



# **AGENDA FOR THE CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING**

**09 and 10 September 2021 - 6.00pm**

---

## **ORDER OF BUSINESS**

---

### **ORDER OF BUSINESS**

### **APOLOGIES AND DECLARATIONS**

### **CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

### **BANKSTOWN WARD**

- |          |  |          |
|----------|--|----------|
| <b>1</b> | <b>Bankstown City Centre Planning Proposal</b> | <b>3</b> |
|----------|--|----------|

### **CANTERBURY WARD**

- |          |  |           |
|----------|--|-----------|
| <b>2</b> | <b>Campsie Town Centre Planning Proposal</b> | <b>29</b> |
|----------|--|-----------|

---

## Canterbury Bankstown Local Planning Panel – 09 and 10 September 2021

---

<b>ITEM 1</b>	<b>Bankstown City Centre Planning Proposal</b>
<b>APPLICANT</b>	<b>Council initiated Planning Proposal</b>
<b>OWNERS</b>	<b>Various</b>
<b>AUTHOR</b>	<b>Planning</b>

### **PURPOSE AND BACKGROUND**

---

The purpose of this report is to seek the Local Planning Panel's advice on proposed changes to the Canterbury Bankstown LEP (CBLEP). The proposed changes will be presented shortly to Council and supported by a Statement of Objectives and Intended Outcomes. These proposed changes have been established through the preparation of a detailed Master Plan for the Bankstown City Centre.

The draft Bankstown City Centre Master Plan (the draft Plan) sets the strategic planning basis and supports a series of amendments to planning controls aimed at facilitating jobs, housing, design, sustainability and movement aspirations initially established by Council's Local Strategic Planning Statement, Connective City 2036. The draft Plan is the first stage of a suite of place-based master plans for the City, which will be incrementally implemented by Council (subject to its approval).

This report presents the draft Plan, Statement of Intended Outcomes of the Planning Proposal, report on the outcomes of early engagement undertaken by Council and associated background to the Panel for its information in considering the proposed changes to the CBLEP.

Bankstown City Centre is expected to evolve into a regional, jobs focused, health, academic, research and training precinct. The draft Plan seeks to leverage the significant investment being made in the transport, health, education, retail and entertainment sectors, to facilitate 25,000 jobs, 25,000 students and an additional 12,500 dwellings in the centre by 2036. The draft Plan provides a framework to inform the delivery of infrastructure, improvements to the design and sustainability of buildings, public domain improvements, the delivery of affordable housing, increased capacity for jobs, housing and community facilities and an approach to the management of heritage and character.

Council undertook early community engagement and sought feedback on the draft Plan as part of ongoing engagement that has occurred since July 2020. The period for the community to provide feedback on the draft plans was from 29 March to 14 May. Written comments received until 11 June have also been considered. Council wrote to approximately 9,300 owners and occupiers of residential and commercial properties to inform them of the draft Plan and the ongoing community engagement process. During this time, 31 community members provided written feedback relating to the draft Plan, and 66 provided written

feedback that referred to draft Plans for both Bankstown and Campsie, as both Plans were prepared concurrently. Of the 97 comments received in writing, 95 were written in support, or support with conditions and 2 objected to the draft Plan.

It is intended that Council will consider whether to prepare and submit a Planning Proposal for the Bankstown City Centre. The advice of the LPP in this respect will assist Council in considering the matter. It is also the role of Council to consider whether to endorse the draft Plan.

## ISSUE

---

Having regard to the comments and feedback made during the early engagement process from the community, the draft Plan has been revised to reflect a number of changes. It is intended that the Master Plan (if adopted) forms the basis of amendments to the planning controls for the Bankstown City Centre, which will include amendments to CBLEP (pending its gazettal).

## RECOMMENDATION That -

---

1. The Local Planning Panel reviews the draft Bankstown City Centre Master Plan and provides advice on proposed changes to the Canterbury Bankstown Local Environmental Plan 2021 as outlined in this report.
2. Council prepares and submits a Planning Proposal to amend the draft Canterbury Bankstown Local Environmental Plan 2021 for Gateway that implements the Bankstown City Centre Master Plan, subject to:
  - (a) Preparation of draft LEP Amendment maps to include with the Planning Proposal;
  - (b) Completion of the following studies prior to submission for Gateway:
    - i. Independent Flood Review, to confirm consistency with Section 9.1 Direction 4.3 – Flooding;
    - ii. Preliminary Contamination Assessment, to confirm consistency with Section 9.1 Direction 2.6 – Remediation of Contaminated Land.

Council prepares a Development Control Plan to implement the Master Plan that is exhibited concurrently with the Planning Proposal.

## ATTACHMENTS Click here for: [Attach A](#), [Attach B and C](#) [Attach D](#), [Attach E](#)

---

- A. Draft Bankstown City Centre Master Plan (August 2021)
- B. Early Engagement Outcomes Report
- C. Planning Proposal Assessment Findings
- D. Technical Studies and Analysis
- E. Current and Proposed Land Acquisition Map

POLICY IMPACT

This draft Plan begins to implement Council’s strategic planning established under the Canterbury Bankstown Local Strategic Planning Statement, *Connective City 2036*, the Community Strategic Plan, CBCity 2028, and Council’s Housing, Employment Lands and Affordable Housing Strategies.

If adopted by Council, the draft Plan will become a policy of Council, and form the basis of the Planning Proposal to amend the CBLEP (pending its gazettal). In addition, it will form the basis of changes to Council’s consolidated Development Control Plan in relation to future development within the Bankstown City Centre and a consolidated Contributions Plan for the City.

Changes to Council policies, including the Local Environmental Plan, Development Control Plan, Contributions Plan and other plans or policy changes arising from the planning proposal progressing, will be required to be reported to Council separately for implementation.

The draft Plan itself will not result in any changes to current planning controls. It is requested that the Local Planning Panel provide advice to Council to inform its decision in deciding whether to proceed with the preparation and submission of a Planning Proposal, which is the formal commencement of the process to amend planning controls.

The Master Plans in the context of the broader planning policy framework is illustrated below.

