone IN2 Light Industrial. This submission requests the inclusion of resource recovery facilities as a permissible use in the light industrial zone. Council may wish to consider the role of light industrial land in helping to deliver types of circular economy infrastructure and activities that would be permissible in these zones.	Action: Permit resource recovery facilities in Zone IN2 Light Industrial. Reason: NSW Environmental Protection Authority recommends this change to improve the collection and management of waste.
	Issue 12: Request changes to clause 4.4A–Additional Gross Floor Area for More Sustainable Development in Bankstown CBD Commercial Core. This submission requests the inclusion of an additional requirement to help deliver waste and recycling servicing in commercial/ mixed use development, to read: That a separate waste and recycling room designed to store the bins needed for the commercial premises is integrated into the building envelope.	Action: No change is proposed. Reason: A review of the Development Control Plan may provide supporting guidance in relation to the design standards.

Submissions	Issues	Comments																				
No. 400 NSW Environmental Protection Authority	Issue 13: Request changes to clause 6.2–Earthworks. The management of demolition waste, including fill materials, requires careful management in order to avoid land pollution and site contamination. Any potential hazards/risks such as asbestos or other contaminants must be fully understood and avoided. To address this matter the following additional consideration should be included: That any fill material must be virgin excavated natural material (VENM) or fill that meets all of the conditions of a recourse recovery order issued by the EPA.	Action: No change is proposed. Reason: The Department of Planning, Industry and Environment prepared the earthworks model provision. The NSW Environmental Protection Authority may seek to discuss this matter with the Department as it involves altering a model provision.																				
No. 61 NSW Health South Western Sydney Local Health District	Issue 14: Request changes to clause 1.2–Aims of Plan. This submission requests the following changes to be consistent with the South District Plan: <ul style="list-style-type: none">To identify, conserve and protect Aboriginal, cultural and natural heritage of Canterbury Bankstown.To support healthy living and enhance the quality of life and social wellbeing of the community.	Action: Amend clause 1.2(2)(c) to read: <i>To protect Aboriginal, natural, cultural and built heritage of Canterbury Bankstown.</i> Reason: Heritage NSW and NSW Health recommend broadening the scope to include Aboriginal heritage, consistent with the South District Plan and <i>Connective City 2036</i> . In relation to healthy living, clause 1.2(2)(l) is considered appropriate to address this issue.																				
	Issue 15: Request changes to the zone objectives. This submission requests additional objectives to strengthen the zone objectives: <table><tr><td>To support healthy living by ensuring that land is available for local consumption of fresh foods (e.g. artisan food and drink industry, roadside stalls, markets).</td><td>RU4</td></tr><tr><td>To maximise public transport patronage and encourage walking and cycling.</td><td>R3, B5, B6, B7, IN1, IN2, RE1, RE2</td></tr><tr><td>To provide for a wide range of housing choices in close proximity to commercial centres, public transport and routes.</td><td>R3</td></tr><tr><td>To encourage high density residential development in close proximity to centres and public transport hubs.</td><td>R4</td></tr><tr><td>To support public transport patronage and encourage walking and cycling.</td><td>B1</td></tr><tr><td>To provide a mixture of compatible land uses that support an active day and evening economy.</td><td>B4</td></tr><tr><td>To support social wellbeing by encouraging development that provides opportunities for formal and incidental social interaction.</td><td>B4</td></tr><tr><td>To allow development that does not substantially diminish public use of, or access to, public open space resources.</td><td>RE1, RE2</td></tr><tr><td>To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.</td><td>RE1, RE2</td></tr><tr><td>To ensure development does not adversely impact on natural environment or obstruct navigation of the waterway.</td><td>W1</td></tr></table>	To support healthy living by ensuring that land is available for local consumption of fresh foods (e.g. artisan food and drink industry, roadside stalls, markets).	RU4	To maximise public transport patronage and encourage walking and cycling.	R3, B5, B6, B7, IN1, IN2, RE1, RE2	To provide for a wide range of housing choices in close proximity to commercial centres, public transport and routes.	R3	To encourage high density residential development in close proximity to centres and public transport hubs.	R4	To support public transport patronage and encourage walking and cycling.	B1	To provide a mixture of compatible land uses that support an active day and evening economy.	B4	To support social wellbeing by encouraging development that provides opportunities for formal and incidental social interaction.	B4	To allow development that does not substantially diminish public use of, or access to, public open space resources.	RE1, RE2	To allow for the development of land uses that achieve a high standard of urban and landscape design and have regard to local amenity.	RE1, RE2	To ensure development does not adversely impact on natural environment or obstruct navigation of the waterway.	W1	Action: Add a zone objective to Zones RE1 Public Recreation and RE2 Private Recreation to read: <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> Reason: NSW Health recommends this zone objective, consistent with the South District Plan and <i>Connective City 2036</i> .
To support healthy living by ensuring that land is available for local consumption of fresh foods (e.g. artisan food and drink industry, roadside stalls, markets).	RU4																					
To maximise public transport patronage and encourage walking and cycling.	R3, B5, B6, B7, IN1, IN2, RE1, RE2																					
To provide for a wide range of housing choices in close proximity to commercial centres, public transport and routes.	R3																					
To encourage high density residential development in close proximity to centres and public transport hubs.	R4																					
To support public transport patronage and encourage walking and cycling.	B1																					
To provide a mixture of compatible land uses that support an active day and evening economy.	B4																					
To support social wellbeing by encouraging development that provides opportunities for formal and incidental social interaction.	B4																					
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To ensure development does not adversely impact on natural environment or obstruct navigation of the waterway.	W1																					

Submissions	Issues	Comments
No. 61 NSW Health South Western Sydney Local Health District	Issue 16: Request changes to clause 6.4–Stormwater Management and Water Sensitive Urban Design. This submission requests an objective to achieve positive urban design outcomes and best use of water resources.	Action: No change is proposed. Reason: The proposed objectives are considered appropriate to achieve positive urban design outcomes and best use of water resources.
	Issue 17: Request changes to clause 6.15–Active Street Frontages. This submission requests an objective to minimise conflict between pedestrian, cyclist and vehicular movements.	Action: Add an objective to clause 6.15 to read: <i>To minimise conflict between pedestrian, cyclist and vehicular movements.</i> Reason: NSW Health recommends this zone objective, consistent with the South District Plan and <i>Connective City 2036</i> .
No. 49 NSW Rural Fire Service	Issue 18: No issues in relation to the Draft Consolidated LEP. This submission advises that there are no objections in relation to the Draft Consolidated LEP. Future developments located on bush fire prone land must comply with the requirements of <i>Planning for Bush Fire Protection 2019</i> . The Draft Consolidated LEP also proposes additional permitted uses at 2 Auld Avenue, 479 Henry Lawson Drive and 30 and 31 Webster Street, Milperra. These sites must prepare a Bush Fire Emergency Management and Evacuation Plan consistent with the NSW RFS document: <i>A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i> .	Action: No change is proposed. Reason: This submission is noted.
No. 499 Sydney Water	Issue 19: No issues in relation to the Draft Consolidated LEP. This submission reviewed the draft plan and no further assessment is required.	Action: No change is proposed. Reason: This submission is noted.
No. 461 Transport for NSW (TfNSW)	Issue 20: Request changes to zone objectives. This submission supports planning controls which promote the use of public and active transport and discourage reliance on private vehicle use. Council should consider adding the following objective for the R3 and R4 zones for the Consolidated LEP: To permit increased residential density in accessible locations to maximise public transport patronage and encourage walking and cycling. Council may also wish to investigate a range of travel demand management measures, including appropriate maximum parking rates as part of any future master plan and LEP amendments.	Action: Add an objective to Zones R3 Medium Residential Development and R4 High Density Residential to read: <i>To allow for increased residential density in accessible locations that maximise public transport patronage and encourage walking and cycling.</i> Reason: TfNSW recommends this zone objective, consistent with the South District Plan and <i>Connective City 2036</i> .
	Issue 21: Support clause 5.3–Development Near Zone Boundaries. This submission supports the insertion of clause 5.3 as it provides flexibility to the use of land owned by the NSW transport cluster beyond what is typically permissible in SP2 zone where appropriate.	Action: No change is proposed. Reason: This submission is noted.

Submissions	Issues	Comments
No. 461 Transport for NSW (TfNSW)	Issue 22: Support clause 6.15–Active Street Frontages.	Action: No change is proposed.
	This submission supports clause 6.15. This provision should be applied around key transport nodes such as metro stations, to create safe environments and activation of place around these Stations and be reflected accordingly in the accompanying Active Street Frontages Map. In addition, the map should also show locations of existing street frontages across the LGA to ensure future development responds accordingly.	Reason: According to <i>Connective City 2036</i> (Action E6.9), future master planning of the Sydney Metro Southwest corridor may consider this issue.
	Issue 23: Land Zoning Map.	Action: Amend the zoning at 647–663 Henry Lawson Drive and 2 Cook Crescent, East Hills from Zone R2 Low Density Residential to part Zone R2 Low Density Residential and part Zone SP2 Infrastructure (Road Infrastructure Facility).
	This submission requests that all existing TfNSW corridors and reservations need to be maintained and appropriately reflected in the Land Zoning and Land Reservation Acquisition maps as SP2 Infrastructure. No new reservations or SP2 zones relating to TfNSW are to be added, removed or amended without prior written approval.	Reason: According to TfNSW, the Land Zoning Map must retain all existing reservations as SP2 Infrastructure. A review of the Land Zoning Map found that the exhibition of the Draft Consolidated LEP inadvertently mapped these properties from Zone R2 Low Density Residential/ Zone SP2 Infrastructure to Zone R2 Low Density Residential. To address this issue, it is proposed to maintain the existing Zone SP2 Infrastructure (Road Infrastructure Facility) affectation on these properties.
	Issue 24: Land Zoning Map.	Action: No change is proposed.
	This submission notes that TfNSW owns a number of land parcels within the Canterbury Bankstown LGA, with some of these parcels identified as surplus. As part of any future master planning and LEP amendments, TfNSW would appreciate the opportunity to work with Council in relation to the future zoning of these sites to assist Council in achieving its Housing and Employment Strategy objectives.	Reason: According to <i>Connective City 2036</i> (Action E6.9), future master planning of the Sydney Metro Southwest corridor may consider this issue.
	Issue 25: Transport infrastructure.	Action: No change is proposed.
	This submission notes that the Draft Consolidated LEP will facilitate development potential in local centres within Greenacre, Birrong, East Hills, Panania, Padstow, and Revesby. TfNSW would welcome an opportunity to work collaboratively with Council in any future reviews of planning controls in these local centres.	Reason: As part of the Local Area Plan process, Council consulted government authorities. The government authorities such as TfNSW and the Roads and Maritime Services did not identify any significant impact on services as a result of the proposed changes in the centres. Council will continue to work with TfNSW on future improvements to the centres.
No. 216	Issue 26: No issues in relation to the Draft Consolidated LEP.	Action: No change is proposed.
Georges River Council	This submission advises that there are no objections or issues in relation to the Draft Consolidated LEP.	Reason: This submission is noted.

2.19 GENERAL LEP ISSUES

Submissions	Issues	Comments
Nos. 24, 65, 316	Issue 1: Support the Draft Consolidated LEP. These submissions support the Draft Consolidated LEP. No reasons are given.	Action: No change is proposed. Reason: This submission is noted.
Nos. 178, 180, 220, 307, 313, 320, 324, 326, 333, 335, 341, 347, 349, 473, 485, 486, 487, 488, 489, 490	Issue 2: Do not support the Draft Consolidated LEP. These submissions do not support the Draft Consolidated LEP and supporting strategies. No reasons are given.	Action: No change is proposed. Reason: This submission is noted.
No. 471	Issue 3: Time frame for future changes. This submission supports the Draft Consolidated LEP subject to Council setting out its planned timeframe for the completion of the next phase of the LEP in relation to changes to residential land uses and development standards, and the master planning of centres outside of the Local Area Plans.	Action: No change is proposed. Reason: The Gateway Determination requires the Draft Consolidated LEP to maintain the existing residential provisions. In relation to future reviews, Council may review the residential provisions when it implements the Draft Housing Strategy. In relation to centres outside of the Local Area Plans, <i>Connective City 2036</i> (Action E6.9) prioritises future master planning of the Sydney Metro Southwest corridor, commencing with Bankstown and Campsie.
Nos. 90, 101	Issue 4: Support the Hurlstone Park planning proposal. These submissions request the implementation of the Hurlstone Park heritage planning proposal so that the Heritage Map can be updated to include the proposed heritage items and conservation areas. The heritage review of Hurlstone Park is now in its fifth year and there is concern that it is not being given a high priority by Council or the NSW Government.	Action: No change is proposed. Reason: The re-exhibition of the planning proposal (PP_2016_CBANK_003) concluded in April 2020. Council is currently considering submissions and the matter will be reported to Council for determination. Ultimately the Department of Planning, Industry and Environment will make the plan.
No. 111	Issue 5: Do not support the Chullora Marketplace planning proposal. This submission does not support the Chullora Marketplace planning proposal at 353–355 Waterloo Road, Greenacre which proposes increased heights from three storeys to four and six storeys. This will overshadow the rare and endangered Cooks River Castlereagh ironbark remnant of bushland behind Norfolk Reserve.	Action: No change is proposed. Reason: The Department of Planning, Industry and Environment issued a Gateway Determination, which requires additional information prior to the exhibition of the planning proposal (PP_2019_CBANK_003). This includes information to confirm the location and extent of the endangered ecological communities within Norfolk Reserve and shadow diagrams to demonstrate the overshadowing impacts during mid–winter based on the proposed planning controls.
No. 122	Issue 6: Do not support the proposed WSU Bankstown Campus. This submission does not support the design of the proposed WSU Bankstown Campus.	Action: No change is proposed. Reason: The Department of Planning, Industry and Environment is the determining authority for the development application, which is currently under assessment.

3. ISSUES IN RELATION TO THE DRAFT STRATEGIES AND DRAFT AMENDMENTS TO THE PLANNING AGREEMENTS POLICY

3.1 DRAFT EMPLOYMENT LANDS STRATEGY

Submissions	Issues	Comments
Nos. 24, 42, 71, 132, 427, 461	Issue 1: Supports the Employment Lands Strategy These submissions support the Employment Lands Strategy for the following reasons: <ul style="list-style-type: none"> • Sets out a vision for a network of places engaged in business, production, and knowledge advancement. • Promotes the economic growth of health and education sectors. • Strengthens the function of centres and supports local businesses, including investigating opportunities to increase the amount of commercial floor space in the LGA and activation of street frontages. • Prioritises walkability, accessibility, and maximising public transport patronage. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 42, 60, 71, 398, 427, 472	Issue 2: Supports growth in the Bankstown, Campsie, Canterbury centres and the Canterbury Road Corridor, including site specific changes. These submissions support growth in the Bankstown, Campsie, Canterbury centres and the Canterbury Road Corridor, including site specific changes for the following reasons: <ul style="list-style-type: none"> • Promotion of Bankstown and Campsie as Strategic Centres. • Revitalisation of Beamish Street, Canterbury Road, and the Chapel Road Precinct. • Ability of their sites to support commercial growth including opportunities for mixed use development. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 16, 85, 132	Issue 3: Supports incentivising commercial growth through planning mechanisms These submissions support commercial growth through planning mechanisms. Planning mechanism suggested included: <ul style="list-style-type: none"> • Incentivise the delivery of office space in Strategic Centres • Require functional layouts and minimum floor areas for the commercial portion of shop top housing developments. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 18, 41	Issue 4: Requests public domain upgrades and new community facilities and infrastructure to support future commercial growth These submissions requested the following infrastructure upgrades to support future employment growth outlined in the Employment Lands Strategy: <ul style="list-style-type: none"> • Public domain upgrades to connect the proposed Campsie Metro Station with surrounding retail outlets. • Off-street car parking in the Campsie Town Centre and nearby Canterbury Hospital. • Additional community infrastructures such as libraries, museums, open space, and plazas to support commercial growth in Roselands and Lakemba. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.

Nos. 4, 67	<p>Issue 5: Requests the branding and positioning of Canterbury Bankstown’s centres be improved</p> <p>These submissions requested that the branding and positioning of Canterbury Bankstown’s centres is improved to attract visitors, encourage consumer spending, promote the LGA’s ethnic identity and encourage state government interest in the LGA centres.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 68, 69	<p>Issue 6: Supports transforming suitable industrial parcels of industrial land into residential or commercial uses</p> <p>These submissions were supportive of transforming suitable industrial parcels of industrial land into residential or commercial uses, including the rezoning of specific sites.</p>	<p>A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.</p> <p>In relation to the Draft Consolidated LEP, no change is proposed. The Gateway Determination issued by the Department of Planning, Industry and Environment and the South District Plan prevent Council from rezoning industrial and urban services land.</p>
Nos. 90, 426	<p>Issue 7: Do not support the rezoning of 149-165 Milton Street, Ashbury into residential uses</p> <p>These submissions were concerned that the retention of industrial lands is not occurring as the planning proposal to rezone 149-165 Milton Street, Ashbury from IN2 Light Industrial to R4 High Density Residential has been approved. These was also concern that the rezoning was not sympathetic to adjacent residential land uses.</p>	<p>A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.</p> <p>It is noted that the Department of Planning, Industry and Environment has made the planning proposal to rezone 149–165 Milton Street, Ashbury and the land has been rezoned. The Draft Consolidated LEP does not propose to change the R4 zone. However, after considering submissions, it is proposed to add a ‘restaurant or cafe’ as an additional permitted use at 165 Milton Street up to 100m² to service the local community.</p>
No. 472	<p>Issue 8: Do not support changes to the permissibility of residential uses within B6 Enterprise Corridor zone and along major roads.</p> <p>This submission does not support changes to the permissibility of residential land uses within B6 Enterprise Corridor zone and along major roads, specifically:</p> <ul style="list-style-type: none"> • Prohibiting residential uses in the B6 Enterprise Corridor zone. • Prohibiting shop top housing in B1 and B5 zones along major roads. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
No. 68	<p>Issue 9: Requests reference to of a Planning Proposal for a private hospital and supporting use in the Clemton Park Industrial Precinct in Strategy</p> <p>This submission notes that the Employment Lands Strategy does not acknowledge receipt of a Planning Proposal for a private hospital and supporting use in the Clemton Park Industrial Precinct. Whilst this Planning Proposal will be subject assessment, it is important to acknowledge that there is interest in changing the industrial nature of the Clemton Park Centre.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
No. 427	<p>Issue 10: Requests that the Employment Lands Strategy reviews the role of Roselands Shopping Centre</p> <p>This submission requests that Employment Lands Strategy reviews the role of Roselands Shopping Centre and considers this parcel of land for a B4 Mixed Use zone.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.