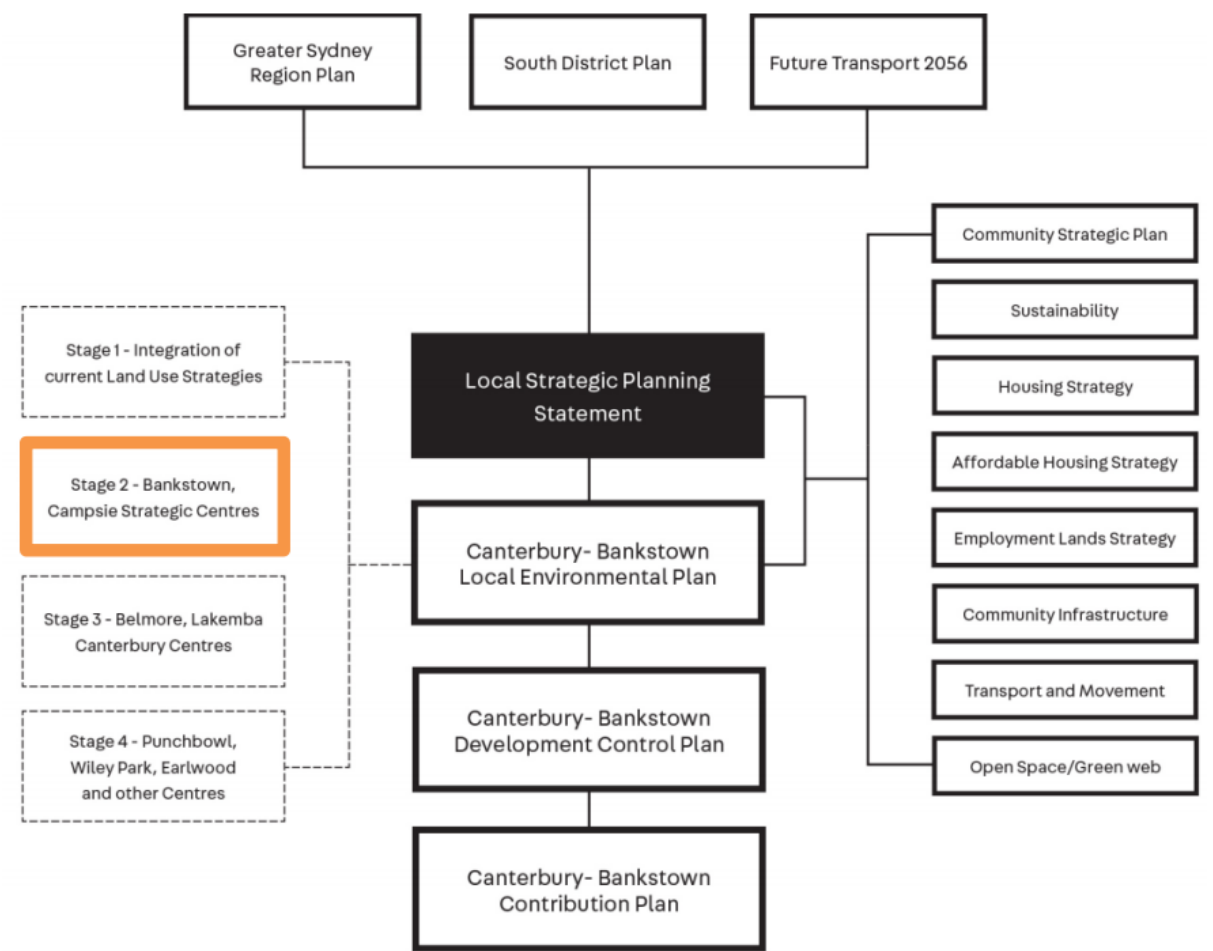


Figure 1. Planning Policy Framework

## **FINANCIAL IMPACT**

---

The draft Plan has been primarily funded by Council, with some funding also provided by the NSW Department of Planning, Infrastructure and Environment.

If adopted, the draft Plan will inform Council's investment in infrastructure from a range of sources including Section 7.11 and 7.12 contributions, property and asset renewal, works in kind, further master planning for Council assets such as the West Terrace Car Park and informing capital work programs. It is noted that any change to Council's contributions plan, capital works program and future plans for the Bankstown City Centre, will require future reports to Council and will individually seek endorsement under separate cover.

## **COMMUNITY IMPACT**

---

The draft Plan will guide planning controls for development across this centre. It provides transparency for the existing community and certainty to industry with respect to the planned growth and change envisaged for Bankstown over the next 15 years.

The draft Plan has been amended to incorporate a number of changes following early feedback received from the community and stakeholders. The draft Plan provides the community, industry and government with confidence and certainty in ensuring managed growth and change in the Bankstown City Centre, with a clear vision and expectations for high standards of design and sustainability.

Building on the ongoing engagement with the community since July 2020, community feedback was sought on the draft Plan between 29 March and 14 May 2021, with submissions received until 11 June also assessed and considered. Council wrote to 10,961 owners and occupants of commercial and residential properties to inform them of ongoing community engagement regarding the draft Plan. During this period, a total of 97 submissions were received, 31 of which related to Bankstown only, and an additional 66 submissions which related to both the draft Bankstown and Campsie Master Plans, which were concurrently released for feedback. Of the 97 comments received in writing, 95 were written in support, or support with conditions and 2 objected to the draft Plan. During this time, Council also undertook the following activities to maximise the community's awareness and engagement with the process:

- Online community survey
- Interactive map for feedback
- Availability of planning staff to directly liaise with the community through 'speak to an expert' service
- 4 x pop-up sessions
- Community webinar
- Government agency briefing
- Social media posts
- Dedicated 'Have Your Say' Page
- Planning Proposal Applicant engagement, supported by Probity Advisor
- Mail-out to all households in the master plan study area (10,961 letters sent).

Should the draft Plan be adopted and endorsed to proceed to Gateway, a Planning Proposal process will commence. If the NSW Department of Planning, Infrastructure and Environment issues Gateway approval for the Planning Proposal, Council will undertake a formal exhibition process in accordance with the conditions of Gateway. Formal exhibition will be for a minimum period of 28 days.

## DETAILED INFORMATION

---

### INTRODUCTION

Bankstown City Centre is the largest strategic centre in the Canterbury Bankstown Local Government Area, and its primary centre for health, education, commercial, retail and entertainment activity. Investment by the State Government in delivering Sydney Metro services to Bankstown, will place the centre within 30 minutes by Metro to Central Sydney and beyond to a number of key strategic job centres. Government and institutional investment in the centre will also see significant growth in education and health infrastructure, retail and entertainment uses. The draft Plan establishes the framework for Bankstown's evolution into a genuine, jobs-focused, destination centre that contributes to our city's prosperity, innovation and attractiveness.

The draft Plan has been developed through ongoing community engagement to implement the vision and actions of *Connective City 2036*, Council's Local Strategic Planning Statement, along with Council's Housing, Employment Lands and Affordable Housing Strategies.

The draft Plan has been informed by thorough critical analyses, including specialist technical inputs relating to urban design, transport, land use economics, indigenous culture and heritage, sustainability, heritage and infrastructure planning.

The Master Planning process and current status is illustrated below:

Status	Stage
✓	Technical and preliminary analyses
✓	Early targeted engagement
✓	Preparation of draft Plan
✓	Report to Council noting the preparation of the draft Plan
✓	Broad community feedback on the draft Plan
<b>We are here</b>	<b>Report to Local Planning Panel for advice</b>
To be confirmed following LPP meeting	Report to Council for consideration to adopt draft Plan and prepare and submit a Planning Proposal
To be confirmed, pending endorsement of Council	Commence Planning Proposal process

### THE DRAFT PLAN - OVERVIEW

The draft Plan is underpinned by a long-term strategic vision. This vision has then been translated through a series of "spatial moves" and "intensification" approaches, which have been used to guide the 10 Directions, outlined in detail below.