No. 358	<p>Issue 11: Requests that 479 & 507 Henry Lawson Drive, Milperra be referenced in the Employment Lands Strategy</p> <p>This submission requests that 479 & 507 Henry Lawson Drive, Milperra be referenced in the Employment Lands Strategy as despite its RE1 Public Recreation zoning, the site operates as a commercial development.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 4, 18	<p>Issue 12: General Issues made in relation to the Employment Lands Strategy</p> <p>These submissions raised issues that were outside the scope of the Employment Lands Strategy, general issues include:</p> <ul style="list-style-type: none">• Changes to the issuing of parking fines.• Suggestions to repurpose car parking stations for housing or open space.	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.

3.2 DRAFT HOUSING STRATEGY

Submissions	Issues	Comments
Nos. 3, 14, 21, 27, 28, 30, 39, 41, 56, 86, 104, 126, 127, 138, 141, 143, 154, 155, 157, 160, 168, 176, 178, 179, 180, 193, 220, 225, 227, 232, 233, 237, 243, 248, 254, 261, 276, 278, 279, 282, 293, 307, 320, 324, 326, 333, 335, 341, 347, 349, 354, 355, 368, 438, 372, 388, 393, 397, 414, 426, 430, 434, 436, 455, 462, 481, 485, 486, 487, 488, 489, 490, 491	<p>Issue 1: Do not support housing growth and overdevelopment.</p> <p>These submissions do not support additional housing growth and overdevelopment for the following reasons:</p> <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> • There is a lack of services (such as public transport services, schools, hospitals, health services, child care centres, aged care facilities, libraries, supermarkets, electricity, gas, water, sewerage, NBN, footpaths, bus stops, emergency services) to support the proposed housing growth • There is a lack of open spaces, recreation spaces, parks, playgrounds and sporting fields for the physical and mental wellbeing of local people. • The existing road network and narrow streets cannot accommodate increased traffic. Existing development does not provide adequate off–street parking and residents will use cars despite living close to a railway station. • There is a lack of on-street car parking and car parking around stations to support increased population associated with housing growth. • There is a lack of large supermarkets with adequate visitor parking to support the growth proposed. <p><u>Character and design</u></p> <ul style="list-style-type: none"> • Housing growth is incompatible with the low–rise village character (2 storeys), aesthetics, amenity, landscape, history, and community spirit of the local centres. The preferences range from retaining the existing controls to allowing a maximum 6 storeys. These submissions do not support the proposed building heights of 7+ storeys and do not want to see the local centres become like Liverpool, Hurstville, Bankstown, Sutherland Shire, Wolli Creek, Melbourne, Strathfield, Ryde, Redfern, Auburn, Riverwood, Rhodes or Canterbury Road. • Housing growth will impact on the amenity of neighbouring properties e.g. overshadowing, privacy loss and noise, particularly at the interfaces with the low-density suburban neighbourhoods. • Apartments are poorly designed and will transform the local centres into slums. <p><u>Social Implications</u></p> <ul style="list-style-type: none"> • Higher density housing will not create a healthy environment and may worsen the spread of COVID 19 or other virus pandemics. • The proposed housing growth will impact on the mental well–being of residents, quality of family life, and will create an undesirable place to live. • Housing growth will increase the probability of crime, unsociable behaviour, and social security issues. • The proposed densities will result in litter, rubbish, pollution, and reduced air quality. <p><u>Other</u></p> <ul style="list-style-type: none"> • Council should prioritise the interests of existing residents rather than the interests of developers. • Council is proposing to increase densities to collect more rates. • The housing growth proposed is the repackaging of the state government Sydenham to Bankstown Corridor Strategy. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 13, 27, 28, 93, 97, 98, 99, 121, 123,	Issue 2: Do not support 50,000 dwelling target	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy

Submissions	Issues	Comments
129, 144, 147, 151, 160, 163, 165, 168, 171, 186, 191, 192, 194, 195, 196, 200, 210, 212, 215, 222, 233, 235, 236, 238, 245, 247, 254, 272, 279, 297, 309, 310, 315, 319, 321, 323, 330, 353, 355, 357, 360, 363, 365, 367, 380, 382, 383, 399, 414, 418, 422, 445, 447, 448, 452, 454, 462, 471, 473, 479, 480, 495, 493	<p>These submissions do not support the target of an additional 50,000 dwellings to be provided in the LGA between 2016 and 2036. The reasons are as follows:</p> <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> There is a lack of services (such as public transport services, schools, hospitals, health services, child care centres, aged care facilities, libraries, supermarkets, electricity, gas, water, sewerage, NBN, footpaths, cycleways bus stops, emergency services) to support the proposed housing growth There is a lack of open spaces, recreation spaces, parks, playgrounds and sporting fields for the physical and mental wellbeing of local people. The existing road network and narrow streets cannot accommodate increased traffic. Existing development do not provide adequate off-street parking and residents will use cars despite living close to a railway station. There is a lack of on-street car parking and car parking around stations to support increased population associated with housing growth There is a lack of large supermarkets with adequate visitor parking to support the growth proposed. Lack of investment in State infrastructure, including Canterbury Hospital. <p><u>Character and design</u></p> <ul style="list-style-type: none"> Housing growth is incompatible with the low-rise village character (2 storeys), aesthetics, amenity, landscape, history and community spirit of the local centres. The preferences range from retaining the existing controls to allowing a maximum 6 storeys. These submissions do not support the proposed building heights of 7+ storeys and do not want to see the local centres become like Liverpool, Hurstville, Bankstown, Sutherland Shire, Wolli Creek, Melbourne, Strathfield, Ryde, Redfern, Auburn, Riverwood, Rhodes or Canterbury Road. Housing growth will impact on the amenity of neighbouring properties e.g. overshadowing, privacy loss and noise, particularly at the interfaces with the low-density suburban neighbourhoods. Apartments are poorly designed and will transform the local centres into slums. <p><u>Social Implications</u></p> <ul style="list-style-type: none"> Higher density housing will not create a healthy environment and may worsen the spread of COVID 19 or other virus pandemics. The proposed housing growth will impact on the mental well-being of residents, quality of family life, and will create an undesirable place to live. Housing growth will increase the probability of crime, unsociable behaviour and social security issues. The proposed densities will result in litter, rubbish, pollution, and reduced air quality. <p><u>Other</u></p> <ul style="list-style-type: none"> Council should prioritise the interests of existing residents rather than the interests of developers. Council is proposing to increase densities to collect more rates. The housing growth proposed is the repackaging of the state government Sydenham to Bankstown Corridor Strategy. Proposed growth does not consider existing capacity under planning controls or Council's own housing analysis. 	addresses this issue.
Nos. 6, 29, 43, 129, 133, 137, 139, 146, 158, 159, 168, 184, 189, 192, 196, 197,	<p>Issue 3: Do not support growth in along the East Hills Line (Local Areas Plan)</p> <p>These submissions do not support the proposed built form in the local centres along the East Hills Line, including East Hills, Panania, Revesby and Padstow for the following reasons</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.

Submissions	Issues	Comments
198, 200, 201, 204, 205, 211, 212, 215, 217, 218, 222, 223, 226, 228, 230, 231, 239, 242, 257, 262, 264, 265, 266, 269, 271, 274, 287, 291, 294, 298, 299, 302, 306, 315, 319, 322, 323, 325, 327, 328, 332, 337, 339, 340, 342, 343, 352, 357, 360, 361, 362, 363, 370, 371, 373, 374, 375, 376, 378, 382, 383, 384, 387, 389, 390, 392, 395, 396, 401, 402, 404, 405, 406, 407, 408, 409, 410, 412, 416, 417, 420, 421, 424, 428, 432, 433, 439, 441, 447, 452, 453, 456, 457, 458, 459, 462, 464, 466, 467, 469, 470, 471, 480, 494, 496, 497, 498	<p><u>Location</u></p> <ul style="list-style-type: none"> The existing zonings, low-rise village character (2 storeys) and quiet suburban nature are primary reasons why existing residents chose to reside in these suburbs. Existing residents do not want to see it change. While realising that this plan is catering for the younger generation in the years to come, Council should focus on servicing existing residents and should push back against the NSW Government and developers' pressure for overdevelopment in these suburbs. Accommodating growth should not be a one size fits all approach and should be limited to Bankstown and Campsie. It is questioned whether the draft plan takes into consideration the existing impact of dual occupancies and granny flats on roads and parking in the low-density suburban neighbourhoods. The draft plan should accommodate densities either in centres or through dual occupancies but not both. <p><u>Design</u></p> <ul style="list-style-type: none"> The proposed building heights are incompatible with the low-rise village character (2 storeys), aesthetics, amenity, landscape, history and community spirit of the local centres. The preferences range from retaining the existing controls to allowing a maximum 6 storeys. These submissions do not support the proposed building heights of 7+ storeys and do not want to see the local centres become like Liverpool, Hurstville, Bankstown, Sutherland Shire, Wolli Creek, Melbourne, Strathfield, Ryde, Redfern, Auburn, Riverwood, Rhodes or Canterbury Road. The proposed building heights would impact on the amenity of neighbouring properties e.g. overshadowing, privacy loss and noise, particularly at the interfaces with the low density suburban neighbourhoods. The proposed densities will result in a loss of trees. Apartments are poorly designed and will transform the local centres into slums. Apartments are incompatible next to schools due to potential overlooking of school yards. There is no accountability in the private certification process. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> It is questioned whether Council has coordinated with state agencies in relation to infrastructure capacity to accommodate the proposed densities. The existing road network and narrow streets cannot accommodate increased traffic/ on-street parking. It must be recognised that existing development do not provide adequate off-street parking and residents will use cars despite living close to a railway station. There is also the situation that COVID 19 will limit the use of public transport and require more people to travel by car. Increased traffic in narrow streets will impact on the safety of motorists, residents and garbage collection. Road widening to accommodate increased traffic may require compulsory acquisition. There is a lack of parking in the local centres to support additional commuters, visitors and people with mobility issues. People often park across driveways, and the number of no parking signs in streets is pushing the problem into neighbouring streets. Parking may have to become metered. Increased traffic around schools will impact on the safety of students. There is a lack of dedicated cycleways/shared paths which would be a good way to help reduce the number of cars on the roads for small trips (such as from a home to the railway station) and to give people easy and safer options for recreation. There is a lack of large supermarkets with adequate visitor parking. Some submissions recognise the proposed densities will have a positive effect in supporting local businesses in the local centres. 	

Submissions	Issues	Comments
	<p><u>Social Implications</u></p> <ul style="list-style-type: none"> The proposed densities do not create a healthy environment and may worsen the spread of COVID 19 or other virus pandemics. The proposed densities will impact on the mental well-being of residents and quality of family life, and will create an undesirable place to live. The proposed densities will increase the probability of crime, unsociable behaviour and social security issues, consequently straining the police force. The proposed densities will result in litter, rubbish, pollution and reduced air quality in streets and the Georges River. Council is proposing to increase densities to collect more rates. 	
Nos. 2, 5, 8, 31, 52, 100, 110, 120, 140, 149, 152, 162, 169, 170, 176, 177, 185, 187, 190, 208, 219, 221, 246, 247, 268, 285, 288, 295, 300, 304, 321, 334, 338, 344, 348, 350, 353, 355, 356, 377, 380, 381, 391, 399, 403, 419, 444, 445, 448, 450, 465, 468, 475, 476, 484, 492	<p>Issue 4: Does not support growth in the Padstow Local Centre (Local Areas Plan)</p> <p>These submissions do not support the proposed built form in the local centre for the following reasons:</p> <p><u>Location</u></p> <ul style="list-style-type: none"> The proposed densities should not be concentrated in the one place. Existing residents moved to the area due to the existing zonings and low-rise village character (2 storeys) and do not wish to see it change. Council should focus on servicing existing residents. The extent of the proposed densities appears to be larger compared to the Revesby local centre. The proposed densities are inappropriate in cul-de-sac streets, in particular Jeanette Street, Heindrick Avenue, Alice Street, Nigel Place, Crusade Avenue and Cory Avenue. It is questioned whether the draft plan takes into consideration the existing impact of dual occupancies and granny flats on roads and parking in the low density suburban neighbourhoods. <p><u>Design</u></p> <ul style="list-style-type: none"> The proposed building heights are incompatible with the low-rise village character (2 storeys), aesthetics, amenity and landscape of the local centre. The preferences range from retaining the existing controls to allowing a maximum 6 storeys. These submissions do not support the proposed building heights of 7+ storeys. The proposed building heights should be limited to 4–6 storeys on the northern side of the railway station as retail activity is concentrated on the southern side of the railway station. The proposed building heights would impact on the amenity of neighbouring properties e.g. overshadowing, privacy loss and noise, particularly at the interfaces with the low density suburban neighbourhoods. The proposed densities will result in a loss of trees, flora and fauna. Apartments are poorly designed and maintained, and will transform the local centre into a slum. Apartments are incompatible next to schools due to potential overlooking of school yards. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> The existing road network, narrow streets, phasing of traffic lights and pedestrian crossings cannot accommodate increased traffic/ on-street parking, in particular Davies Road, Ryan Road, Iberia Street, Cahors Road, Banks Street, Stephanie Street, Kuranda Avenue, Nigel Place, McEvoy Street and Watson Road. Some narrow streets have on-street parking restricted to one side. It must be recognised that residents will use cars despite living close to a railway station. There is a lack of parking in the local centre to support additional commuters and visitors. Padstow currently attracts commuters from the Sutherland Shire. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.

Submissions	Issues	Comments
	<ul style="list-style-type: none"> There is a lack of services (such as train services, schools, hospitals, health services, electricity, water, library, public toilets) to support the proposed densities. There is a lack of a large supermarket, which will need to stock up more supplies. Some submissions recognise the proposed densities will have a positive effect in supporting local businesses on the shopping strip. The local centre is subject to stormwater flood risk. Increased traffic around schools will impact on the safety of students. There is a lack of civic space and open space to support the proposed densities. <p><u>Social Implications</u></p> <ul style="list-style-type: none"> The proposed densities will impact on the quality of family life and will create an undesirable place to live. The proposed densities will place pressure on existing residents to sell their homes to developers. The proposed densities will increase the probability of crime. The proposed densities will attract transient residents in boarding houses. The proposed densities will result in litter on streets. The proposed densities will devalue properties in the area. Padstow may lose its ranking on the 'Top 10 Suburbs to Live In' by the Sydney Suburbs Review. 	
No.: 11, 22, 25, 106, 123, 130, 134, 173, 174, 175, 194, 206, 207, 213, 229, 241, 252, 258, 259, 263, 280, 281, 284, 286, 290, 305, 311, 331, 394, 411, 422, 423, 454, 474, 478	<p>Issue 5: Does not support growth in the Revesby Local Centre (Local Areas Plan)</p> <p>These submissions do not support the proposed built form in the local centre for the following reasons:</p> <p><u>Location</u></p> <ul style="list-style-type: none"> Existing residents moved to the area due to the existing zonings and low-rise village character (2 storeys) and do not wish to see it change. Council should focus on servicing existing residents. It is questioned whether the draft plan takes into consideration the existing impact of dual occupancies and granny flats on roads and parking in the low density suburban neighbourhoods. <p><u>Design</u></p> <ul style="list-style-type: none"> The proposed building heights are incompatible with the low-rise village character (2 storeys), aesthetics, amenity and landscape of the local centre. The preferences range from retaining the existing controls to allowing a maximum 6 storeys. These submissions do not support the proposed building heights of 7+ storeys. The proposed building heights would impact on the amenity of neighbouring properties e.g. overshadowing, privacy loss and noise, particularly at the interfaces with the low density suburban neighbourhoods. Apartments are poorly designed and will transform the local centre into a slum. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> The existing road network, narrow streets, phasing of traffic lights and pedestrian crossings cannot accommodate increased traffic/ on-street parking, in particular Marco Avenue, Polo Street, Selems Parade and Weston Street. It must be recognised that residents will use cars despite living close to a railway station. There is a lack of parking in the local centre to support additional commuters and visitors. There is a lack of services (such as train services, schools, hospitals, health services, electricity, water) to support the proposed densities. The local centre is subject to stormwater flood risk. Underground parking on many of the blocks cannot occur. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.

Submissions	Issues	Comments
	<p><u>Social Implications</u></p> <ul style="list-style-type: none"> • The proposed densities will impact on the quality of family life and will create an undesirable place to live. • The proposed densities will place pressure on existing residents to sell their homes to developers. • The proposed densities do not create a healthy environment and may worsen the spread of COVID 19. • The proposed densities will socially disconnect existing communities. • The proposed densities will convert the local centre into a dormitory town. • Council is proposing to increase densities to collect more rates. 	
Nos. 96, 144, 161, 182, 183, 199, 202, 203, 244, 249, 255, 256, 260, 267, 275, 289, 292, 303, 312, 317, 329, 336, 346, 359, 431, 477, 483, 500	<p>Issue 6: Does not support growth in the Panania small village centre (Local Areas Plan)</p> <p>These submissions do not support the proposed built form in the small village centre for the following reasons:</p> <p><u>Location</u></p> <ul style="list-style-type: none"> • Existing residents moved to the area due to the existing zonings and low–rise village character (2 storeys) and do not wish to see it change. Council should focus on servicing existing residents. • It is questioned whether the draft plan takes into consideration the existing impact of dual occupancies and granny flats on roads and parking in the low density suburban neighbourhoods. <p><u>Design</u></p> <ul style="list-style-type: none"> • The proposed building heights are incompatible with the low–rise village character (2 storeys), aesthetics, amenity and landscape of the small village centre. The preference is to retain the existing controls (4 storeys). These submissions do not support the proposed building heights of 5+ storeys. • The proposed building heights would impact on the amenity of neighbouring properties e.g. overshadowing, privacy loss and noise, particularly at the interfaces with the low density suburban neighbourhoods. • Apartments are poorly designed and will transform the small village centre into a slum. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> • The existing road network, narrow streets and pedestrian crossings cannot accommodate increased traffic/ on–street parking. It must be recognised that residents will use cars despite living close to a railway station. • There is a lack of parking in the local centre to support additional commuters and visitors. • There is a lack of services (such as train services, schools, hospitals, health services, electricity, water, sewer lines) to support the proposed densities. • Increased traffic around schools will impact on the safety of students. <p><u>Social Implications</u></p> <ul style="list-style-type: none"> • The proposed densities will impact on the quality of family life and will create an undesirable place to live. • The proposed densities will place pressure on existing residents to sell their homes to developers. • The proposed densities will increase the probability of crime. • Council is proposing to increase densities to collect more rates. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 136, 145, 166, 240, 270, 277, 308, 318, 330, 345, 351, 442	<p>Issue 7: Does not support growth in the East Hills small village centre (Local Areas Plan)</p> <p>These submissions do not support the proposed built form in the small village centre for the following reasons:</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.

Submissions	Issues	Comments
	<p><u>Location</u></p> <ul style="list-style-type: none"> Existing residents moved to the area due to the existing zonings and low-rise village character (2 storeys) and do not wish to see it change. Council should focus on servicing existing residents. East Hills is known for its proximity to local parks and reserves and the proposed densities will impact on the abundance of native trees, plants, animals and birds. It is questioned whether the draft plan takes into consideration the existing impact of dual occupancies and granny flats on roads and parking in the low density suburban neighbourhoods. A submission suggests the proposed densities should occur on the slopes of Picnic Point to take advantage of the outlook similar to Oatley and Lugarno. The boundary of the areas being rezoning should be expanded <p><u>Design</u></p> <ul style="list-style-type: none"> The proposed building heights are incompatible with the low-rise village character (2 storeys), aesthetics, amenity and landscape of the small village centre. The proposed building heights would impact on the amenity of neighbouring properties e.g. overshadowing and privacy loss, particularly at the interfaces with the low density suburban neighbourhoods. Apartments are poorly designed and will transform the small village centre into a slum. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> The existing road network and narrow streets cannot accommodate increased traffic/ on-street parking. It must be recognised that residents will use cars despite living close to a railway station. There is a lack of parking in the local centre to support additional commuters and visitors. There is a lack of services (such as train services, accessible railway station, electricity, gas, water, sewer lines, community facilities) to support the proposed densities. There is no convenience shopping to support the proposed densities. <p><u>Social Implications</u></p> <ul style="list-style-type: none"> The proposed densities will impact on the quality of family life and will create an undesirable place to live. The proposed densities will place pressure on existing residents to sell their homes to developers. The proposed densities will increase litter in the streets. The proposed densities will increase the probability of crime. 	
Nos. 1, 81, 103 111, 117, 119, 250, 365	<p>Issue 8: Does not support growth in the centres of Greenacre, Yagoona Local Centres, Milperra, Lakemba or Earlwood</p> <p>These submissions do not support growth in the centres of Greenacre, Yagoona Local Centres, Milperra, Lakemba or Earlwood for the following reasons:</p> <ul style="list-style-type: none"> The proposed building heights are incompatible with the low-rise village character (2 storeys), aesthetics, amenity and landscape these centres The existing road network, narrow streets and pedestrian crossings cannot accommodate increased traffic/ on-street parking The proposed densities will impact on the quality of family life and will create an undesirable place to live. There is insufficient open space to support the proposed housing growth Apartments are poorly designed and will be too small Housing growth should be concentrated around Strategic Centres such as Bankstown The boundary of the areas being rezoning should be expanded. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.

Submissions	Issues	Comments
Nos. 6, 19, 22, 029, 43, 46, 48, 51, 53, 82, 90, 91, 97, 113, 114, 122, 134, 137, 144, 148, 152, 155, 156, 167, 171, 188, 218, 219, 224, 226, 233, 236, 245, 253, 257, 259, 264, 271, 299, 303, 309, 313, 352, 361, 363, 369, 384, 387, 389, 401, 414, 417, 422, 425, 432, 455, 466, 474, 482, 495	<p>Issue 9: Do not support more secondary dwellings and dual occupancies in the suburban areas</p> <p>These submissions do not support the development of more secondary dwellings and dual occupancies in the suburban areas due to adverse traffic and parking impacts, impacts on local character and inconsistency of the minimum lot size controls. Specific issues include:</p> <ul style="list-style-type: none"> Existing street network are too narrow to support this form of development. Impacts on-street car parking, with dual occupancy owners having multiple cars and parking on the street. The amount of re-development occurring, with multiple developments occurring on a single street. Number of car parking spaces required for each dual occupancy is insufficient. Some submissions suggested increasing the off-street car parking requirements of developments. The built form impacts on character of the local area and the amenity of neighbouring properties e.g. overshadowing, privacy loss and noise. <p>Some submissions did not support other forms of suburban development, namely they did not support the growth secondary dwellings and boarding houses in suburban neighbourhoods.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 61, 65, 72, 74, 132, 209, 316, 369, 461, 499	<p>Issue 10: Supports the housing Strategy, growth and change</p> <p>For the following reasons:</p> <ul style="list-style-type: none"> Supports the 50,000 dwelling target and growth along the Sydenham to Bankstown Corridor Supports the renewal and revitalisation of centres Supports a centres-based approach to growth with high density concentrated around transport nodes Supports the staged master planning of the centres including undertaking detailed analysis prior to rezoning. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 7, 9, 17, 19, 32, 40, 54, 59, 62, 63, 66, 70, 72, 95, 105, 108, 109, 115, 112, 131, 132, 142, 150, 164, 172, 234, 251, 296, 301, 314, 364, 366, 369, 440, 446, 449, 451, 463	<p>Issue 11: Support changes under the Local Area Plans subject to site specific changes</p> <p>These submissions support the growth proposed under the Local Area Plans, including changes to local centres along the East Hills Line, including East Hills, Panania, Revesby and Padstow in addition to changes to Yagoona and Greenacre. Some submissions support growth subject to site specific changes. Changes under the Local Area Plans are supported for the following reasons:</p> <ul style="list-style-type: none"> The proposed densities strengthen the role and function of centres and will have a positive effect in supporting businesses in the local centres. Ability of their sites to support residential growth in these centres and contribute to the 50,000 dwelling target and achieve the objectives of the Housing Strategy The proposed densities provide residents with transport choice to walk or cycle to shops and services as well as reducing car dependency. The proposed densities promote sustainability rather than continued urban sprawl. The proposed densities will create homes for first home buyers. The centres are in proximity to public recreational land and green spaces. Increased foot traffic and higher density housing close to railway stations may improve the overall safety of residents that often walk to and from the stations every day. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 1, 16, 20, 42, 58, 60, 61, 83, 385, 398, 427, 472, 493	<p>Issue 12: Supports growth in the Bankstown and Campsie Strategic Centres, including site specific changes.</p> <p>These submissions support growth in the Bankstown and Campsie Strategic Centres including site specific for the following reasons:</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.

Submissions	Issues	Comments
	<ul style="list-style-type: none"> Promotion of Bankstown and Campsie as Strategic Centres and support a centres-based approach to growth. Housing growth will strengthen the function of centres and will have a positive effect in supporting local businesses. Ability of their sites to support residential growth in these centres and contribute to the 50,000 dwelling target. Ability of their sites to achieve the objectives of the Housing Strategy. Ability to deliver community infrastructure on their sites. Resolve site-specific planning issues. The proposed densities promote sustainability rather than continued urban sprawl. The centres can align housing growth with planned transport infrastructure by promoting growth around future Sydney Metro Stations. Growth in these centres can capitalise on existing infrastructure and locational amenity. Opportunities to improve waste management practices in new developments. Support medical precinct in Campsie. Similar strategies to support jobs growth should be developed for all suburbs. 	
Nos. 60, 61, 74, 76, 92, 94, 102, 124, 386, 472	<p>Issue 13: Supports growth in Lakemba, Belmore and Canterbury local centres, including site specific changes</p> <p>These submissions support growth in Lakemba, Belmore and Canterbury local centres, including site specific changes for the following reasons:</p> <ul style="list-style-type: none"> Revitalise Beamish Street and Canterbury Road and support a centres-based approach to growth. Housing growth will strengthen the function of centres and will have a positive effect in supporting businesses in the local centres. Ability of their sites to support residential growth in these centres and contribute to the 50,000 dwelling target. Ability of their sites to achieve the objectives of the Housing Strategy Ability to deliver community infrastructure on their sites. Resolve site-specific planning issues. The proposed densities promote sustainability rather than continued urban sprawl. The centres can align housing growth with planned transport infrastructure by promoting growth around future Sydney Metro Stations. Growth in these centres can capitalise existing infrastructure and local amenity. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 15, 33, 73, 90	<p>Issue 14: Supports growth in Punchbowl, Wiley Park and Narwee village centres including site specific changes</p> <p>The submission support growth in Punchbowl, Wiley Park and Narwee village centres including site specific changes for the following reasons:</p> <ul style="list-style-type: none"> Housing growth will strengthen the function of centres and will have a positive effect in supporting local businesses. Ability of their sites to support residential growth in these centres and contribute to the 50,000-dwelling target. Ability of their sites to achieve the objectives of the Housing Strategy Ability to deliver community infrastructure on their sites The proposed densities promote sustainability rather than continued urban sprawl. The centres are in proximity to public recreational land and green spaces. Revitalising small local shops for basic day-to-day necessities, will help improve the liveability of these centres. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 4, 7, 12, 26, 28, 35, 41, 61, 84, 211, 369, 347	<p>Issue 15: Supports the protection and enhancement of existing open space</p> <p>These submissions support the protection and enhancement of existing open space for the following reasons:</p> <ul style="list-style-type: none"> Prioritising areas of high biodiversity significance and tree canopy cover is necessary to support climate resilience Retaining greenspace and parklands including golf courses is required to support future population growth 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.

Submissions	Issues	Comments
	<ul style="list-style-type: none"> To provide opportunities to allow for further naturalisation along the Cooks River. To provide space for residents to use for exercise, relaxation and community activities. 	
Nos. 1, 4, 41, 44, 54, 61, 90, 101, 104, 211, 234	<p>Issue 16: Supports improvements to the design architectural design quality of new residential developments</p> <p>These submissions support improving the architectural design quality of new residential developments including high density residential development and low to medium density housing. The submissions noted that design improvements will improve the character of the local area and create visual interest.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 35, 41, 61, 85, 118, 472	<p>Issue 17: Supports the delivery of a variety of housing types to accommodate the housing needs of different households.</p> <p>These submissions identify the need to deliver a variety of housing types to accommodate the needs of different households. The submissions noted the importance of provides a range of different sized apartment as part of residential flat buildings and providing housing for families and households wanting to downsize.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
No. 98	<p>Issue 18: Questions statements made about housing preference for apartments</p> <p>This submission questions statements made about housing preference for apartments in the Housing Strategy. The Housing Strategy notes that a higher proportion of unit sale demonstrate a market preference towards high density living. The submission notes that this statement assumes households are choosing dwellings in an unconstrained market and does not consider affordability issue and the availability of dwelling stock that influence a household's decision to purchase an apartment over a house.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
No. 18	<p>Issue 19: Does not support the harmonisation of the R2 and R3 land use zones</p> <p>This submission does not support the harmonisation of the R2 and R3 land use zones under the Canterbury Local Environmental Plan 2012 and Bankstown Local Environmental Plan 2015.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
No. 472	<p>Issue 20: Requests the inclusion of timeframes for the staging of Council's ongoing master planning program</p> <p>This submission supports the inclusion of timeframes for the staging of Council's ongoing master planning program in the Housing Strategy.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
No. 462	<p>Issue 21: Requests the Housing Strategy reference consultant</p> <p>This submission requests that information be provided on the author/consultant for the Housing Strategy.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
No. 435	<p>Issues: 22: Requests amendment to the Strategy to support the delivery of medium density housing</p> <p>This submission requests amendment to the Strategy to support the delivery of medium density housing for the following reasons:</p> <ul style="list-style-type: none"> Continue to allow multi dwelling housing in the R2 Low Density Residential zone to achieve Strategic Direction 5 - Provide a choice of housing types, sizes, tenures and prices to suit each stage of life. Encourage the use of the RE1 General Residential zone in areas well connected to centres and transport nodes rather than stipulating mass transit as a specific requirement. Set targets for housing diversity and increase the flexibility within several land use zones to achieve that diversity. Recognise the role of the WSU Milperra campus and other significant infill sites play in supporting housing diversity through the provision of medium density housing. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 4, 24, 35, 37, 44, 45, 101, 116, 127, 128, 141, 147,	<p>Issues 23: General Issues made in relation to the Housing Strategy</p> <p>These submissions raised issues that were outside the scope of the Housing Strategy, general issues include:</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.

Submissions	Issues	Comments
160, 204, 217, 229, 413	<ul style="list-style-type: none"> • Changes to how Council rates and land tax are calculated. • De-amalgamating the former Canterbury and Bankstown Councils. • Support for the master planning of Hurlstone park namely adopting Heritage Conservation Areas. • Requirements for developers to complete their developments within one year. • Transport and Traffic issues, including truck movements along roads, accessibility upgrades of stations, additional train stations and the installation of red light and speed cameras. • Changes to the management and maintenance of public open space. • Enquires about the status of the Sydenham to Bankstown Corridor Strategy • Improving household waste processes and removal of rubbish on streets. 	

3.3 DRAFT AFFORDABLE HOUSING STRATEGY

Submissions	Issues	Comments
Nos. 61, 63, 73, 83, 209, 364, 415	<p>Issue 1: Supports the Affordable Housing Strategy. These submissions support the Affordable Housing Strategy and the associated amendments to the Planning Agreements Policy for the following reasons:</p> <ul style="list-style-type: none"> • Establishes a clear vision for the delivery of affordable housing, and clearly set out the intent and objectives of the Strategy. • Commits to the delivery of affordable housing by facilitating a greater mix and supply of housing to meet the needs of a full range of households. • Analysis undertaken to inform the Strategy is underpinned by a strong evidence base. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 71, 92, 132, 427	<p>Issue 2: Requests that the full range of development costs be considered when determining an affordable housing contributions rate These submissions expressed concern that the full range of development costs and levies may not be considered when determining an appropriate contribution rate for Council's affordable housing contributions scheme.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 73, 83, 132, 209, 415, 435, 472	<p>Issue 4: Requests changes to the affordable housing contribution requirements for Planning Proposals These submissions suggest changes to the affordable housing contribution requirements for Planning Proposals, including:</p> <ul style="list-style-type: none"> • Reducing and increasing the site area threshold of 1,000 sqm. • Increasing the contribution rate. • Introducing a maximum contribution rate of 10 per cent. • Applying the affordable housing contribution requirements to both residential and non-residential development. • Identify within relevant planning documents that the 5% affordable housing contribution rate for planning proposals may be varied depending on the circumstances. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 61, 73, 83, 85, 209, 132, 415, 427	<p>Issue 5: Requests changes to Council's affordable housing contributions scheme and the associated governance framework These submissions support changes to Council's affordable housing contributions scheme and associated governance framework, including:</p> <ul style="list-style-type: none"> • Exempt Community Housing Providers from paying development contributions. • Include mechanisms that ensure affordable housing units are retained on title for a minimum of 10 years. • Establish partnerships between community housing providers and Council to deliver affordable housing. • Reduce land costs for affordable housing including reductions in parking rates. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.

Submissions	Issues	Comments
	<ul style="list-style-type: none"> Amend the contribution rate and areas where an affordable housing contributions scheme applies including sites close to public transport. The master plans should not test a 15% contribution rate as this target exceeds the range stipulated by the GSC in its Affordable Rental Housing Target Information Note 4 and District Plans. 	
Nos. 63, 73, 92	<p>Issue 3: Supports growth in centres (Padstow, Wiley Park, Punchbowl and Canterbury) subject to specific changes to deliver affordable housing.</p> <p>These submissions support growth in Padstow, Wiley Park, Punchbowl and Canterbury. The submissions identify their sites as being able to deliver affordable housing subject to site specific changes.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 73, 83, 415	<p>Issue 6: Request that Council advocate for greater investment in affordable housing</p> <p>These submissions suggest that Council should advocate for greater investment in affordable housing, advocacy opportunities include:</p> <ul style="list-style-type: none"> Utilise local and state government landholdings and assets for the delivery of affordable housing. Imposing a greater affordable housing requirement on government owned sites where appropriate. Supporting State Government policies that encourage the meaningful delivery of affordable housing. 	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 73, 83, 415	<p>Issue 7: Supports the utilisation of government assets to deliver affordable housing</p> <p>These submissions support using local and state government landholdings and assets for the delivery of affordable housing, including imposing a greater affordable housing requirement where appropriate.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
Nos. 85, 132, 415	<p>Issue 8: Supports the delivery of a variety of affordable housing types</p> <p>These submissions suggested that dedicated affordable dwellings should be a mix of dwelling types.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
No. 73	<p>Issue 9: Requests the inclusions of an affordable housing objective be included in Council's Consolidated LEP</p> <p>This submission suggests that an objective promoting the delivery of affordable housing be included in the objectives of the Council's Consolidated LEP.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
No. 073	<p>Issue 10: Requests a review Council's Affordable Housing Strategy every five years</p> <p>This submission requests that Council should review its Affordable Housing Strategy every five years to ensure the Strategy is achieving its intended objectives. This submission requests that this review coincide with the review the establishment of a 5-year affordable housing target.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.
No. 24	<p>Issue 11: General issue made in relation to the Affordable Housing Strategy</p> <p>This submission suggests that affordable housing should not be provided to individuals who are Centrelink recipients and do not report income.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.

3.4 DRAFT AMENDMENTS TO THE PLANNING AGREEMENTS POLICY

Submissions	Issues	Comments
No. 209	<p>Issue 1: Suggests additional ways make an affordable housing contribution under a planning agreement</p> <p>This submission suggest that in addition to cash payment and dedication of dwellings, the dedication of land is another means to make an affordable housing contribution under a planning agreement.</p>	A separate report on the Draft Strategies and Draft Amendments to the Planning Agreements Policy addresses this issue.