#### ***The Vision***

The Vision for the Bankstown City Centre is:

*"Bankstown City Centre is the beating heart of Canterbury Bankstown and a destination for Greater Sydney."*



*Walkable streets are framed by beautiful parks and great architecture. The city embraces environmentally sustainable living.*

*Anchored by a prominent university, health institutions and a world-class metro, Bankstown is a leading centre for innovative jobs, housing choice and green transport.*

*People are drawn to the City for its delicious food and vibrant art, culture, entertainment and nightlife.”*

## **10 Directions**

The draft Plan is underpinned by **10 directions**, outlined below:

1. A centre stimulated and supported by infrastructure
2. A centre for people
3. A centre that attracts investment and jobs
4. A well-designed centre
5. A centre that embraces nature
6. The heart of Connective City
7. A resilient and carbon neutral centre by 2050
8. A centre proud of its heritage and culture
9. A centre with housing for all
10. A centre with collaborative governance

These 10 directions ensure the approach to growth and change is holistic and considers the broader needs and aspirations of the city – from ensuring infrastructure aligns with growth, to building a strong night-time economy and ensuring adequate housing that is well designed and sustainable.

## **Key moves**

The draft Plan proposes a series of key moves, which are proposed changes in policy and direction. These include:

- Incentive-based height and floor space system – where sites are proposed to receive uplift (generally of more than 1:1) above current controls, the uplift is intended to be subject to the provision of on-site infrastructure, affordable housing and/or employment-generating floor space – *Feedback received during engagement with the community did not raise issues with respect to this key move.*
- Infrastructure funding, delivery and advocacy strategy – a clear strategy for the development of infrastructure in Bankstown is established, utilising a combination of Section 7.11 and 7.12 contributions, property renewal and capital works investment – *Feedback received during engagement with the community emphasised the need to ensure growth is supported by infrastructure (refer to key issues discussion below).*
- Affordable housing delivery – *Feedback received during engagement with the community was generally supportive of the provision of affordable housing. Some feedback noted the rate of 3% should be higher, however, as clarified in the draft Plan, it is noted that this applies to the whole of development, whilst targets set by the State Government of 5-10% only apply to floor space uplift, which would yield less affordable housing than is proposed by the draft Plan.*

- Sustainability initiatives – *Feedback received during engagement with the community strongly supported these initiatives.*
- Changes to parking requirements for new developments – *Little feedback received during engagement with the community raised issues with respect to this key move. Most submissions referred to traffic congestion or public parking, but did not raise concern with the changes proposed to private parking.*
- Recommended changes in height and density – *Significant feedback was received, primarily site specific, with respect to height and density. These submissions were carefully assessed and tested in the development of the draft Plan.*

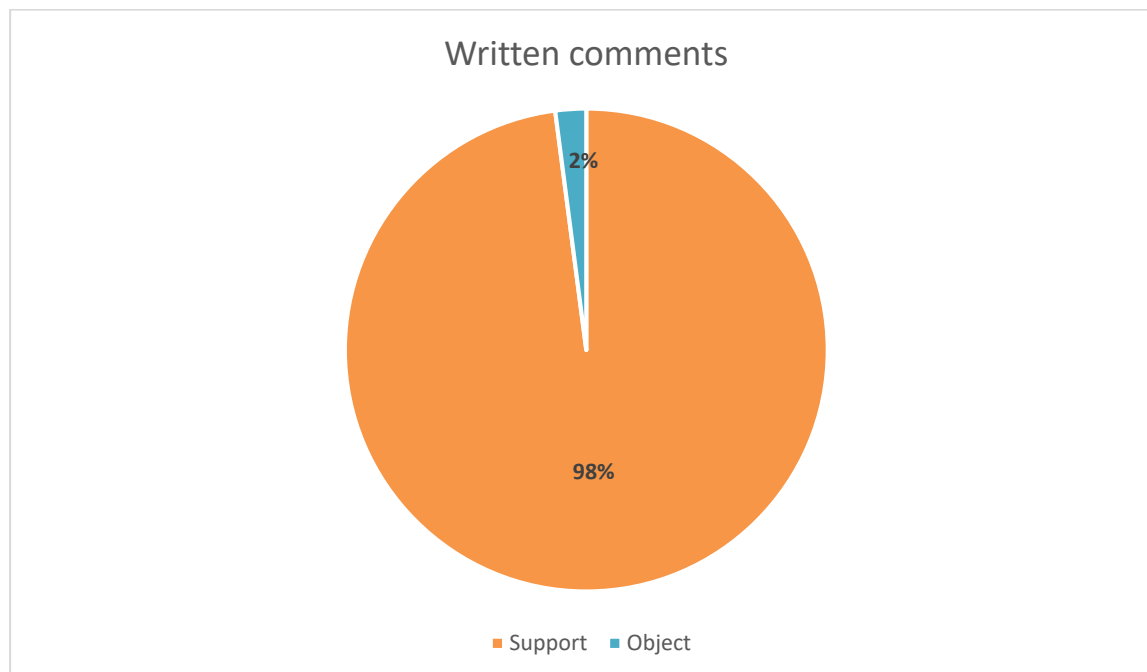
## ENGAGEMENT ACTIVITY

A summary of engagement activities and responses are set out in the table below.

Engagement/promotional activities	Bankstown Master Plan	Combined (submissions that relate to both Bankstown and Campsie)
Direct mail to landowners and occupants	10,961	-
Community Survey responses	22	-
Interactive map comments	13	-
'Speak to an expert' calls	19	-
Direct written submissions	31	66
Petitions	-	1 x 229 signatures (supporting sustainability initiatives)  1 x 12 signatures (supporting sustainability initiatives)
Pop-up conversations/flyer hand-outs	723	-
Community Voice Panel attendees	5	-
Community Webinar Views	44	-
Agency/institutional briefing attendees	-	110
Industry Forum	-	10
Social media clicks to view draft Plan documents	485	-
Direct Have Your Say Page Views/Document Downloads of the draft Plan and associated technical studies	3,604	-
<b>Total</b>	<b>15,906</b>	<b>427</b>

The graph below gives an indication of the level of support and objection to the plans. In summary:

- 98% of submissions either supported the draft Plan, some entirely, and others with suggestions for improvement or change; and
- 2% objected to the draft Plan.



The top five issues raised in feedback from the community are detailed below:

1. **Support for sustainability initiatives** – there was significant support from the community for the forward-thinking and innovative approach to sustainability. The draft Plan outlines a plan to improve baseline sustainability in development, along with providing further incentives for development that achieves excellence in sustainability. This includes initiatives such as encouraging all-electric buildings, solar electricity generation, electric-vehicle charging and exceeding standards for energy and water efficiency and thermal comfort. These initiatives are maintained in the draft Plan.
2. **Concerns for increased traffic congestion** – The jobs, housing and student growth forecast in the draft Plan will result in a substantial increase in people visiting, working and residing in the City Centre. The draft Plan builds on the *Bankstown Complete Streets CBD Transport and Place Plan*, and includes a number of further measures to mitigate against the potential increase in traffic in the City Centre. The Infrastructure Strategy includes funding for these works where they are the responsibility of Council to deliver. These measures include:
  - Moving Council owned parking stations to the edges of the City Centre, to reduce the amount of cars that are required to drive into the centre itself.
  - Reducing the amount of parking that is required for developments within the City Centre, reducing traffic generated by development and influencing modal shift.
  - Improving active transport infrastructure to make walking and cycling easier, more attractive options for travelling to and through the City Centre.
  - Enhancing the ring road network, to encourage cars to circulate around the edge of the City Centre on key roads, rather than driving through the City Centre.

- Advocate to and work with Transport for NSW on the delivery of the Stacey Street and Hume Highway Grade Separation project.
- Advocate to and work with Transport for NSW on enhancing the bus network through Bankstown and ensuring this is a viable and attractive option for people travelling to the City Centre from the surrounding area.

It is noted that at the last census (2016), approximately 30% of residents in the Bankstown City Centre used public or active transport to get to work, an increase since 2011, whilst 15% of households who live in the City Centre have no car. The draft Plan aims to contribute to increasing both public transport trips and households that do not need to rely on car transport.

3. **Need for more community infrastructure** – a number of people noted that Bankstown currently lacks community infrastructure such as playgrounds, public toilets, community centres, and that growth is likely to further impact on the adequacy of infrastructure to meet current and future demand. A few people also made reference to State infrastructure such as schools and hospitals. Council has consistently called for a coordinated growth and infrastructure strategy that ensures current and future infrastructure needs are appropriately planned for, funded and delivered. The draft Plan is supported by an infrastructure strategy which sets out a plan for funding, delivery and advocacy of infrastructure, including:
  - a. Recommendations to inform a consolidated city-wide Contributions Plan which includes the funding of local infrastructure, such as enhanced and new open spaces and enhanced and new community facilities.
  - b. Proposed renewal of Council's assets around West Terrace Car Park to deliver new public space.
  - c. Working with the private sector such as schools and non-profit organisations to deliver enhanced indoor recreational facilities, multi-purpose facilities and outdoor open space.
  - d. Advocacy to the NSW State Government for upgrades to local schools, a city-centre based public hospital.
  - e. Improvements to Bankstown Library and Bankstown Arts Centre.
  - f. New public open spaces at West Terrace Car Park, adjacent to Griffiths Park, Bankstown Central site and investment in existing parks such as RM Campbell Reserve, Stevens Reserve, Memorial Oval parklands and Salt Pan Creek.

The draft Plan, sets a clear plan for growth that provides clarity to the community, Council and the State Government on the growth forecast for Bankstown, and allows agencies to plan for this.

A clear example of this is in relation to the Department of Education and its forecasts for Bankstown which it had forward planned for in relation to growth and expenditure in assets. Through this process it was identified that growth for significantly less students was being planned for in and around the Bankstown City Centre. Through this draft Plan, Council was able to provide the Department with more accurate forecasts for growth and this data will now being used to inform their forward planning and budget allocations in Bankstown.

4. **More public parking** – A number of comments from the community stated that more public parking is needed in Bankstown. As mentioned above, the draft Plan seeks to implement the *Bankstown Complete Streets CBD Transport and Place Plan* with respect to public parking. While the plan acknowledges the current quantity of public parking is sufficient for the centre, Council will be seeking to re-locate and consolidate public parking to the edge of the City Centre along the ring road network to avoid vehicles for having to enter the core of the centre to find parking short-term parking. This will improve accessibility whilst maintaining a pedestrian friendly inner core. The draft Plan advocates for the development of commuter parking close to Bankstown Station by Transport for NSW. The draft Plan also seeks to enhance walking, cycling and public transport access into Bankstown from surrounding areas, in order to make these trips more seamless and attractive, and therefore reduce the need for residents to use cars to access the City Centre.
5. **Site specific submissions** – A number of landowners made site specific submissions, generally seeking an uplift in density that what has been prescribed in the draft Plan. These submissions were considered on a case-by-case basis, in the context of the intensification strategy and desired future character of each precinct within the draft Plan study area.

## REVISIONS TO THE DRAFT PLAN

Following a review of the community's feedback and further analysis, a number of amendments have been made to the draft Plan. The key changes are summarised below:

1. **Commuter Parking:** A number of submissions raised the need for commuter parking in Bankstown, particularly as the provision of Sydney Metro services may attract additional commuters to the centre including from suburbs west of Bankstown with no rail access. In response, the draft Plan advocates for the development of commuter car park facilities on State Government land close to the Metro. The Infrastructure Map identifies the opportunity for this to be located immediately south of the Metro Station.
2. **Underground floor space:** On analysis of a number of site-specific submissions as well as a precedent study of other locations in Sydney, the use of underground floor space for a limited number of retail and community uses will be investigated through the Planning Proposal process. This has the ability to facilitate larger uses such as supermarkets, parts of registered clubs and community facilities, to be located underground, facilitating improved street activation by reducing large format uses at street level, and allow for greater ground floor permeability. This is a new initiative that is being tested to ensure public spaces and accessibility are not compromised but will work in concert. This would also assist in achieving the jobs target for Bankstown. Refer to *Objective 1.3* and *Action 1.3.4*. Refer to proposed LEP provision further in this report.
3. **Intensification Strategy:** In response to comments from the community, the intensification has been revised to note that the block identified as 'A' at Figure 2 below, is no longer proposed for intensification. This block was further analysed, and determined to be appropriate for medium density housing typologies. Two relatively recent developments of terrace-style multi-dwelling housing have been developed to the north of this block. These types of developments can continue under current controls, and contribute to the housing diversity available close to the Bankstown City Centre.

This change has also been appropriately reflected on other maps throughout the draft Plan, identifying this block as an area of 'no change'.