4. OTHER ISSUES

4.1 DCP PROVISIONS

Submissions	Issues	Comments
<p>Nos. 10, 34, 36, 55, 64, 77, 78, 80</p> <p>Carinya Road, Picnic Point</p>	<p>Issue 1: Do not support the flood risk management controls in Carinya Road.</p> <p>These submissions do not support the existing development controls contained under Bankstown DCP 2015 (Part B12) as it applies to Carinya Road, including the requirements for elevated walkways, vehicle parking and access. The Draft LEP should replace references to Part B12 with ‘the NSW State Floodplain Manual 2005’.</p> <p>The reasons include:</p> <ul style="list-style-type: none"> • The existing development controls are expensive, onerous and are not considered appropriate or useful, even in 20-year floods. • The existing development controls sterilise subdivision development in Carinya Road as it requires safe, direct and level access to upper Carinya Road. • The existing development controls should not require a 1/100 year flood level car parking in Carinya Road as it is not mentioned in NSW State Floodplain Manual 2005. Council has over 30 car and boat parking spaces on the river bank and vehicle garages are only specified for one end of Carinya Road and not the other, yet risk is not an issue. Residents that are specified to build these unnecessary garages/ hard stands, could park 10m away on upper Carinya Road during flooding as occurred during recent flooding in 2016 and 2020. Car insurance covers such concerns for residents. • The elevated walkway requirement is not found anywhere in Australia or elsewhere, and there is no merit on an engineering basis. The reference to cut outs in the lower brickwork in Carinya Road to let mud flood into the road is inappropriate. • Council should assess any individual application using a ‘merit-based approach’ evaluating alternatives to specific controls on social, economic or environmental grounds. • The existing planning controls are applied inconsistently within the street. • Residents can move their cars to higher ground prior to a flooding event. 	<p>Action: No change is proposed.</p> <p>Reason: Council reviewed the existing DCP controls when it prepared the Floodplain Risk Management Study and Plan for the Mid Georges River Catchment (the Plan).</p> <p>The objectives of the Plan are to investigate flooding problems and possible mitigation options. Council engaged widely during the exhibition of the Plan, which included notification letters, questionnaires and information sessions. Council’s Floodplain Management Committee endorsed the Plan in June 2017, and Council adopted the Plan in July 2017.</p> <p>In relation to Carinya Road:</p> <ul style="list-style-type: none"> • The properties are within Zone R2 Low Density Residential. The uses permitted in this zone include child care centres, community facilities, educational establishments, health consulting rooms, hospitals, places of public worship and respite day care centres. The Plan concludes that these land uses are incompatible with the high flood risk applicable to the area. It recommends amending the LEP to prohibit these sensitive land uses. • The Plan outlines the circumstances in which subdivision and further development could acceptably proceed. It recommends amending the LEP to apply a minimum subdivision lot size of 1,000m² consistently across residential properties. <p>The Plan also recommends that if these LEP amendments are adopted, Council may proceed to review the existing DCP controls under Bankstown DCP 2015 (Part B12).</p> <p>To date, the Draft Consolidated LEP is proposing to implement the prohibition of sensitive land uses in Carinya Road. However, the Gateway Determination does not permit changes to the residential provisions. This means the proposed amendment to the minimum subdivision lot size would need to occur at a future stage.</p>
<p>No. 75</p> <p>Carinya Road, Picnic Point</p>	<p>Issue 3: Support the flood risk management controls in Carinya Road.</p> <p>This submission supports the existing planning controls contained under Bankstown DCP 2015 (Part B12) as it applies to Carinya Road.</p>	<p>In summary, the change to the minimum subdivision lot size must occur prior to any changes to the existing DCP controls, consistent with the Floodplain Risk Management Study and Plan for the Mid Georges River Catchment.</p>

Submissions	Issues	Comments
Nos. 41, 54, 90	<p>Issue 2: Design standards for residential development.</p> <p>These submissions request better standards of urban design quality, particularly in the high density zones and suburban neighbourhoods. Building designs in the suburban neighbourhoods should be compatible with existing features (e.g. pitched roof forms, weatherboard and face brick) and should meet standards for ecological sustainability.</p>	<p>Action: Review the DCP and establish a Design Review Panel.</p> <p>Reason: The NSW Government applies SEPP 65 and the Apartment Design Guide to provide appropriate guidance to apartments. Council is also proposing the following actions to support design quality:</p> <ul style="list-style-type: none"> • Draft Consolidated LEP (clause 1.9)–Apply SEPP 65 to boarding houses. • Draft Consolidated LEP (clause 6.14)–Apply design quality requirements to apartments, multi dwelling housing, boarding houses, seniors housing, mixed use development, shop top housing, commercial premises, industrial buildings, warehouses or distribution centres, centre–based child care centres, schools, places of public worship, registered clubs and community facilities. • Review the Development Control Plan as it applies to centres. • Establish a Design Review Panel to improve building designs at the pre–DA lodgement stage, consistent with <i>Connective City 2036</i>. <p>In relation to future reviews, Council may review the building design controls when it implements the Draft Housing Strategy.</p>
No. 10	<p>Issue 3: Do not support the tree management controls</p> <p>This submission does not support the existing planning controls contained under Bankstown DCP 2015 (Part B11) in relation to tree management. The planning controls aim to protect trees over development. Development must prevail over trees. Council lops, chops and removes trees yet rejects requests by residents for the same action. Council also plants trees in footpaths, blocking driveways or temporary access. Council should remove trees on the nature strip that may impede access to the building or garage driveway.</p>	<p>Action: No change is proposed.</p> <p>Reason: Council amended the DCP controls in 2017 to effectively administer applications for tree pruning and removal across the Canterbury Bankstown LGA. It is not proposed to review the existing controls.</p>

4.2 GENERAL ISSUES

Submissions	Issues	Comments
No. 54	<p>Issue 1: Request for public domain improvements.</p> <p>This submission requests a requirement for development to provide new street trees and underground power lines along main roads e.g. Tower Street and Anderson Avenue within the Panania small village centre.</p>	<p>Action: No change is proposed.</p> <p>Reason: The South West Local Area Plan (Action L1) proposes to implement the Town Centre Improvement Program. The ongoing implementation of the program will see additional street trees and landscape features on local streets.</p>
No. 108	<p>Issue 2: Request for traffic improvements.</p> <p>This submission requests a change to traffic movements in the Padstow local centre. One way from the railway station, Padstow Parade (one way) going to Faraday Road (then you can turn right or left) and have 45 parking one way at the shops. From the railway station, one way from Howard Road going right or left whichever way you want to go.</p>	<p>Action: No change is proposed.</p> <p>Reason: The South East Local Area Plan (Action L2) does not propose to change traffic movements within the local centre.</p>
No. 10	<p>Issue 3: Request for traffic improvements.</p> <p>This submission requests that the Draft Consolidated LEP addresses the following matters in relation to roads and infrastructure:</p> <ul style="list-style-type: none"> • A new standard for curved kerbing profile with no vertical face and rounded top. • A new standard for roadway roundabouts and speed humps to improve safety. • A new standard to allow parking on roadside verges. • A new standard to require boom gates and locks at boat ramps to minimise noise. The boom gates must be locked from sundown to sunset. 	<p>Action: No change is proposed.</p> <p>Reason: The engineering standards are the relevant policy to consider this issue. It is not proposed to review the policy.</p>
No. 90	<p>Issue 4: Vacant sites.</p> <p>This submission requests strong penalties to be imposed for sites that are left vacant for more than 12 months. It would be prudent to mandate that vacant lots are developed within 12 months or sold. Developers should not wait for years prior to construction.</p>	<p>Action: No change is proposed.</p> <p>Reason: Existing legislation allows action to be taken if vacant sites pose a health and safety risk.</p>
No. 90	<p>Issue 5: Backyard pools.</p> <p>This submission requests extra levies on backyard pools to promote ecologically sustainable development, given their use of water and chemicals.</p>	<p>Action: No change is proposed.</p> <p>Reason: Council requires the approval of the NSW Government to charge levies. The NSW Government does not have plans to charge extra levies on pools.</p>



ATTACHMENT C

Proposed Amendments to the Draft Consolidated Local Environmental Plan

June 2020



1. Written Document

Amendment Number	Draft provisions on exhibition	Recommended amendments	Reasons
	Part 1–Preliminary		
1	1.2 Aims of Plan Clause 1.2(2)(c) reads: To protect the natural, cultural and built heritage of Canterbury Bankstown.	Amend clause 1.2(2)(c) to read: To protect <i>Aboriginal</i> , natural, cultural and built heritage of Canterbury Bankstown.	Heritage NSW and NSW Health recommend broadening the scope to include Aboriginal cultural heritage, consistent with the South District Plan and <i>Connective City 2036</i> .
2	1.2 Aims of Plan Clause 1.2(2)(e) reads: To minimise risk to the community in areas subject to environmental hazards by restricting development in sensitive areas.	Amend clause 1.2(2)(e) to read: To minimise risk to the community in areas subject to environmental <i>urban and natural</i> hazards by restricting development in sensitive areas.	NSW Environmental Protection Authority recommends the revised wording to be consistent with the South District Plan.
	Land Use Table		
3	Zones R2, R3 and R4 These zones do not contain a zone objective to minimise conflict between land uses within these zones and land uses within adjoining zones.	Add a zone objective to Zones R2, R3 and R4 to read: <i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i>	NSW Environmental Protection Authority recommends this zone objective. While industrial/commercial development has an important role in protecting the amenity of surrounding sensitive land uses, there is also a reverse need to ensure the planning of residential uses protects the value of employment lands, consistent with the South District Plan and <i>Connective City 2036</i> .

Amendment Number	Draft provisions on exhibition	Recommended amendments	Reasons
	Land Use Table		
4	Zones R3 and R4 These zones do not contain a zone objective in relation to supporting public transport and active transport.	Add a zone objective to Zones R3 and R4 to read: <i>To allow for increased residential density in accessible locations that maximise public transport patronage and encourage walking and cycling.</i>	Transport for NSW recommends this zone objective. The proposed objective is consistent with <i>Connective City 2036</i> , which encourages density close to public transport.
5	Zones IN1 and IN2 These zones do not contain a zone objective to minimise potential impacts on the environment.	Add a zone objective to Zones IN1 and IN2 to read: <i>To minimise adverse effects of the development on the environment.</i>	NSW Environmental Protection Authority recommends this zone objective, consistent with the South District Plan and <i>Connective City 2036</i> .
6	Zone IN2 Zone IN2 does not permit resource recovery facilities.	Permit resource recovery facilities in Zone IN2.	NSW Environmental Protection Authority recommends this change to improve the collection and management of waste.
7	Zones RE1 and RE2 These zones do not contain a zone objective to achieve design and amenity outcomes.	Add a zone objective to Zones RE1 and RE2 to read: <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>	NSW Health recommends this zone objective, consistent with the South District Plan and <i>Connective City 2036</i> .

Amendment Number	Draft provisions on exhibition	Recommended amendments	Reasons
	Part 4–Principal Development Standards		
8	4.1 Minimum Subdivision Lot Sizes Clause 4.1(1)(d), 4.1A(1)(b), 4.1AA(1)(d) and 4.1B(1)(b) read: To ensure that lots are of sufficient size to protect natural or cultural features including heritage items, trees, natural topographical features and the like.	Amend the objective to clauses 4.1(1)(d), 4.1A(1)(b), 4.1AA(1)(d) and 4.1B(1)(b) to read : To ensure that lots are of sufficient size to protect natural or cultural features including heritage items, <i>heritage conservation areas</i> , trees, natural topographical features and the like.	Heritage NSW recommends this amendment to include heritage conservation areas as a consideration.
9	4.3 Height of Buildings Clause 4.3(1)(c) of Canterbury LEP 2012 reads: To support building design that contributes positively to the streetscape and visual amenity of an area.	Add an objective to clause 4.3 to read: <i>To support building design that contributes positively to the streetscape and visual amenity of an area.</i>	This existing objective is found to support the DA assessment process.
10	4.4D Development at 7A–17 Marco Avenue Clause 4.4D applies a site specific provision to the catalyst site at 7A–17 Marco Avenue, Revesby in relation to design excellence and public benefits.	Amend clause 4.4D by permitting a maximum 40 metre building height and applying the design excellence criteria as set out in Bankstown LEP 2015 (clause 6.12).	The Department of Planning, Industry and Environment made Bankstown LEP 2015 (clause 6.12) in May 2020, following the exhibition of the Draft Consolidated LEP. The intended outcome is to achieve design excellence at the catalyst site at 83–99 North Terrace and 62 The Mall, Bankstown (known as the Compass Centre and former library). It is proposed to apply the same design excellence criteria to the catalyst site at 7A–17 Marco Avenue.

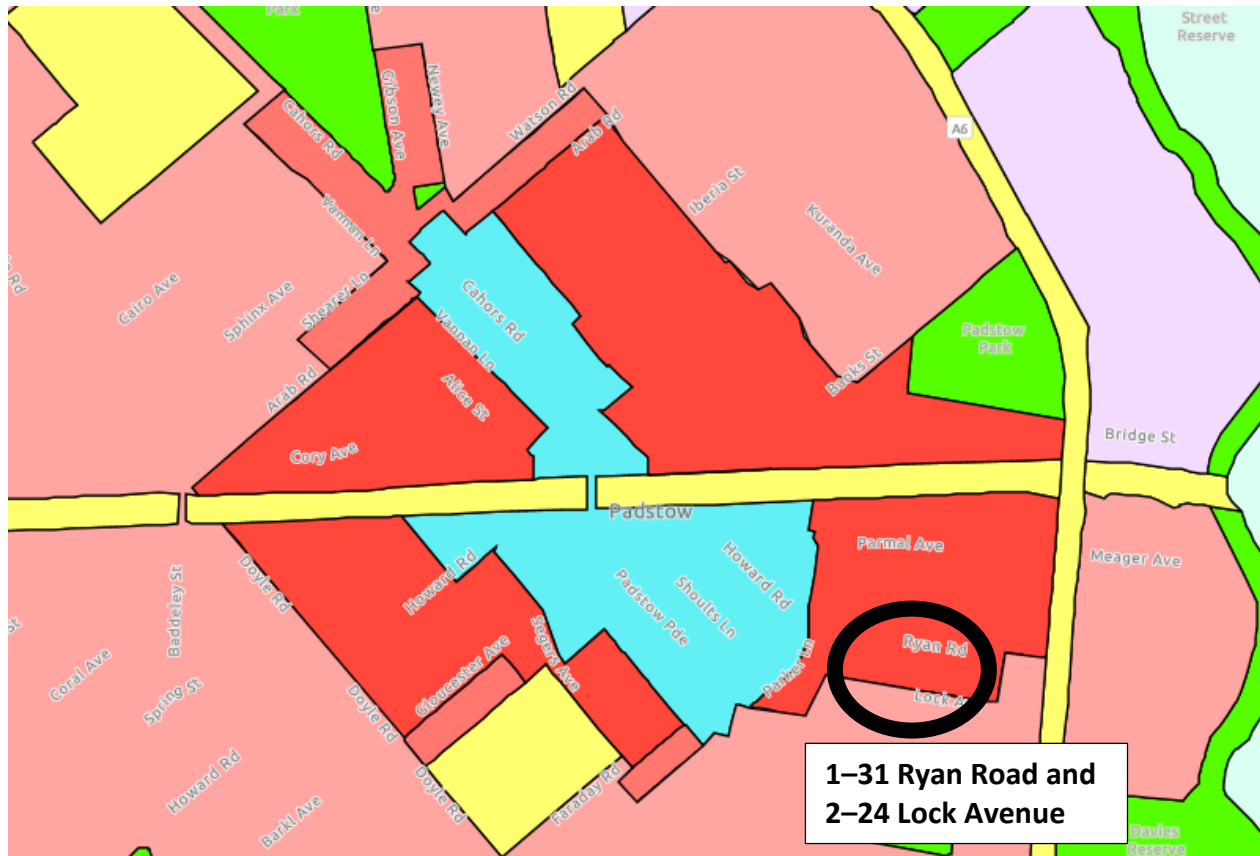
Amendment Number	Draft provisions on exhibition	Recommended amendments	Reasons
	Part 5–Miscellaneous Provisions		
11	5.6 Architectural Roof Features Clause 5.6(1)(b) reads: to provide opportunities for architectural roof features that form an integral part of the building design.	Amend clause 5.6(1)(b) to read: To provide opportunities for architectural roof features that form an integral part of the building design <i>and contribute to a high quality built form.</i>	This amendment is found to more adequately support the DA assessment process.
	Part 6–Additional Local Provisions		
12	6.15 Active Street Frontages Clause 6.15 does not contain an objective to minimise conflict between pedestrian, cyclist and vehicular movements.	Add an objective to clause 6.15 to read: <i>To minimise conflict between pedestrian, cyclist and vehicular movements.</i>	NSW Health recommends this objective.
13	Compass Centre, Bankstown The Draft Consolidated LEP does not incorporate Bankstown LEP 2015 (Amendment No. 10). The LEP amendment introduced clause 6.12, which applies to 83–99 North Terrace and 62 The Mall, Bankstown (known as the Compass Centre and former library).	Incorporate Bankstown LEP 2015 (clause 6.12) in the Draft Consolidated LEP.	The Department of Planning, Industry and Environment published Bankstown LEP 2015 (Amendment No. 10) on the NSW legislation website in May 2020, following the exhibition of the Draft Consolidated LEP. The intended outcome is to achieve design excellence at this catalyst site. It is proposed to incorporate the LEP amendment in the Draft Consolidated LEP.