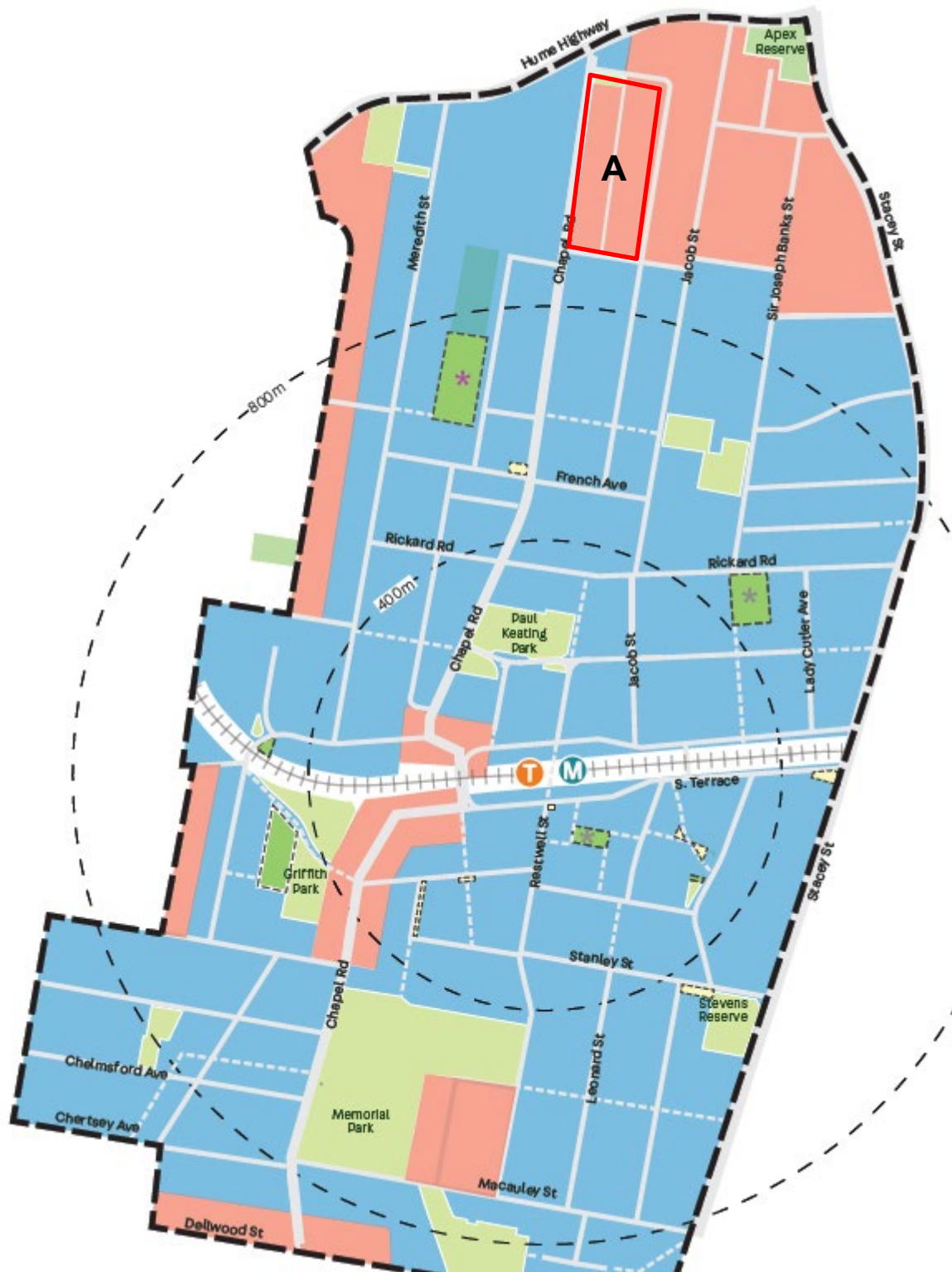
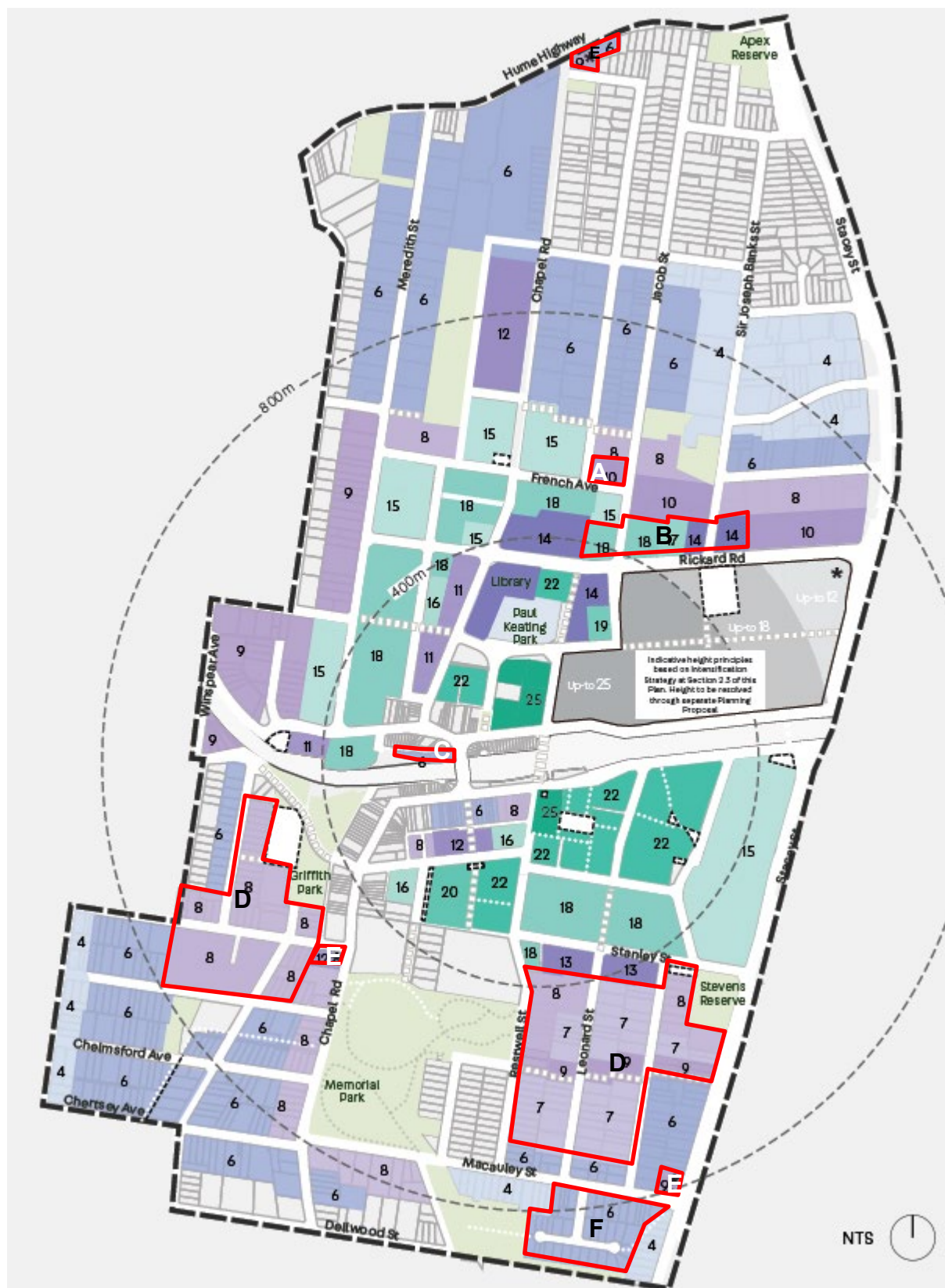


Figure 2. Intensification Strategy Revisions

4. **Clarification of employment-generating uses:** A number of sites around the future Metro Station have been identified as sites that will require a minimum 50% employment generating uses. Further analysis of the uses specified as 'employment-generating uses' was undertaken, with the list amended to include 'residential aged-care facilities' as these uses operate with high staff requirements, particularly in the health sector, and are considered complimentary to the 'health and education' role of Bankstown.
5. **Maximum building height:** In response to a number of submissions regarding renewal opportunities, transitions between adjacent buildings and further analysis, the following key building height changes are proposed. It is noted that the height includes incentive height, which for some sites will require the provision of on-site infrastructure, affordable housing or employment generating uses. The key changes are listed below and illustrated at Figure 3:
- a. **Area A** – This site has been increased in height from 8 to 10 storeys, given the potential for site amalgamation to facilitate increased development potential that provides an improved transition between the core of the City Centre to the south, and 8 storey residential development to the north.
  - b. **Area B** – The draft Plan previously identified that further testing would be required in the area along Rickard Road, pending further analysis on the most appropriate location for a park on the Bankstown Central site, and ensuring the park is able to achieve at least 4 hours of sun access to 50% of the park in mid-winter. Analysis of the location of the park to maximise sun access, review of submissions for landowners around this park, and detailed solar access modelling has been undertaken to determine the proposed maximum building heights in this location. The building heights have been amended to range between 14 and 18 storeys (previously 10 to 15 storeys).
  - c. **Area C** – This change refers to 85 Bankstown City Plaza. This site was reviewed given it is an anomaly amongst the fine grain, small lot subdivision patterns in this area. This block is large, and deep, with secondary access to Depot Place at the rear. Following testing of this site, the recommended maximum height has been increased from 4 to 6 storeys. It is noted that this site is located in the proposed commercial core.
  - d. **Area D** – These areas have been reconsidered due to a number of submissions and more detailed built form testing. A number of submissions identified the potential for minor increases in density to encourage amalgamation in these areas, which are largely characterised by smaller, low density lots. Detailed 3D built form testing was undertaken to test capability of these areas to achieve a marginal increase in density (1 or 2 storeys above the draft Plan recommendations), whilst ensuring the sites could achieve solar access, landscaping and deep soil controls set out in SEPP 65 and the Apartment Design Guide. One site, being the 13 storey site along Restwell Street, has been reduced in height, with the height reflecting an existing, recently developed apartment building. The remainder of these areas have been increased in height by 1 or 2 storeys.