Amendment Number	Draft provisions on exhibition	Recommended amendments	Reasons
	Schedule 1–Additional Permitted Uses		
14	25–43 Anglo Road, Campsie The portion of the site within Zone R4 High Density Residential prohibits registered clubs.	Amend Schedule 1 and the Additional Permitted Uses Map by permitting ‘registered club’ as an additional permitted use at 25–43 Anglo Road.	This amendment reflects the use of the site (Campsie RSL) for the purposes of an existing registered club and associated car park.
15	328 Hector Street, Bass Hill The site is within Zone R2 Low Density Residential, which prohibits gyms.	Amend Schedule 1 and the Additional Permitted Uses Map by permitting a ‘recreational facility (indoor)’ as an additional permitted use at 328 Hector Street subject to the gross floor area not exceeding 800m ² .	This amendment reflects the use of the site for the purpose of an existing gym (800m ² in floor area). However, floor area restrictions would apply to ensure this land use is limited to meeting the day–to–day needs of residents at this out–of–centre location.
16	165 Milton Street, Ashbury The recent rezoning of 165 Milton Street from Zone IN2 Light Industrial to Zone R4 High Density Residential did not include cafes as a supporting use.	Amend Schedule 1 and the Additional Permitted Uses Map by permitting ‘restaurant or cafe’ as an additional permitted use at 165 Milton Street, subject to the gross floor area not exceeding 100m ² .	At the Ordinary Meeting of 26 November 2019, Council considered the proposed rezoning of 149–165 Milton Street from an industrial zone to a high density residential zone. The intended outcome is to achieve a high standard of residential and pedestrian amenity within the precinct. A ‘restaurant or cafe’ is considered to be compatible with the intended outcome of the rezoning proposal. However, floor area restrictions would apply to ensure this land use is limited to meeting

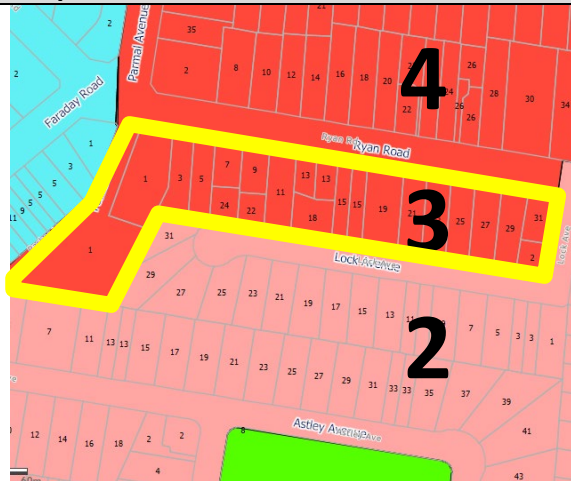
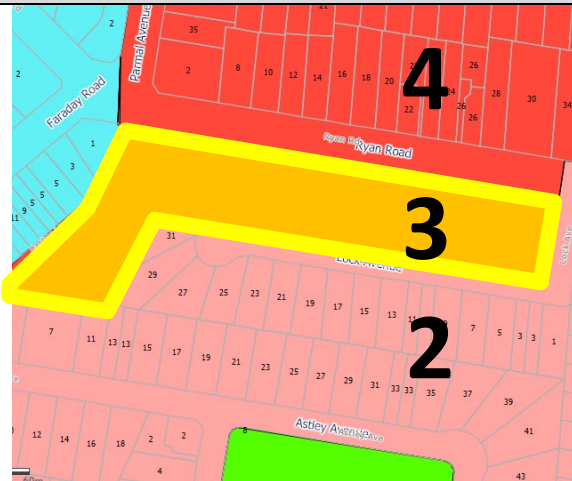
			the day-to-day needs of residents at this out-of-centre location. The maximum gross floor area would be equivalent to neighbourhood shops, which are permissible in the high density residential zone.
17	30 and 31 Webster Street, Milperra The site is within Zone RE2 Private Recreation, which prohibits restaurants.	Amend Schedule 1 by permitting a 'restaurant or cafe' as an additional permitted use at 30 and 31 Webster Street.	<p>The Draft Consolidated LEP proposes to allow function centres as an additional permitted use to reflect the existing development approval for the site (DA 224/2014). The development approval is for alterations and additions to the existing building to accommodate a first floor function centre, new restaurant, landscaping, car park and boat shed.</p> <p>In considering this submission, it is proposed to include a 'restaurant or cafe' as an additional permitted use as it is consistent with the development approval.</p>

2. Land Zoning, Building Height and Floor Space Ratio Maps

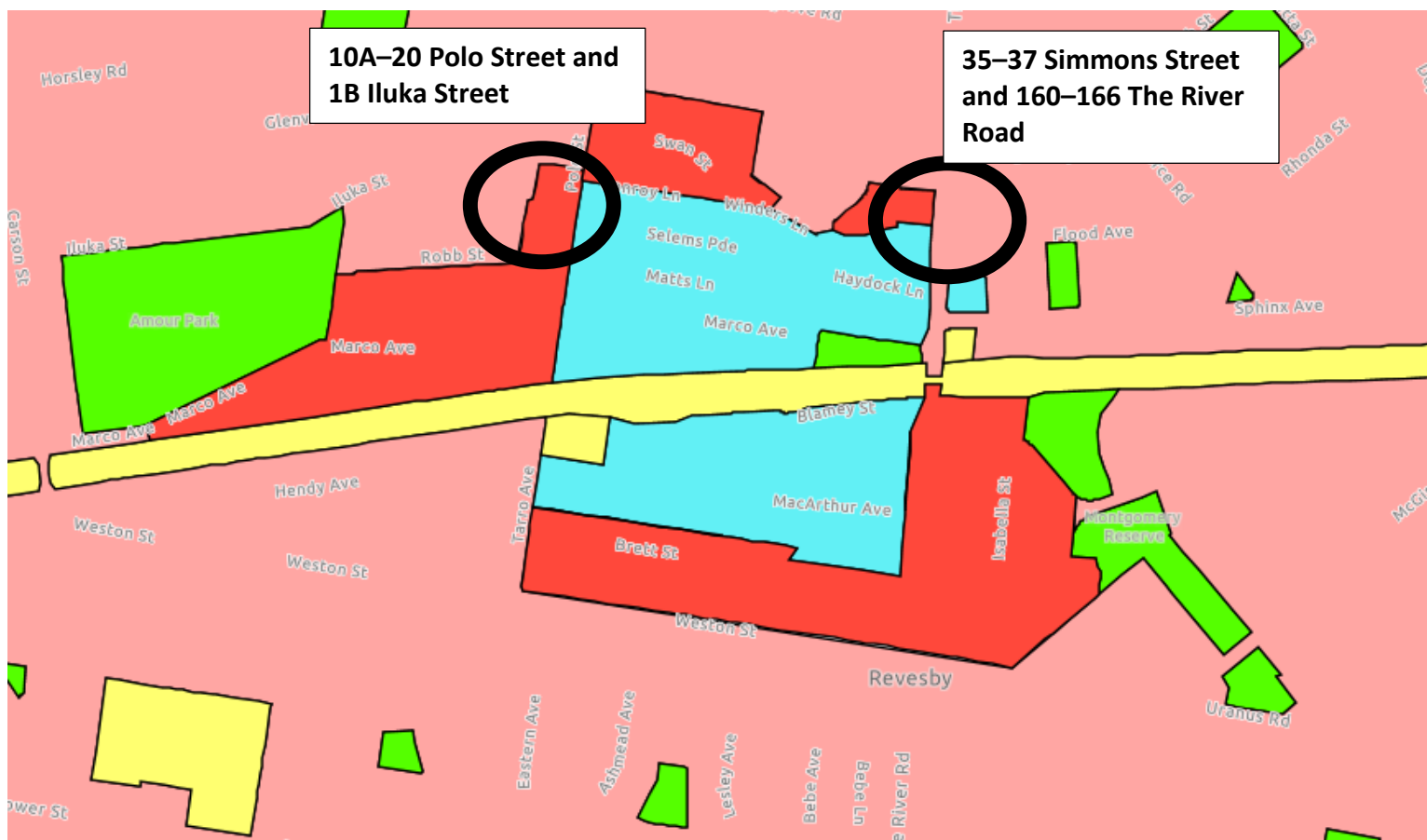
2.1 Padstow Local Centre–Location Map of Recommended Amendments (refer to Amendment 18 for details)



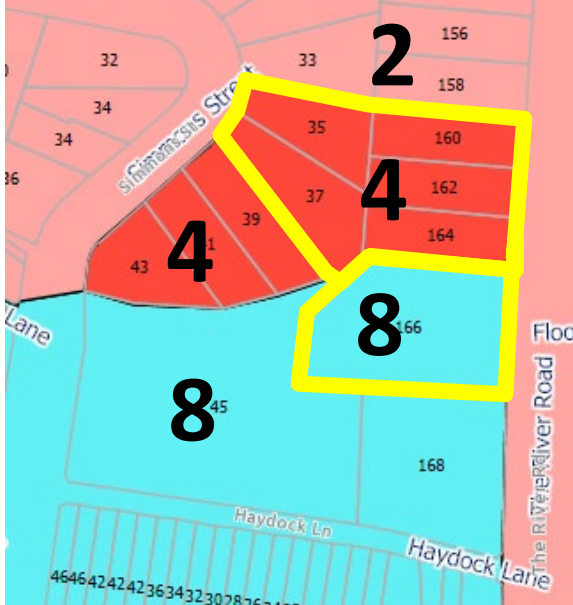
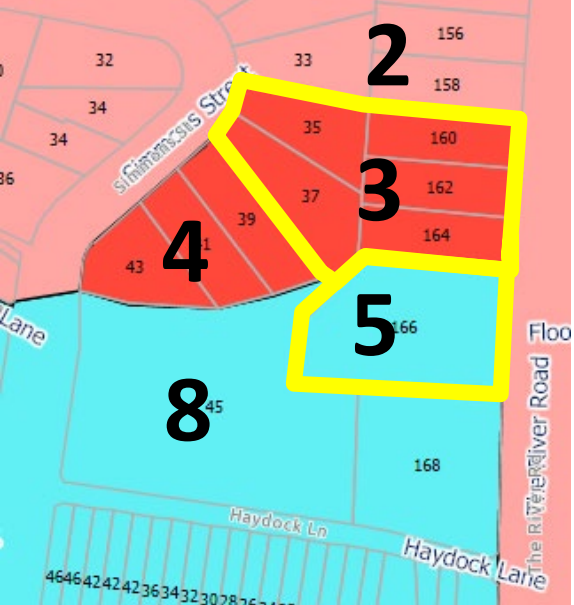
Amendment 18: 1–31 Ryan Road and 2–24 Lock Avenue, Padstow

Proposed controls on exhibition		Recommended amendments	Reason				
			<p>The South East Local Area Plan (Action L2) identifies these properties as forming part of the local centre’s residential fringe.</p> <p>Where practical, the Local Area Plan proposed to rezone complete blocks to minimise the amenity impact on adjoining properties. In this case, it was proposed to partially rezone the block to frame the local centre.</p> <p>However, community feedback raised concern with the extent of the proposed densities, particularly as the mid-block interface with the suburban neighbourhood occurs in a cul-de-sac street.</p> <p>While increased densities at this location is appropriate, it is considered that Zone R3 Medium Density Residential zone and associated housing types (3 storeys) are more consistent with the desired low-rise character at the south-east fringe of the local centre. The zone objective is to provide a suitable visual transition between high and low density residential areas.</p>				
<table><tr><th>Existing controls</th><th>Proposed controls on exhibition</th></tr><tr><td>Zone R2 (2 storeys/ 0.5:1 FSR)</td><td>Zone R4 (3 storeys/ 0.75:1 FSR)</td></tr></table>	Existing controls	Proposed controls on exhibition	Zone R2 (2 storeys/ 0.5:1 FSR)	Zone R4 (3 storeys/ 0.75:1 FSR)	<p>Action: Rezone 1–31 Ryan Road and 2–24 Lock Avenue, Padstow to Zone R3 Medium Density Residential (3 storeys/ 0.75:1 FSR). The zone permits attached dwellings and multi dwelling housing.</p>		
Existing controls	Proposed controls on exhibition						
Zone R2 (2 storeys/ 0.5:1 FSR)	Zone R4 (3 storeys/ 0.75:1 FSR)						

2.2 Revesby Local Centre–Location Map of Recommended Amendments (refer to Amendments 19–20 for details)

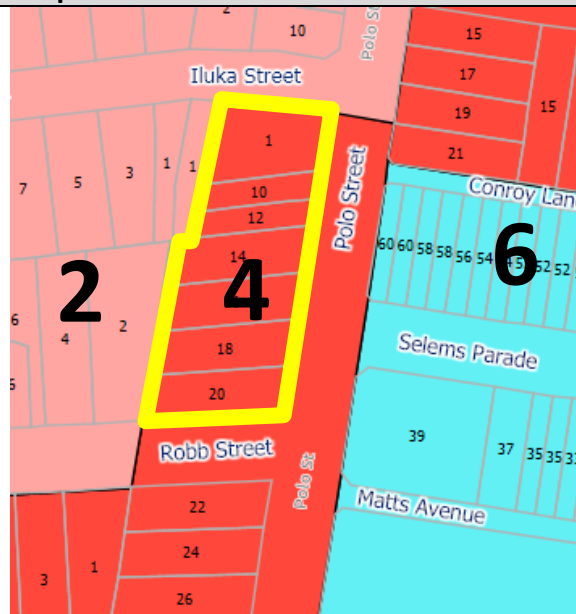
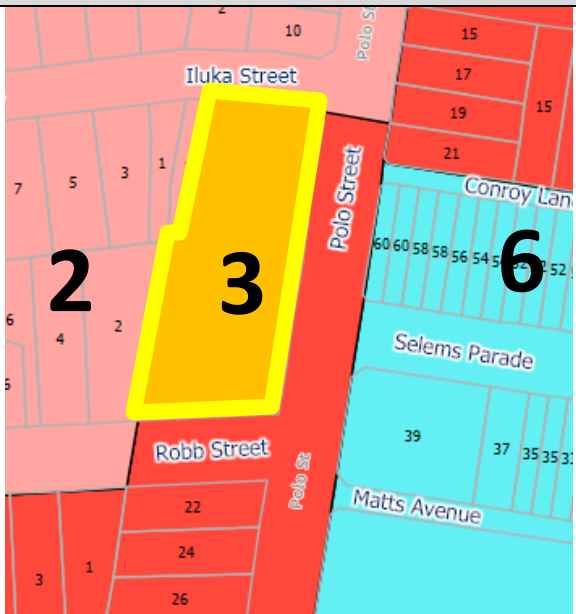


Amendment 19: 35–37 Simmons Street and 160–166 The River Road, Revesby

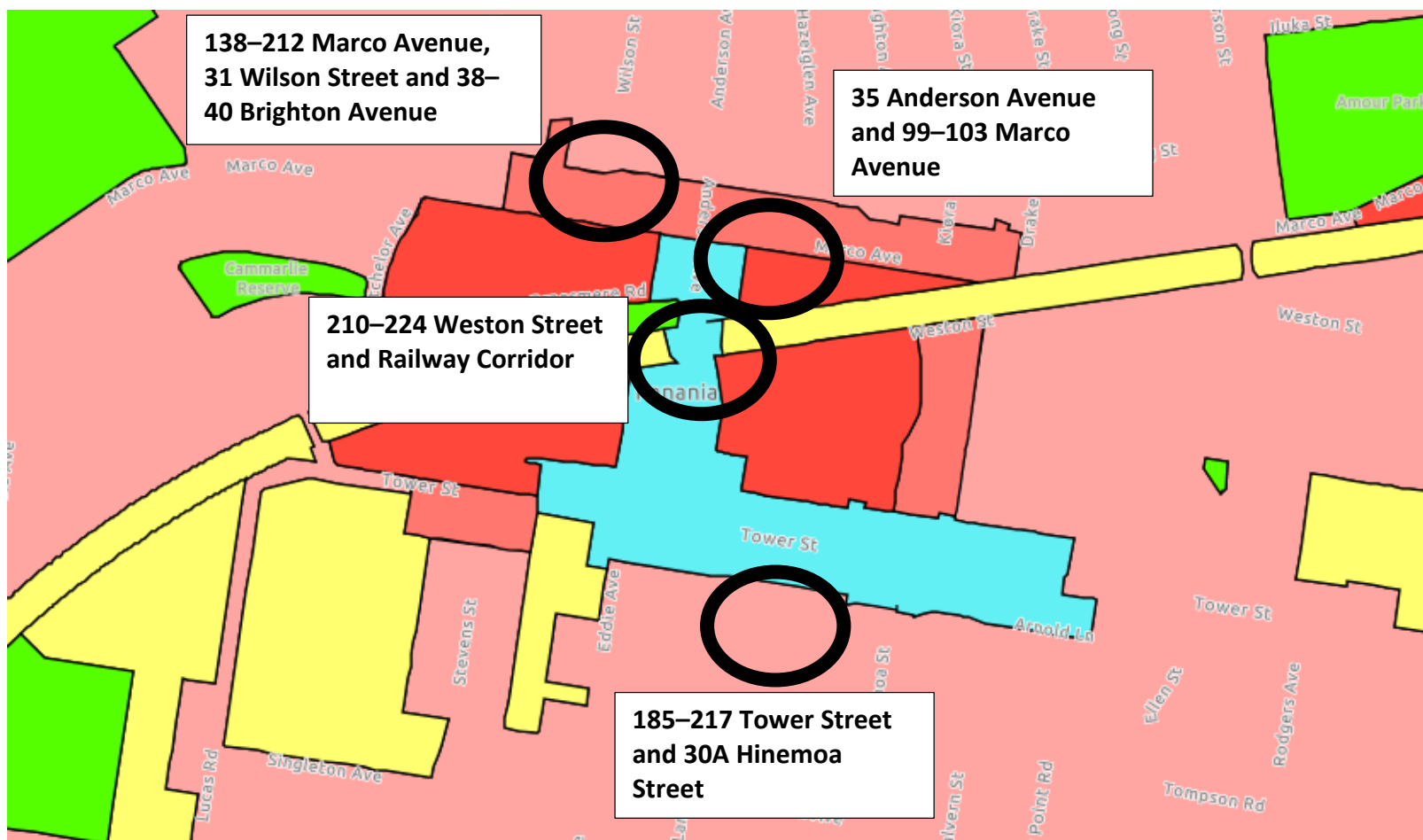
Proposed controls on exhibition			Proposed controls on exhibition	Reason
				<p>The South East Local Area Plan (Action L1) identifies these properties as forming part of the local centre's commercial and residential fringe.</p> <p>The desired character is to frame the local centre in the form of low-rise buildings (4 storeys), while providing a height transition between the multi-storey car park (8 storeys) and the low-rise suburban neighbourhood (2 storeys).</p> <p>However, community feedback raised concern with the extent of the proposed 4–8 storey buildings at this location, particularly at the mid-block interface with the suburban neighbourhood. There is the suggestion to maintain the existing controls.</p> <p>While increased densities at this location is appropriate, it is considered that low-rise buildings (3–5 storeys) at this location would provide a more appropriate height transition to the suburban neighbourhood to minimise the amenity impact on neighbouring properties.</p>
Sites	Existing controls	Proposed controls on exhibition	<p>Action: Amend the following building envelope controls:</p> <ul style="list-style-type: none"> 166 The River Road – 5 storeys (2:1 FSR). 35–37 Simmons Street and 160–164 The River Road – 3 storeys (0.75:1 FSR). 	
166 The River Road	Zone B2 (4 storeys/ 1.5:1 FSR)	Zone B2 (8 storeys/ 3:1 FSR)		
35–37	Zone R2	Zone R4		