- e. **Area E** – These three sites represent identified ‘gateway sites’. Feedback was provided that the height on these sites was out of character with their surrounds, and that the height was not appropriate to their proximity to the station and core, particularly with respect to the site at the Hume Highway/Chapel Road intersection and the Stacey Street/Macauley Avenue intersection. These sites have been re-modelled to test a more contextually appropriate built form outcome. The height on each of these sites has been reduced by at least 3-4 storeys.
- f. **Area F** – This area south of Macauley Avenue was identified for four storey, low rise apartment buildings. However, further analysis of the built form in this location demonstrated the potential for these sites to be increased in height to maximise the amenity and outlook provided by the Salt Pan Creek Corridor Parklands. These parklands provide a generous green spine and active transport corridor into the City Centre core. An increase in height in this location from 4 to 6 storeys is consistent with the intensification strategy objectives of locating density near amenity.





6. **Sustainability bonus:** A sustainability bonus is already in place for some development in the Bankstown City Centre. The bonus scheme was independently reviewed through the Master Planning process. The review recommended a number of changes to better support achieving Council's net zero emissions target by 2050. One of the recommended changes was to broaden the application of the bonus across the City Centre, rather than only to limited, large scale developments. The previous iteration of the draft Plan recommended a bonus of 0.5:1 be applied across the City Centre. This has been retained.

It is however proposed that the sustainability bonus be amended in terms of the quantum of bonus floor space that can be achieved. Given it is proposed to apply the sustainability bonus more broadly, a 0.5:1 FSR bonus for development achieving less than 1.5:1 is a substantial uplift that will result in poor built form outcomes. As such, for development with a proposed maximum FSR of less than 1.5:1, it is proposed that the Sustainability Bonus be reduced to 0.25:1 FSR.

7. **Bicycle parking:** Upon finalisation of the independent Parking and Loading Study, further recommendations on bicycle parking have been developed. The draft Plan has been revised to recommend the introduction of mandatory bicycle parking controls for the Bankstown City Centre as part of future DCP amendments.
8. **Floor Space Ratio –** The draft Plan previously provided an indicative 'FSR range' for the various building height zones recommended. Since March 2021, Council has undertaken more detailed floor space ratio testing to determine the most appropriate maximum floor space ratio for each site. The recommended maximum floor space ratio includes the sustainability bonus and incentive floor space for delivery of affordable housing, on-site infrastructure or employment-generating floor space. In the Planning Proposal, a separate 'Incentive Floor Space Ratio Map' will be prepared, to show sites that are required to provide the above in order to achieve the uplift on the Map. For other sites, receiving only a marginal uplift, the current maximum Floor Space Ratio Map will be amended.

The proposed floor space ratio is based on built form testing and consideration of submissions.

The proposed floor space ratio for the Compass Centre block is also proposed to be increased, due to the proposed change in land-use for the block, which the draft Plan recommends to be a minimum 50% for employment-generating uses. The increased maximum floor space ratio of 5.8:1 retains the same indicative built form that is envisaged under the current controls, however recognises that the increase in commercial floor space required under the draft Plan results in increased gross floor area when compared to equivalent residential built form. The proposed change in floor space is not expected to result in an increase in the number of buildings, their form or overall scale of development on the site beyond what is available under the current LEP controls.

It is noted that the floor space ratios expressed below would exclude underground floor space for supermarkets, community facilities and registered clubs (refer to Item 3 above).

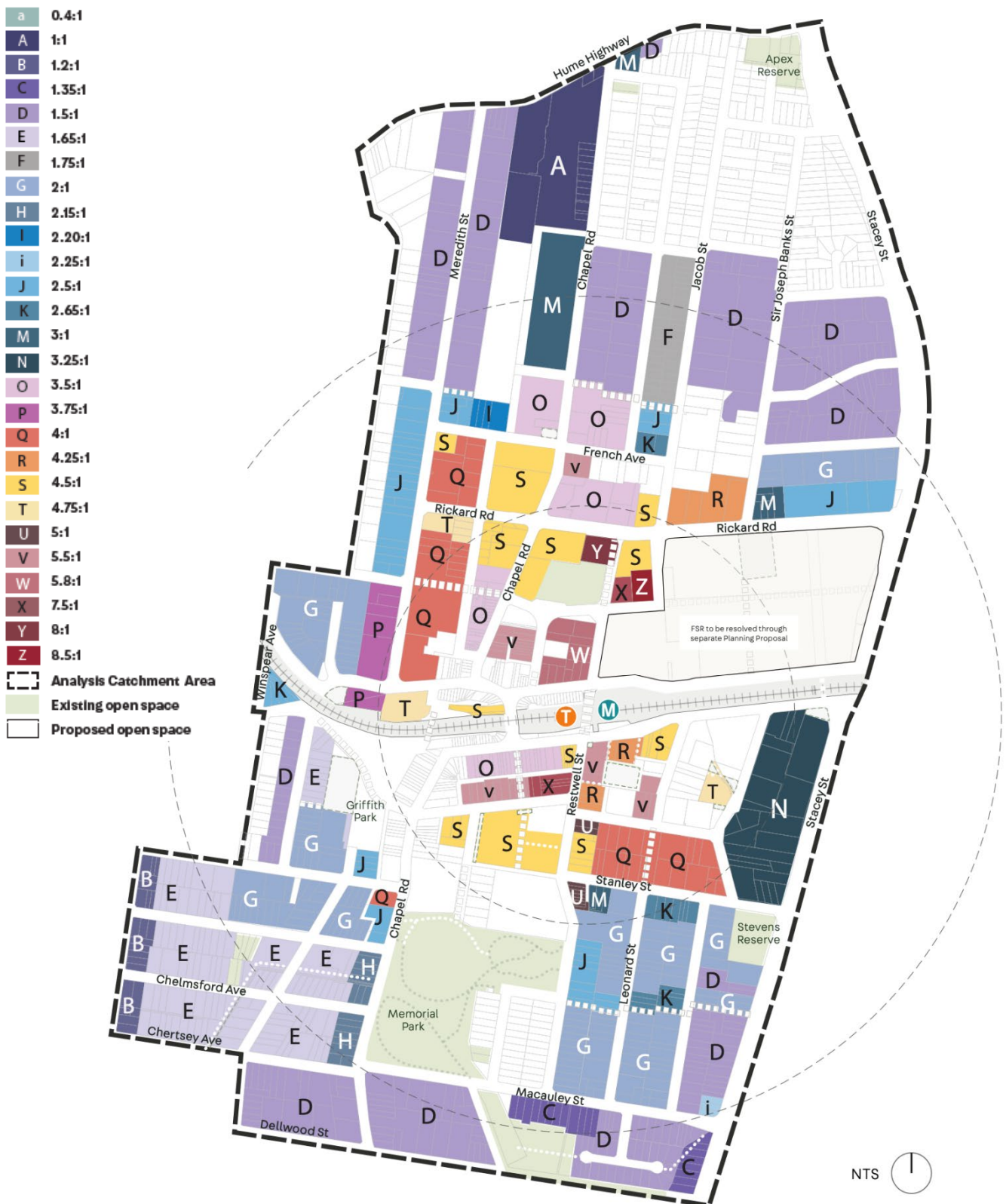


Figure 4. Proposed Maximum Floor Space Ratio (inclusive of all planning incentives)

## BANKSTOWN CENTRAL SHOPPING CENTRE (VICINITY) PLANNING PROPOSAL

Council is in receipt of a Planning Proposal for the Bankstown Central Shopping Centre (Vicinity) site, a significant landholding of approximately 12 hectares within the core of the City Centre. As noted in the draft Plan, it is recommended that this Planning Proposal continue to proceed independently of the draft Plan, as it requires more detailed analysis and assessment given the size and complex nature of the site. The draft Plan does however provides direction on desired future through-site links, the location of open space and the proportion of employment-generating uses on parts of the Bankstown Central site. The revised draft Plan also includes indicative height principles for the site based on the intensification strategy, noting that height of building controls and other matters will be tested and resolved separately through the planning proposal process.

### PLANNING PROPOSAL FOR IMPLEMENTATION OF THE DRAFT PLAN

#### Explanation of Intended Outcomes of the Bankstown City Centre Planning Proposal

Subject to Council's endorsement of the draft Plan, the next step in the process is to submit a Planning Proposal that will translate the vision and intended outcomes of the draft Plan into new and amended planning provisions in the CBLEP 2021. The Planning Proposal will be prepared by Council in accordance with the Department of Planning, Industry and Environment (the Department) *A Guide to Preparing Local Environmental Plans*.

Council's assessment findings of the proposed amendments to the CBLEP 2021 indicate the proposal demonstrates strong strategic and site-specific merit to proceed to the Gateway (refer to Attachment C - Assessment Findings). Subject to receiving a Gateway Determination from the Department of Planning, Industry and Environment, Council will exhibit the Planning Proposal in accordance with the Gateway conditions.

Council has progressed the finalisation of the CBLEP 2021 which has been publicly exhibited and is with the Department for finalisation. To avoid any doubt, this application seeks to amend the CBLEP 2021.

The Planning Proposal based on the draft Plans will include amendments to the draft CBLEP 2021 as detailed in the table below.

*Description of proposed LEP amendments – proposed provisions and intended outcomes*

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
<b>Amended LEP Maps</b>	<p><u>Land Zoning Map</u></p> <p>Amend the Land Zoning Map as follows:</p> <ul style="list-style-type: none"><li>• Amend the zoning of the following sites from SP2 Infrastructure to other zones:<ul style="list-style-type: none"><li>○ 490 Chapel Road (Lot 1 DP 853675) and 347Aa Hume Highway (Lot 2 DP109612 (Bankstown TAFE Site): From SP2 – Educational Establishment to permit hospital and ancillary health and accommodation facility uses to meet the South District Plan, LSPS and Bankstown Place Strategy and incentivising the delivery of a public hospital within the Bankstown City Centre.</li></ul></li></ul>



Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	<ul style="list-style-type: none"> <li>○ 40 Marion Street, Bankstown (Lot 21 DP 873506); and 27-31 Meredith Street, Bankstown (Lots 1-2 DP 302765 and Lot 27 DP655932): From SP2 Road Infrastructure Facility to B4 Mixed Use Zone. The Complete Streets Master Plan (2019) recommends retaining this site as a car park. It is envisaged that any future redevelopment of the site could incorporate car parking.</li> <li>○ 33 Meredith Street, Bankstown (Lot 72 DP 710726): it is proposed to rezone this site from SP2 Emergency Services Facility (existing ambulance centre) to B4 Mixed Use to facilitate redevelopment to provide employment floor space and jobs.</li> <li>○ 27-31 Meredith Street, Bankstown (Lots 1-2 DP 302765 and Lot 27 DP655932): It is proposed to re-zone this site from SP2 – Road Infrastructure to B4 Mixed Use to facilitate redevelopment and provide employment floor space and jobs.</li> <li>○ 20 Featherstone Street (Lot B DP 432479) and 369 Chapel Road (Lot 10 DP 5541): It is proposed to rezone this site from SP2 – Public Administration to B3 - Commercial Core zone to enable complimentary ancillary uses on the current Bankstown Courthouse site (such as a café).</li> </ul> <p>Refer to the Proposed Land Use Map in Objective 3.1 of the draft Plan at Attachment A for the proposed Zoning Map.</p> <p><u>Floor Space Ratio Map</u></p> <p>Amend the Floor Space Ratio Maps to include changes to FSR across the Bankstown City Centre to reflect changes to residential and business zonings and provide for new jobs and housing. The proposed changes to the FSR maps have been informed by development feasibility and viability testing and urban design modelling to account for setbacks, likely future amalgamation patterns and solar access. The FSR maps will remove FSR from land that is proposed to be zoned RE1 Public Recreation and FSRs will be applied to sites that were previously zoned SP2 Infrastructure.</p> <p>The FSR Map is to be amended to reflect amended FSRs based on the 'Proposed Floor Space Ratio Map' at Objective 9.1 of the draft Plan at Attachment A. It is noted that sites receiving a significant uplift in FSR will have FSR uplift reflect on the Incentive Floor Space Ratio Map (discussed further below).</p> <p>The FSR Map is to also be amended to remove 'Area' based controls which provide restrictions to floor space based on site area or frontage. These provisions will be replaced by the proposed tall buildings provisions (discussed below).</p>

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	<p><u>Height of Buildings Map</u> Amend the Height of Buildings Map to increase maximum building heights in key locations as set out by the Bankstown City Centre Maser Plan Intensification Strategy Map which generally includes land clustered around the Bankstown Railway Station (and future Metro Station). The intended outcome of the changes to the Height of Buildings Map is to align maximum building heights with the maximum FSR achievable on the site and have been informed by testing and modelling by Council's Urban Design team.</p> <p>Depending on the proposed level of uplift, the building heights proposed within Objective 9.1 of the draft Plan will be reflected on the Height of Buildings Map, or the proposed Incentive Height of Buildings Map (discussed below).</p> <p><u>Incentive Floor Space Ratio Map, and Incentive Height of Buildings Map</u> Introduce an Incentive Floor Space Ratio Map and Incentive Height of Buildings Map. These maps will identify land that will be subject to the proposed '<i>Clause 6.XX – Incentive height of buildings and floor space in Bankstown and Campsie</i>'. Refer below for the proposed clause intent. These Maps will set out the maximum height and floor space for each site (excluding the sustainability bonus) that will be capable of accessing the incentive height and floor space scheme.</p> <p><u>Land Reservation Acquisition Map</u> Amend the Land Reservation Acquisition Map to include part of 55 De Witt Street, Bankstown. Council received a written comment from the landowner of 55 De Witt Street, Bankstown. Whilst the site is located outside of the draft Plan boundary, on review of the submission, Council considers there is merit in proceeding with rezoning of a portion of the site to IN2 Light Industrial to reflect its current use, whilst maintaining part of the site as RE1 Public Recreation, to formalise existing public access through the site (known as the Salt Pan Cycleway). The full extent of the site is not required for open space.</p> <p>The Land Acquisition Map is to be amended as part of the Planning Proposal to reflect this.</p> <p><u>Special Provisions Map</u> Amend the Special Provisions Map to identify the Bankstown City Centre as '<i>Area XX</i>' (<i>number to be confirmed at LEP Amendment finalisation stage</i>) to give effect to and reference new LEP clauses including delivery of infrastructure on individual sites in the form of open space or through site links and apply a sustainability incentive scheme which incentivises sustainability excellence in development.</p>