Simmons Street and 160–164 The River Road	(2 storeys/ 0.5:1 FSR)	(4 storeys/ 1:1 FSR)		
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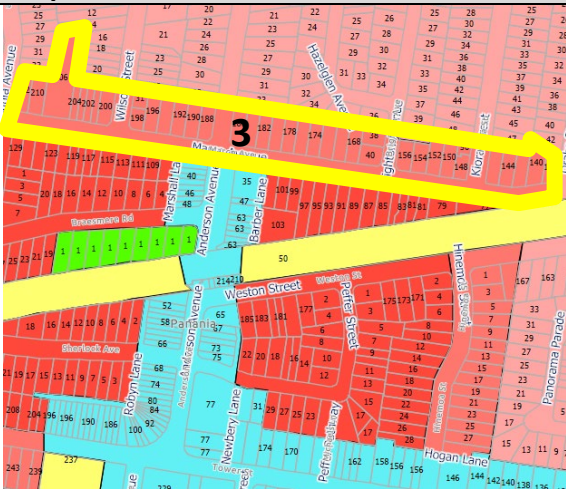
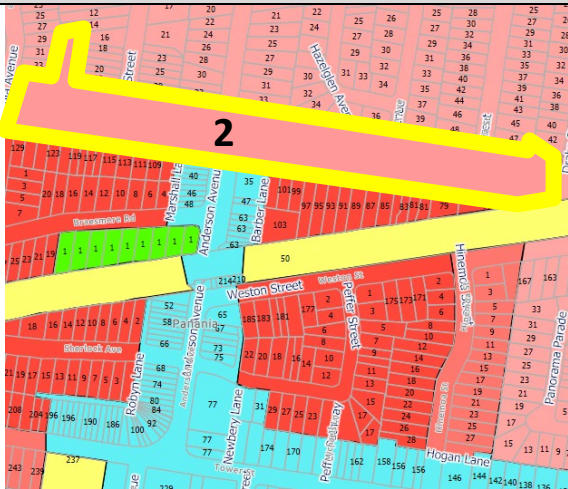
Amendment 20: 10A–20 Polo Street and 1B Iluka Street, Revesby

Proposed controls on exhibition		Recommended amendments	Reason				
			<p>The South East Local Area Plan (Action L1) identifies these properties as forming part of the local centre’s residential fringe.</p> <p>Where practical, the Local Area Plan proposed to rezone complete blocks to minimise the amenity impact on adjoining properties. In this case, it was proposed to partially rezone the block to frame the local centre. However, community feedback raised concern with the extent of the proposed densities, particularly at the mid–block interface with the suburban neighbourhood. There is the suggestion to maintain the existing controls.</p> <p>While increased densities at this location is appropriate, it is considered that Zone R3 Medium Density Residential zone and associated housing types (3 storeys) are more consistent with the desired low–rise character at the north–west fringe of the local centre. The zone objective is to provide a suitable visual transition between high and low density residential areas.</p>				
<table><tr><th>Existing controls</th><th>Proposed controls on exhibition</th></tr><tr><td>Zone R2 (2 storeys/ 0.5:1 FSR)</td><td>Zone R4 (4 storeys/ 1:1 FSR)</td></tr></table>	Existing controls	Proposed controls on exhibition	Zone R2 (2 storeys/ 0.5:1 FSR)	Zone R4 (4 storeys/ 1:1 FSR)		<p>Action: Rezone 10A–20 Polo Street and 1B Iluka Street to Zone to R3 Medium Density Residential (3 storeys/ 0.75:1 FSR). The zone permits attached dwellings and multi dwelling housing.</p>	
Existing controls	Proposed controls on exhibition						
Zone R2 (2 storeys/ 0.5:1 FSR)	Zone R4 (4 storeys/ 1:1 FSR)						

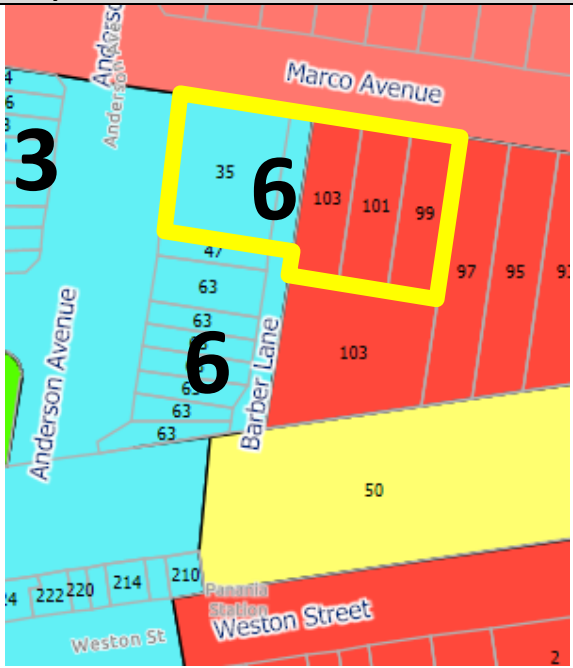
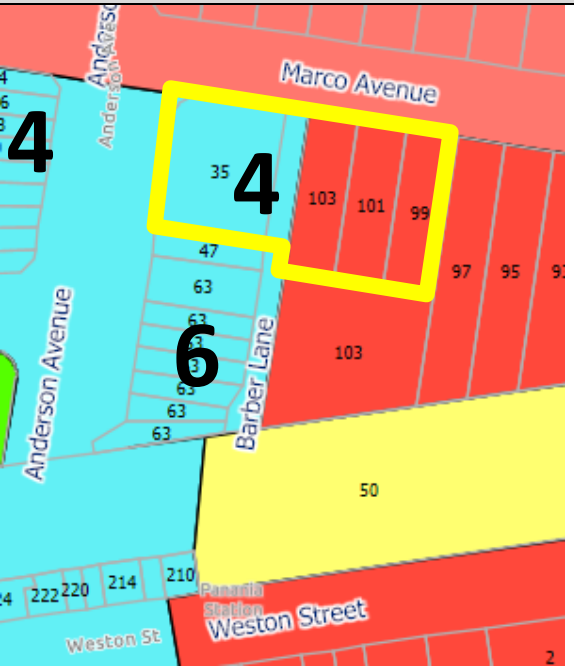
2.3 Panania Small Village Centre–Location Map of Recommended Amendments (refer to Amendments 21–24 for details)



Amendment 21: 138–212 Marco Avenue, 31 Wilson Street and 38–40 Brighton Avenue, Panania

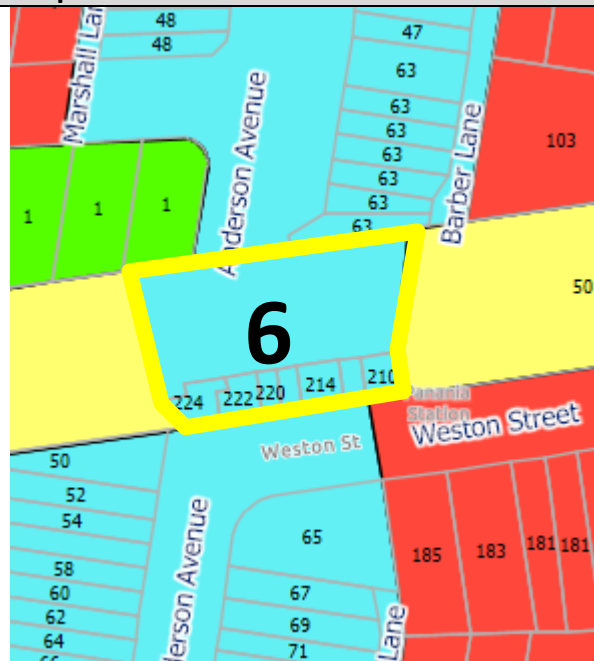
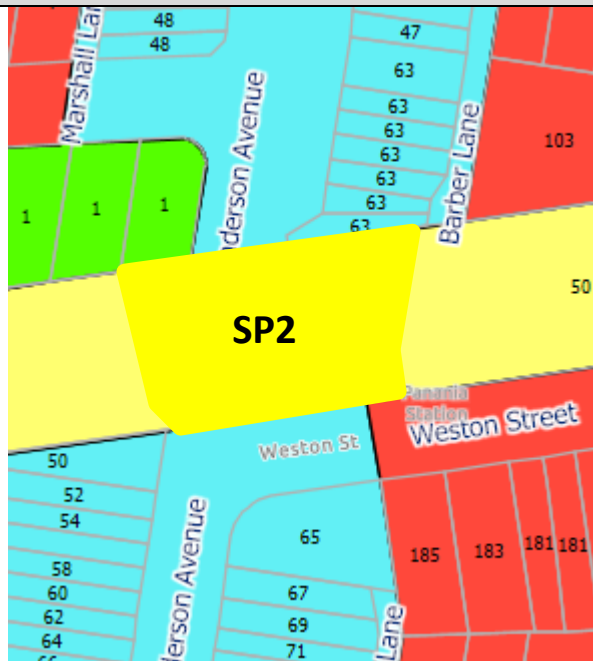
Proposed controls on exhibition		Recommended amendments	Reason				
 <table border="1"><thead><tr><th>Existing controls</th><th>Proposed controls on exhibition</th></tr></thead><tbody><tr><td>Zone R2 (2 storeys/ 0.5:1 FSR)</td><td>Zone R3 (3 storeys/ 0.75:1 FSR)</td></tr></tbody></table>		Existing controls	Proposed controls on exhibition	Zone R2 (2 storeys/ 0.5:1 FSR)	Zone R3 (3 storeys/ 0.75:1 FSR)	 <p>Action: Remove the proposed rezoning at 138–212 Marco Avenue, 31 Wilson Street and 38–40 Brighton Avenue, Panania. This means the properties will remain as Zone R2 (2 storeys/ 0.5:1 FSR).</p>	<p>The South West Local Area Plan (Action L1) identifies these properties as forming part of the small village centre’s residential fringe.</p> <p>Where practical, the Local Area Plan proposed to rezone complete blocks to minimise the amenity impact on adjoining properties. In this case, it was proposed to partially rezone the block to frame the small village centre.</p> <p>However, community feedback raised concern with the extent of the proposed densities, particularly at the mid–block interface with the suburban neighbourhood. There is the suggestion to maintain the existing controls.</p> <p>In considering the community feedback, it is proposed to remove the rezoning of this location. This amendment does not impact on the function of the small village centre, and it means Marco Avenue would form the northern boundary to the small village centre.</p>
Existing controls	Proposed controls on exhibition						
Zone R2 (2 storeys/ 0.5:1 FSR)	Zone R3 (3 storeys/ 0.75:1 FSR)						

Amendment 22: 35 Anderson Avenue and 99–103 Marco Avenue, Panania

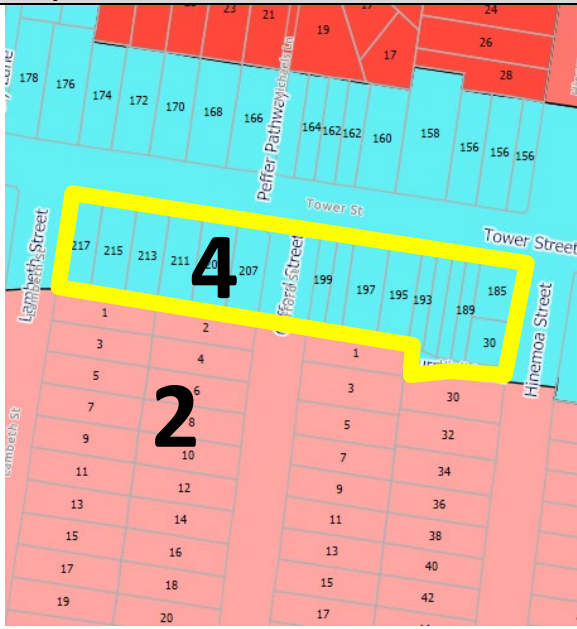
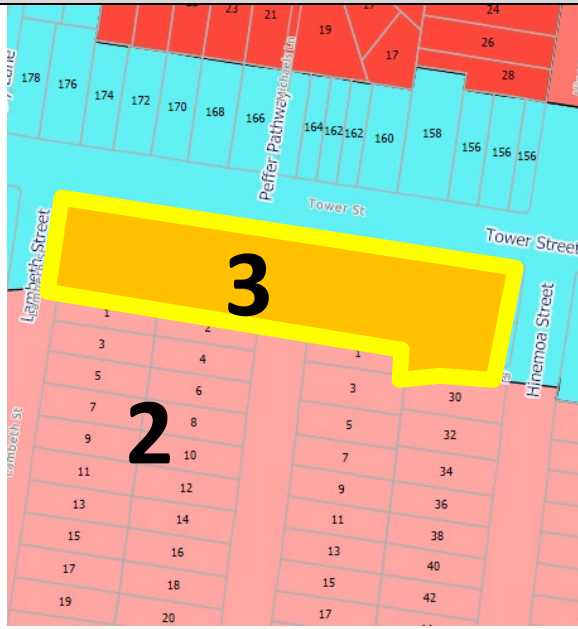
Proposed controls on exhibition			Recommended amendments	Reason
				<p>The South West Local Area Plan (Action L1) identifies these properties as forming part of the small village centre's commercial and residential fringe. The desired character is to provide a height transition between the medium-rise commercial main street on the east side of Anderson Avenue (6 storeys) and the medium density residential zone on the north side of Marco Avenue (3 storeys).</p> <p>However, community feedback raised concern with the extent of the proposed densities, particularly at the interface with the suburban neighbourhood.</p> <p>It is considered that low-rise buildings (4 storeys) at this location would provide a more appropriate height transition to the suburban neighbourhood. The reasons are:</p> <ul style="list-style-type: none"> • It would reflect the completion of new apartments (4 storeys) at 35 Anderson Avenue, which is unlikely to redevelop in the future. • It would reflect the proposed removal of the medium density residential zone on the north side of Marco Avenue.
Sites	Existing controls	Proposed controls on exhibition	Action: Amend the following building envelope controls: <ul style="list-style-type: none"> • 35 Anderson Avenue – 4 storeys (2:1 FSR). • 99–103 Marco Avenue – 4 storeys 	
35 Anderson Avenue	Zone B2 (4 storeys/ 2:1 FSR)	Zone B2 (6 storeys/ 2.5:1 FSR)		

99–103 Marco Avenue	Zone R2 (2 storeys/ 0.5:1 FSR)	Zone R4 (6 storeys/ 1.5:1 FSR)	(1:1 FSR). • Maintain the existing 4 storey limit at 34–48 Anderson Avenue.	• It is compatible with the low-rise commercial main street on the west side of Anderson Avenue (4 storeys). The Draft Consolidated LEP initially proposed to reduce the existing building height from 4 to 3 storeys. However, maintaining the existing 4 storey limit is considered to be compatible with the existing 2:1 FSR and would achieve a better design outcome.
34–48 Anderson Avenue	Zone B2 (4 storeys/ 2:1 FSR)	Zone B2 (3 storeys/ 2:1 FSR)		

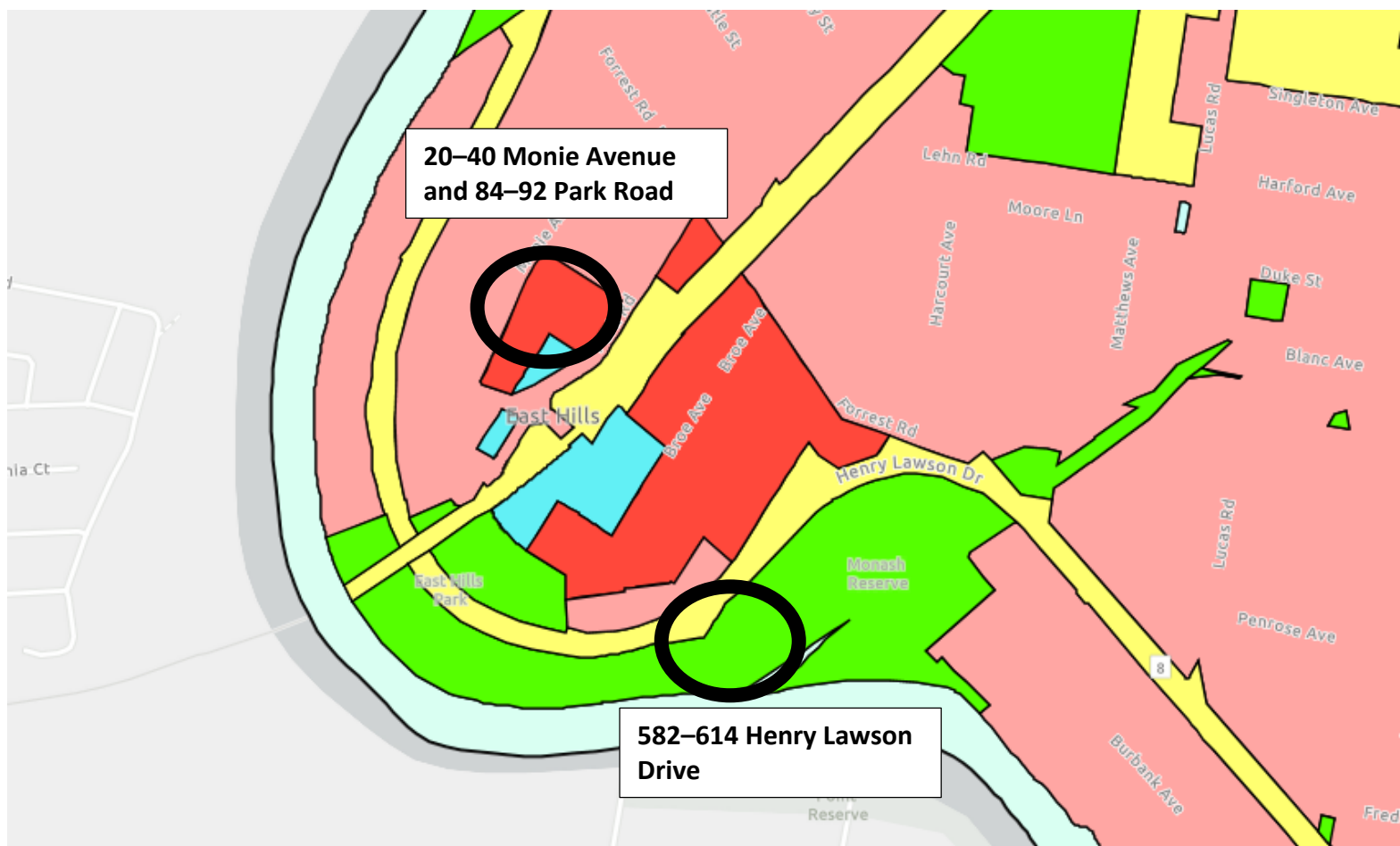
Amendment 23: 210–224 Weston Street and Railway Corridor, Panania

Proposed controls on exhibition		Recommended amendments	Reason				
			<p>The South West Local Area Plan (Action L1) identifies these properties as forming part of the small village centre’s commercial core.</p> <p>The desired character is medium–rise buildings (6 storeys) integrated with an accessible railway station.</p> <p>However, community feedback questioned the proposed built form in the railway corridor airspace.</p> <p>Since the adoption of the Local Area Plan, the NSW Government constructed the new accessible railway station at this location, which is unlikely to redevelop in the future.</p> <p>In considering the community feedback, it is proposed to remove the proposed rezoning to reflect the new accessible railway station.</p>				
<table><tr><th>Existing controls</th><th>Proposed controls on exhibition</th></tr><tr><td>Zone SP2 Infrastructure (Rail Infrastructure Facility)</td><td>Zone B2 (6 storeys/ 2.5:1 FSR)</td></tr></table>	Existing controls	Proposed controls on exhibition	Zone SP2 Infrastructure (Rail Infrastructure Facility)	Zone B2 (6 storeys/ 2.5:1 FSR)		<p>Action: Remove the proposed rezoning at 210–224 Weston Street and the railway corridor, Panania. This means the properties will remain as Zone SP2 Infrastructure (Rail Infrastructure Facility).</p>	
Existing controls	Proposed controls on exhibition						
Zone SP2 Infrastructure (Rail Infrastructure Facility)	Zone B2 (6 storeys/ 2.5:1 FSR)						

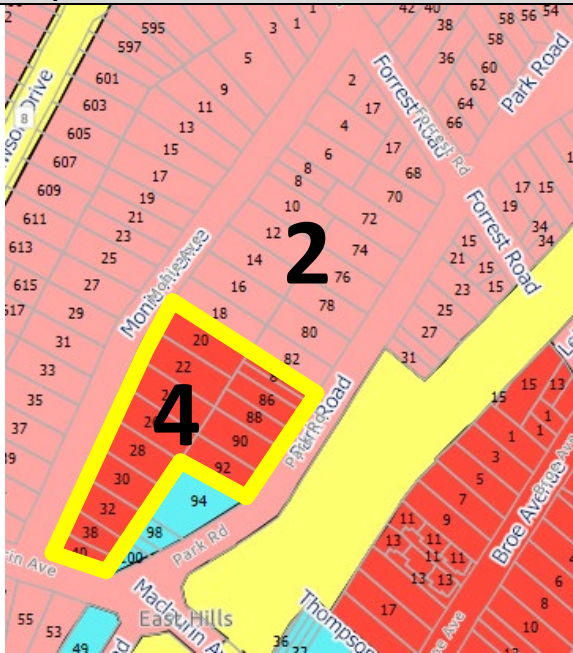
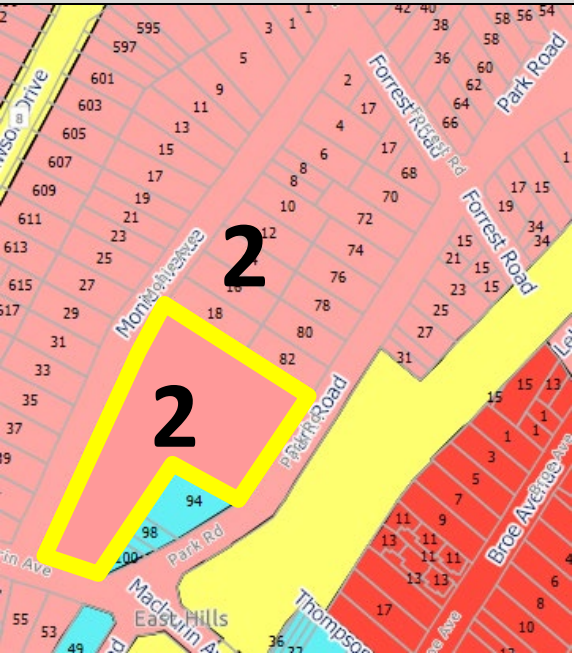
Amendment 24: 185–217 Tower Street and 30A Hinemoa Street, Panania

Proposed controls on exhibition		Recommended amendments	Reason
			<p>The South West Local Area Plan (Action L1) identifies these properties as forming part of the small village centre's commercial fringe. Where practical, the Local Area Plan proposed to rezone complete blocks to minimise the amenity impact on adjoining properties. In this case, it was proposed to partially rezone the block to connect the commercial core areas in the form of low-rise buildings (4 storeys), while providing a transition to the suburban neighbourhood.</p> <p>However, community feedback raised concern with the extent of the proposed densities, particularly at the mid-block interface with the suburban neighbourhood. There is the suggestion to maintain the existing controls. While increased densities at this location is appropriate, it is considered that Zone R3 Medium Density Residential zone and associated housing types (3 storeys) are more consistent with the desired low-rise character at the fringe of the local centre. The zone objective is to provide a suitable visual transition between high and low density residential areas.</p>
Existing controls	Proposed controls on exhibition	<p>Action: Rezone 185–217 Tower Street and 30A Hinemoa Street to Zone to R3 Medium Density Residential (3 storeys/ 0.75:1 FSR). The zone permits attached dwellings and multi dwelling housing.</p>	
Zone R2 (2 storeys/ 0.5:1 FSR)	Zone B2 (4 storeys/ 2:1 FSR)		

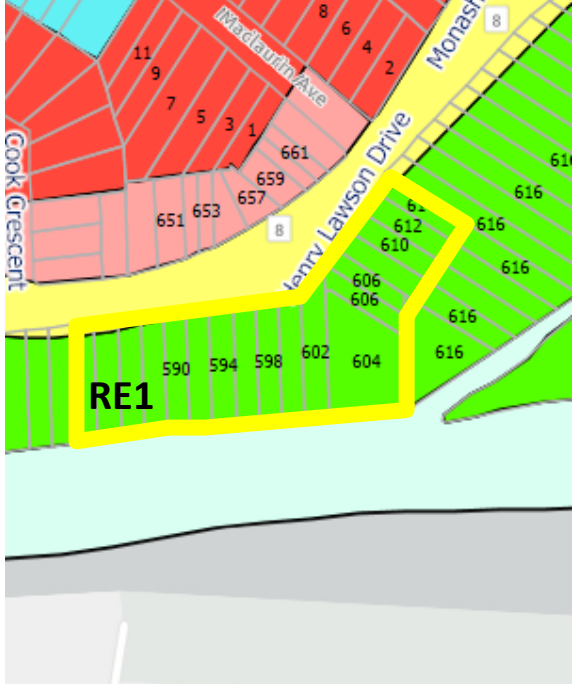
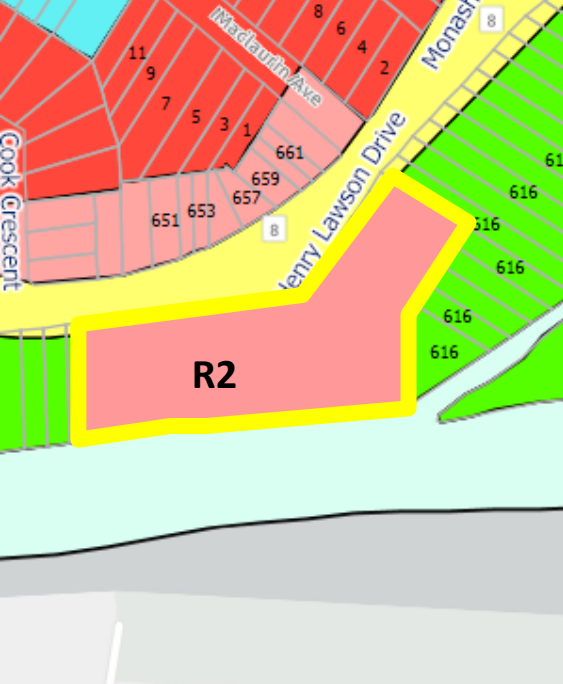
2.4 East Hills Small Village Centre–Location Map of Recommended Amendments (refer to Amendments 25–26 for details)



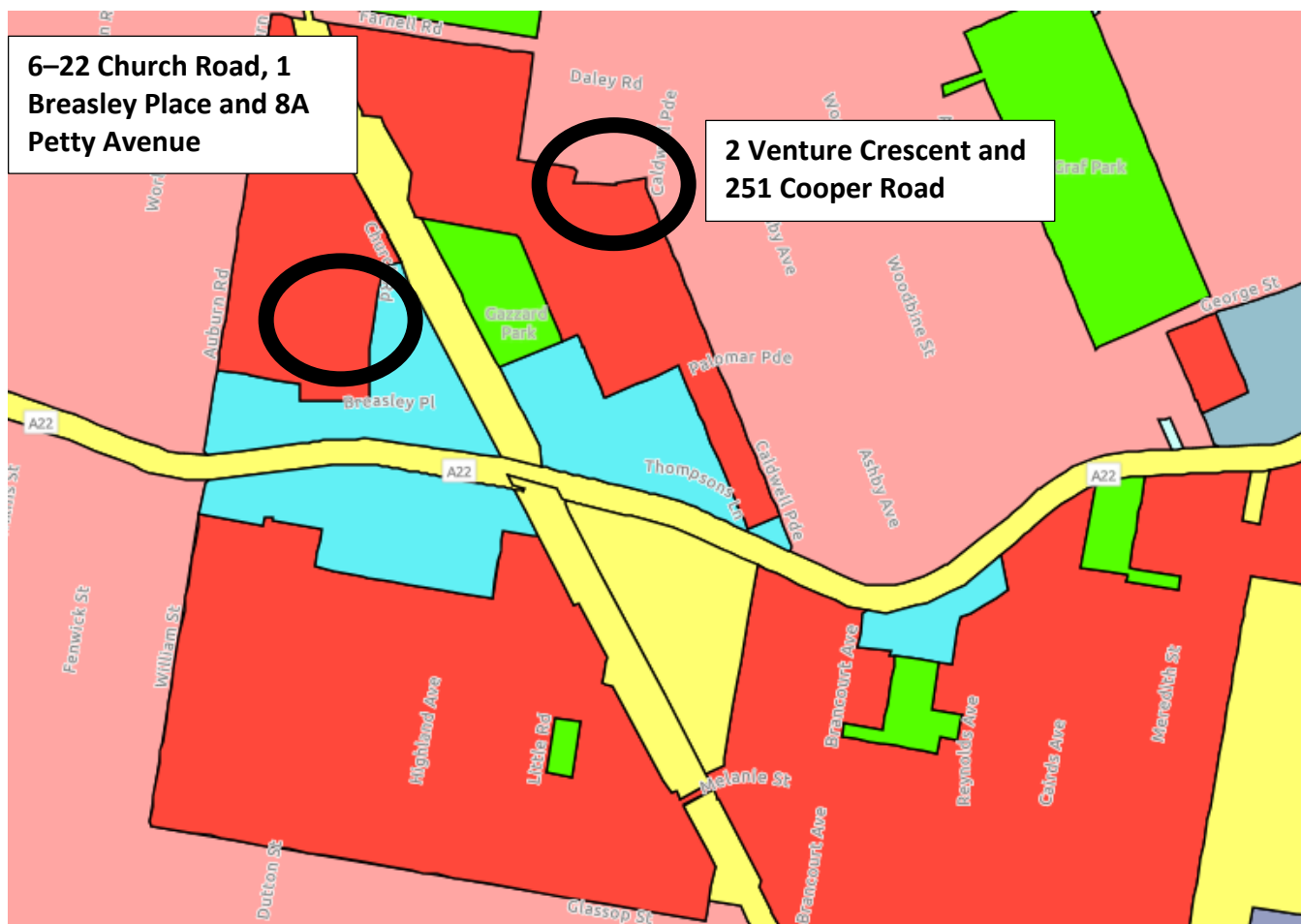
Amendment 25: 20–40 Monie Avenue and 84–92 Park Road, East Hills

Proposed controls on exhibition		Recommended amendments	Reason
			<p>The South West Local Area Plan (Action L2) identifies these properties as forming part of the small village centre's residential fringe. Where practical, the Local Area Plan proposed to rezone complete blocks to minimise the amenity impact on adjoining properties. In this case, it was proposed to partially rezone the block to frame the small village centre.</p> <p>However, community feedback raised concern with the extent of the proposed densities, particularly at the mid-block interface with the suburban neighbourhood. Suggestions range from maintaining the existing controls to rezoning the complete block and/ or both sides of Monie Avenue. In considering the community feedback, it is proposed to remove the rezoning of this location. This means the proposed densities will occur on the south side of the railway line adjacent to the commercial main street. The suggestions to rezone the complete block and/ or both sides of Monie Avenue is not required to meet State and local policies.</p>
Existing controls	Proposed controls on exhibition	<p>Action: Remove the proposed rezoning at 20–40 Monie Avenue and 84–92 Park Road, East Hills. This means the properties will remain as Zone R2 (2 storeys/ 0.5:1 FSR).</p>	
Zone R2 (2 storeys/ 0.5:1 FSR)	Zone R4 (4 storeys/ 1:1 FSR)		

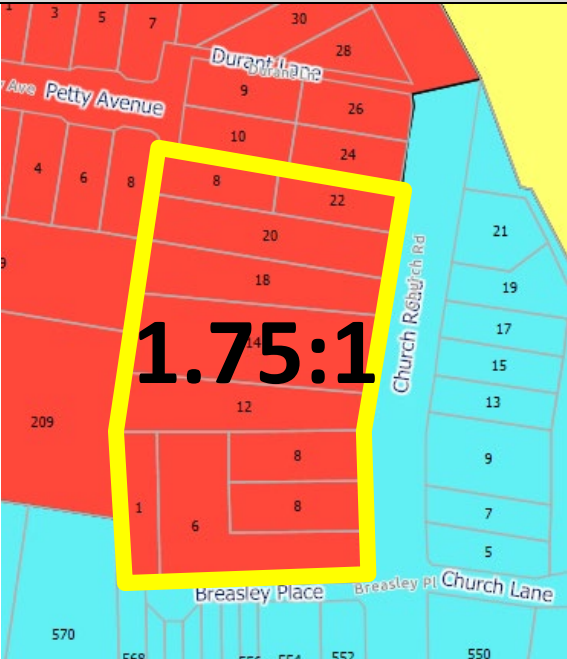
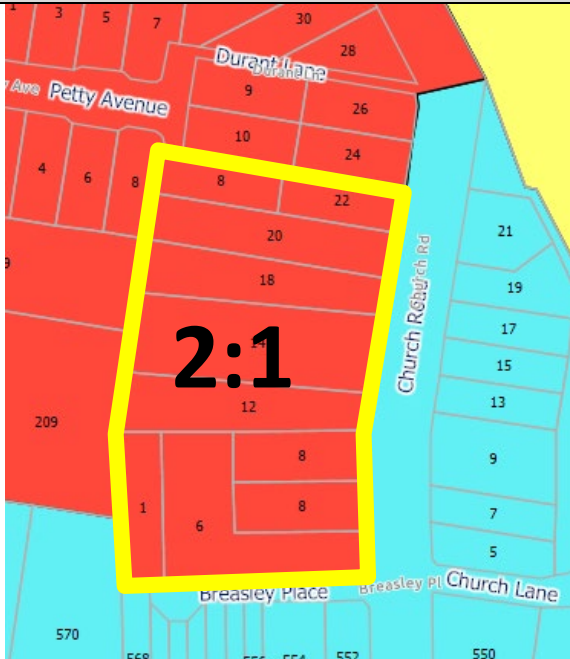
Amendment 26: 582–614 Henry Lawson Drive, East Hills

Proposed controls on exhibition		Recommended amendments	Reason
			<p>Community feedback raised concern with the proposed rezoning of these properties to Zone RE1 Public Recreation for open space purposes.</p> <p>A review indicates the exhibition of the Draft Consolidated LEP inadvertently mapped these properties from Zone R2 Low Density Residential to Zone RE1 Public Recreation.</p> <p>To address this issue, it is proposed to maintain the existing zoning of these properties as Zone R2 Low Density Residential with some also continuing to be affected by road widening.</p> <p>Council notified all affected property owners about this issue and the intention to maintain the existing Zone R2 Low Density Residential.</p>
Existing controls	Proposed controls on exhibition	Action: Remove the proposed rezoning. This means the properties will remain as Zone R2 (2 storeys/ 0.5:1 FSR).	
Zone R2 (2 storeys/ 0.5:1 FSR)	Zone RE1 (2 storeys/ 0.5:1 FSR)		

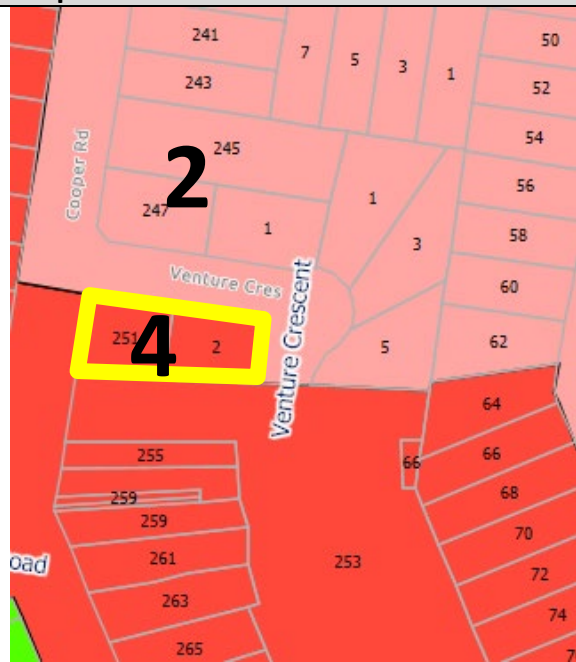
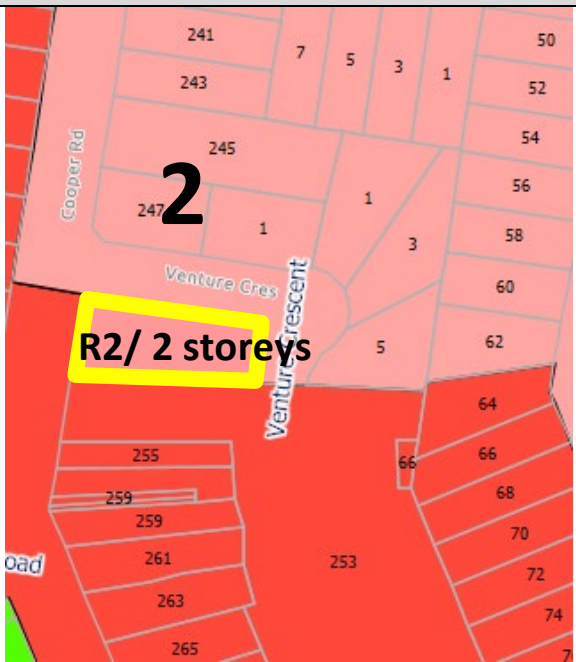
2.5 Yagoona Local Centre–Location Map of Recommended Amendments (refer to Amendment 27–28 for details)



Amendment 27: 6–22 Church Road, 1 Breasley Place and 8A Petty Avenue, Yagoona

Proposed controls on exhibition		Recommended amendments	Reason				
			<p>The North Central Local Area Plan (Action L1) maintains the existing Zone R4 High Density Residential (8 storeys) at these properties, while proposing to reduce the existing maximum FSR from 2:1 to 1.75:1. The intended outcome was to better accommodate the floor space within the existing building envelope controls.</p> <p>However, community feedback raised concern with the proposed reduction of the existing FSR. In considering the community feedback, it is proposed to maintain the existing maximum FSR.</p>				
<table><tr><th>Existing FSR</th><th>Proposed FSR on exhibition</th></tr><tr><td>2:1</td><td>1.75:1</td></tr></table>		Existing FSR	Proposed FSR on exhibition	2:1	1.75:1	<p>Action: Maintain the existing maximum 2:1 FSR at 6–22 Church Road, 1 Breasley Place and 8A Petty Avenue, Yagoona.</p>	
Existing FSR	Proposed FSR on exhibition						
2:1	1.75:1						

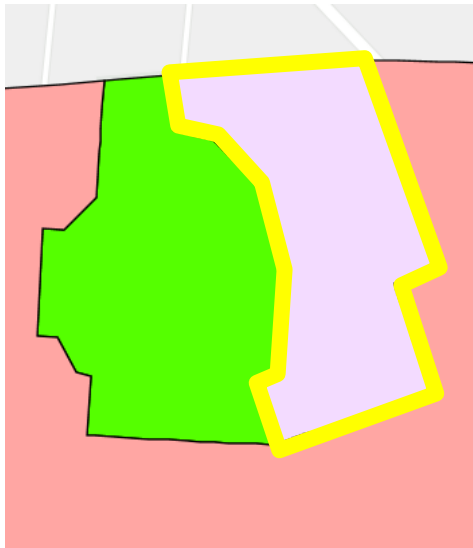
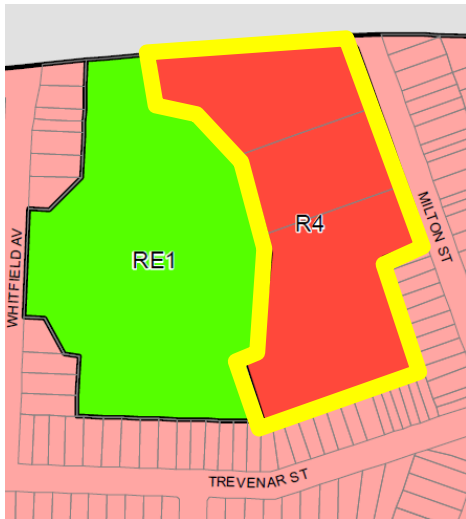
Amendment 28: 2 Venture Crescent and 251 Cooper Road, Yagoona

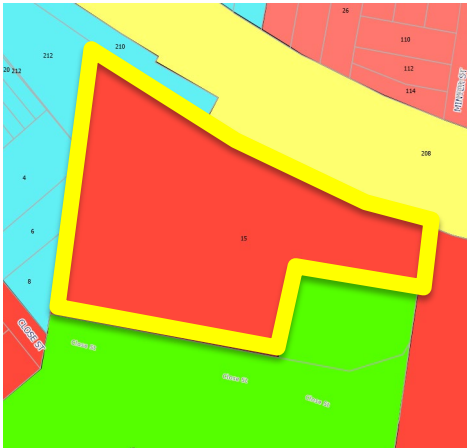
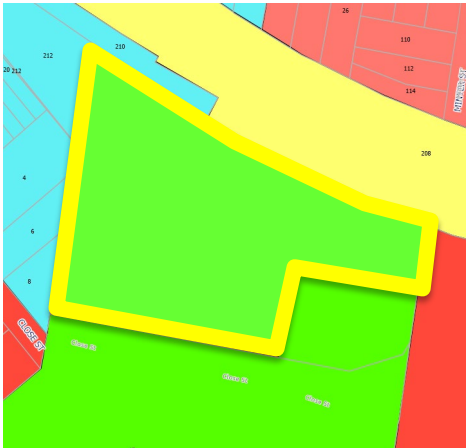
Proposed controls on exhibition		Recommended amendments	Reason				
			<p>The North Central Local Area Plan (Action L1) identifies these properties as forming part of the local centre’s residential fringe. Where practical, the Local Area Plan proposed to rezone complete blocks to minimise the amenity impact on adjoining properties. In this case, it was proposed to partially rezone the block to frame the local centre.</p> <p>However, community feedback raised concern with the extent of the proposed densities, particularly as the mid-block interface with the suburban neighbourhood occurs in a cul-de-sac street. There is the suggestion to maintain the existing controls in Venture Crescent or rezone the complete block.</p> <p>In considering the community feedback, it is proposed to remove the proposed rezoning of this location. This means the driveway to 253 Cooper Road would form the northern boundary to the local centre, with minimal amenity impact on the cul-de-sac street. The suggestion to rezone the complete block is not required to meet State and local policies.</p>				
<table><tr><th>Existing controls</th><th>Proposed controls on exhibition</th></tr><tr><td>Zone R2 (2 storeys/ 0.5:1 FSR)</td><td>Zone R4 (4 storeys/ 1:1 FSR)</td></tr></table>	Existing controls	Proposed controls on exhibition	Zone R2 (2 storeys/ 0.5:1 FSR)	Zone R4 (4 storeys/ 1:1 FSR)		<p>Action: Remove the proposed rezoning at 2 Venture Crescent and 251 Cooper Road, Yagoona. This means the properties will remain as Zone R2 (2 storeys/ 0.5:1 FSR).</p>	
Existing controls	Proposed controls on exhibition						
Zone R2 (2 storeys/ 0.5:1 FSR)	Zone R4 (4 storeys/ 1:1 FSR)						

2.7 Other Map Amendments

Amendment Number	Draft provisions on exhibition	Recommended amendments	Reasons																								
	Land Zoning Map																										
29	<div>Properties that required contamination investigations</div> <table><tr><th>Properties</th><th>Existing zones</th><th>Proposed zones on exhibition</th></tr><tr><td>6–8 Chapel Rd, Bankstown</td><td>B1/ SP2</td><td>B1</td></tr><tr><td>14 Eldridge Rd, Bankstown</td><td>SP2</td><td>B1</td></tr><tr><td>64 Australia St, Bass Hill</td><td>RE1</td><td>R2</td></tr><tr><td>36A Maclaurin Ave, East Hills</td><td>SP2</td><td>B2</td></tr><tr><td>35 Cahors Rd, Padstow</td><td>SP2</td><td>B2</td></tr><tr><td>210–224 Weston St, Panania</td><td>SP2</td><td>B2</td></tr><tr><td>91 The River Rd, Revesby</td><td>SP2</td><td>B1</td></tr></table>	Properties	Existing zones	Proposed zones on exhibition	6–8 Chapel Rd, Bankstown	B1/ SP2	B1	14 Eldridge Rd, Bankstown	SP2	B1	64 Australia St, Bass Hill	RE1	R2	36A Maclaurin Ave, East Hills	SP2	B2	35 Cahors Rd, Padstow	SP2	B2	210–224 Weston St, Panania	SP2	B2	91 The River Rd, Revesby	SP2	B1	<div>Action: Maintain the existing zonings of these properties.</div>	<div>Ministerial Direction 2.6 requires Council to consider land contamination where it is proposed to enable development for residential purposes and other sensitive land uses.</div> <div>In considering this matter, Council requested the property owners of these properties to submit preliminary contamination investigation studies. Council did not receive a response. It is therefore proposed to maintain the existing zones as there is insufficient information to satisfy the Ministerial Direction.</div>
Properties	Existing zones	Proposed zones on exhibition																									
6–8 Chapel Rd, Bankstown	B1/ SP2	B1																									
14 Eldridge Rd, Bankstown	SP2	B1																									
64 Australia St, Bass Hill	RE1	R2																									
36A Maclaurin Ave, East Hills	SP2	B2																									
35 Cahors Rd, Padstow	SP2	B2																									
210–224 Weston St, Panania	SP2	B2																									
91 The River Rd, Revesby	SP2	B1																									

Amendment Number	Draft provisions on exhibition	Recommended amendments	Reasons												
	Land Zoning Map														
30	<p>Properties that required acid sulfate soils investigations</p> <table><tr><th>Properties</th><th>Existing Height</th><th>Proposed Height</th></tr><tr><td>23 Canterbury Rd, Punchbowl</td><td>11 metres</td><td>14 metres</td></tr><tr><th>Properties</th><th>Existing Zone</th><th>Proposed Zone</th></tr><tr><td>2–6 Monash Ave, East Hills</td><td>R2 / SP2</td><td>R4 / SP2</td></tr></table>	Properties	Existing Height	Proposed Height	23 Canterbury Rd, Punchbowl	11 metres	14 metres	Properties	Existing Zone	Proposed Zone	2–6 Monash Ave, East Hills	R2 / SP2	R4 / SP2	<p>Action: Maintain the existing zonings of these properties.</p>	<p>Ministerial Direction 4.1 requires Council to consider acid sulfate soils where it is proposed to intensify the development of land.</p> <p>In considering this matter, Council requested the property owners of these properties to submit preliminary acid sulfate soils investigation studies. Council did not receive a response. It is therefore proposed to maintain the existing zones as there is insufficient information to satisfy the Ministerial Direction.</p>
Properties	Existing Height	Proposed Height													
23 Canterbury Rd, Punchbowl	11 metres	14 metres													
Properties	Existing Zone	Proposed Zone													
2–6 Monash Ave, East Hills	R2 / SP2	R4 / SP2													

Amendment Number	Draft provisions on exhibition	Recommended amendments	Reasons				
	Land Zoning Map						
31	149–165 Milton Street, Ashbury  <table><tr><th>Existing controls</th><th>Proposed controls on exhibition</th></tr><tr><td>Zone R4 (11–21 metres/ 1.1:1 FSR)</td><td>Zone IN2 Light Industrial (1:1 FSR)</td></tr></table>	Existing controls	Proposed controls on exhibition	Zone R4 (11–21 metres/ 1.1:1 FSR)	Zone IN2 Light Industrial (1:1 FSR)	 <p>Action: Maintain the existing zonings of these properties.</p>	<p>The Department of Planning, Industry and Environment published Canterbury LEP 2012 (Amendment No. 18) on the NSW legislation website in March 2020, following the exhibition of the Draft Consolidated LEP. The LEP amendment rezoned 149–165 Milton Street to Zone R4 High Density Residential.</p> <p>According to the planning proposal, should any LEP amendments be made prior to the finalisation of the Draft Consolidated LEP, it is proposed to incorporate these LEP amendments in the Draft Consolidated LEP.</p>
Existing controls	Proposed controls on exhibition						
Zone R4 (11–21 metres/ 1.1:1 FSR)	Zone IN2 Light Industrial (1:1 FSR)						

Amendment Number	Draft provisions on exhibition	Recommended amendments	Reasons				
	Land Zoning Map						
32	<div><div>15 Close Street, Canterbury</div><div></div><table><tr><th>Existing controls</th><th>Proposed controls on exhibition</th></tr><tr><td>Zone R4 (21–26 metres/ 2.4:1 FSR)</td><td>Zone R4 (21–26 metres/ 2.4:1 FSR)</td></tr></table><div>A restaurant or cafe is permitted as an additional permitted use if it is part of a mixed use development.</div></div>	Existing controls	Proposed controls on exhibition	Zone R4 (21–26 metres/ 2.4:1 FSR)	Zone R4 (21–26 metres/ 2.4:1 FSR)	<div><div></div><div>Action: Rezone 15 Close Street to Zone RE1 Public Recreation subject to removing the FSR/ building height controls and the additional permitted use.</div></div>	<div><p>The former Canterbury City Council proposed to rezone the site from Zone RE1 Public Recreation to Zone R4 High Density. The Department of Planning, Industry and Environment published the LEP amendment on the NSW legislation website in November 2017.</p><p>At the Ordinary Meeting of 26 May 2020, Council resolved to return the site to Zone RE1 consistent with <i>Connective City 2036</i>. Retaining open space close to where people live is a critical part of that vision, and the former Canterbury Bowling Club site is singled out as an opportunity for providing more and much needed open space in Canterbury.</p></div>
Existing controls	Proposed controls on exhibition						
Zone R4 (21–26 metres/ 2.4:1 FSR)	Zone R4 (21–26 metres/ 2.4:1 FSR)						

Amendment Number	Draft provisions on exhibition	Recommended amendments	Reasons												
	Land Zoning Map														
33	<div>Map Correction</div> <table><tr><th>Properties</th><th>Existing zones</th><th>Proposed zones on exhibition</th></tr><tr><td>647–663 Henry Lawson Dr and 2 Cook Cr, East Hills</td><td>R2/ SP2</td><td>R2</td></tr><tr><td>1335–1349 Canterbury Rd, Punchbowl</td><td>R2/ SP2</td><td>R2</td></tr><tr><td>153–171 King Georges Rd, Wiley Park</td><td>R2/ SP2</td><td>R2</td></tr></table>	Properties	Existing zones	Proposed zones on exhibition	647–663 Henry Lawson Dr and 2 Cook Cr, East Hills	R2/ SP2	R2	1335–1349 Canterbury Rd, Punchbowl	R2/ SP2	R2	153–171 King Georges Rd, Wiley Park	R2/ SP2	R2	<div>Action: Maintain the existing zonings of these properties.</div>	<div>According to Transport for NSW, the Land Zoning Map must retain all existing reservations as SP2 Infrastructure. However, a review of the Land Zoning Map found that the exhibition of the Draft Consolidated LEP inadvertently mapped these properties from part Zone R2 Low Density Residential/ Zone SP2 Infrastructure to Zone R2 Low Density Residential.</div> <div>To address this issue, it is proposed to maintain the existing Zone SP2 Infrastructure (Road Infrastructure Facility) affectation on these properties.</div>
Properties	Existing zones	Proposed zones on exhibition													
647–663 Henry Lawson Dr and 2 Cook Cr, East Hills	R2/ SP2	R2													
1335–1349 Canterbury Rd, Punchbowl	R2/ SP2	R2													
153–171 King Georges Rd, Wiley Park	R2/ SP2	R2													
34	<div>Map Correction</div> <table><tr><th>Properties</th><th>Existing zones</th><th>Proposed zones on exhibition</th></tr><tr><td>110–112 Duke St and 3–5 Una St, Campsie</td><td>R4</td><td>B6</td></tr></table>	Properties	Existing zones	Proposed zones on exhibition	110–112 Duke St and 3–5 Una St, Campsie	R4	B6	<div>Action: Maintain the existing zonings of these properties.</div>	<div>A review of the Land Zoning Map found that the exhibition of the Draft Consolidated LEP inadvertently mapped these properties from Zone R4 High Density Residential to Zone B6 Enterprise Corridor.</div> <div>To address this issue, it is proposed to maintain the existing R4 zone.</div>						
Properties	Existing zones	Proposed zones on exhibition													
110–112 Duke St and 3–5 Una St, Campsie	R4	B6													

Amendment Number	Draft provisions on exhibition	Recommended amendments	Reasons
	Floor Space Ratio Map		
35	<p>1–17 Segers Avenue, Padstow</p> <p>The Draft Consolidated LEP incorporates the Council resolution of 30 April 2019. The resolution seeks to rezone the site to Zone B2 Local Centre (6 storeys/ 2.5 FSR) subject to:</p> <ul style="list-style-type: none"> • Requiring a minimum 40 metre lot width at the front building line. • Applying a minimum 0.5:1 floor space ratio for the purposes of commercial development on the ground floor. Otherwise a maximum 2:1 FSR would apply. <p>Active street frontages along Segers Avenue and Padstow Pathway are also required.</p>	<p>Action: Amend the Floor Space Ratio Map by applying ‘Area 3’ to the site.</p>	<p>A review indicates the exhibition of the Draft Consolidated LEP inadvertently mapped this site as ‘Area 1’ on the Floor Space Ratio Map.</p> <p>Area 1 requires a minimum 18 metre lot width at the front building line. This is inconsistent with the Council resolution, which required a greater lot width to facilitate quality built form and urban design outcomes.</p> <p>To address this issue, it is proposed to apply ‘Area 3’ to the site on the Floor Space Ratio Map. Area 3 is an existing provision, which requires a minimum 30 metre lot width. This is more in keeping with the Council resolution.</p>