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	<p>This map is to be prepared prior to lodgement of the Planning Proposal for Gateway.</p> <p><u>Active frontages map</u> Amend the active frontages map to reflect the intended activation of Stanley Street and Stevens Reserve. The active frontage will be along the boundaries of 2 Percy Street, Bankstown.</p> <p><u>Key Sites Map – New Map</u> Introduce a Key Sites Map to Include three sites in the Bankstown City Centre that will be required to provide a minimum of 50% of floorspace as non-residential uses. The purpose of this clause is to ensure the delivery and long-term protection of the employment-generating floor space to meet job targets for the Bankstown City Centre. Details of the three sites are provided below in <i>Amend Clause 6.12 - Restrictions on development in Zone B4 Mixed Use</i> and are identified on the <i>Land Use Zoning Map</i> at Objective 3.1 of the draft Plan.</p> <p><u>Additional Permitted Uses Map</u> Amend the additional permitted uses map to allow restaurants and cafes and takeaway food or drink premises on 2 Percy Street, Bankstown (Lot 1 DP166768) in the R4 – High Density Residential Zone to encourage active uses adjacent to Stevens Reserve.</p> <p>This map is to be prepared prior to lodgement of the Planning Proposal for Gateway.</p>
<b>Amended Clause 4.4 – Floor Space Ratio</b>	Amend clause to encourage lot consolidation and the delivery of functional and efficient floorplates in the Bankstown City Centre. The current site frontage restrictions are to be removed from this clause and replaced with the proposed tall buildings clause (outlined below).
<b>Amended Clause 4.4A – Additional gross floor area for more sustainable development in Bankstown</b>	<p>Amend Clause 4.4A to apply this clause more broadly across the Bankstown City Centre and update the clause to meet current best practice standards for supporting Council’s objective of achieving net zero emissions by 2050. The intended outcome of the updated clause is to incentivise new development in the Bankstown City Centre to achieve best practice sustainability outcomes and building efficiency measures by granting bonus FSR of up to 0.5:1 for development that meets the criteria outlined in the clause. This will be achieved through the following measures:</p> <ol style="list-style-type: none"> <li>1. Identifying land on the Floor Space Ratio Map or Special Provisions Map that will be subject to this clause.</li> <li>2. Apply the clause to a range of development types including residential flat buildings, commercial premises, tourist accommodation and mixed-use development.</li> </ol>

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	<ol style="list-style-type: none"> <li>3. New development will not be connected to natural gas, include installation of a solar PV system and for residential development, achieve energy and water efficiency targets as set out in the draft Plan and supporting Sustainability Study.</li> <li>4. There will be specific energy, water and emissions controls for non-residential development including office premises, shopping centres/retail development or new hotels as set out in the draft Plan and supporting Sustainability Study.</li> <li>5. All other development not covered by the above criteria will be required to demonstrate exceeding the Section J 'Energy Efficiency' National Construction Code Building Code of Australia by 15%.</li> <li>6. Setting out the allowable bonus floor space ratio, being up to an additional 0.25:1 if the total resultant FSR of development will be 1.5:1 or less, or 0.5:1 if the total resultant FSR of development will be more than 1.5:1. This bonus FSR may be applied above the maximum FSR permitted on the 'Maximum Floor Space Ratio' Map, or the 'Incentive Floor Space Ratio Map'.</li> </ol>
<b>Amend Clause 6.12 - Restrictions on development in Zone B4 Mixed Use*</b>	<p>Amend Clause 6.12 as follows:</p> <ul style="list-style-type: none"> <li>• Introduce a 'no net loss of employment floor space' clause. Sites that have more than the minimum required employment floor space requirement within existing development, the redevelopment will be required to accommodate the equivalent quantum of employment floor space as a minimum.</li> <li>• Include three sites in the Bankstown City Centre within the requirement to provide a minimum of 50% of floorspace as non-residential uses. The purpose of this clause is to ensure the delivery and long-term protection of the employment-generating floor space to meet job targets and to realise the vision for the Bankstown City Centre. The three sites are: <ul style="list-style-type: none"> <li>○ 83-99 North Terrace and 62 The Mall - Lots 19-20 DP 5541, Lot 18B DP412699, Lots 15-17, 21-24 and 27 DP5541, Lot 1 DP207810, Lot 1 DP507818 and Lot 9 DP777510 (known as the 'Compass Centre Site').</li> <li>○ 304 South Terrace and 12 Restwell Street – Lot 1 DP615638 and Lot 3 DP234101.</li> <li>○ A portion of 1 North Terrace – Lot 11 DP 74620.</li> </ul> </li> </ul>
<b>Amend Clause 6.19 – Design excellence at certain sites at Bankstown</b>	<p>This clause is site specific to 83-99 North Terrace and 62 The Mall - Lots 19-20 DP 5541, Lot 18B DP412699, Lots 15-17, 21-24 and 27 DP5541, Lot 1 DP207810, Lot 1 DP507818 and Lot 9 DP777510 (known as the 'Compass Centre Site'). It specifies the FSR for this site. The FSR (Clause 6.19 (3)(b)) is to be updated in this clause from 5:1 to 5.3:1. It is noted that the sustainability clause will also be applicable to this site, in addition to the prescribed 5.3:1 under this clause.</p>



Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
<p><b>Introduce Clause 6.XX – Incentive height of buildings and floor space in Bankstown and Campsie</b></p>	<p>Introduce a Height and FSR incentive clause to incentivise the provision of on-site community infrastructure, affordable housing, and employment-generating uses. The intent of the new clause is to allow additional building height and additional floor space for development that:</p> <ul style="list-style-type: none"> <li>• Provides community infrastructure necessary for Bankstown City Centre and considers the nature and value of that infrastructure, or</li> <li>• The provision of affordable housing that comprises 1%, 2% or 3% of the total development yield for Development Applications lodged 12 months, 12-24 months and after 24 months of the date of the gazettal of the clause in the draft CBLEP 2021, or</li> <li>• 50% of the total Gross Floor Area is for employment generating uses, and where applicable, provides community infrastructure as noted above.</li> </ul> <p>The provision of on-site infrastructure will be included in an adopted Council document (such as the DCP) and include maps showing the location of required infrastructure as identified by Council. Development that is located on sites that are identified by Council as required to provide on-site infrastructure will benefit from increased building height and FSR bonuses to offset the cost of providing the on-site infrastructure. Such sites would not be required to contribute to Affordable Housing.</p> <p>In addition, development that proposes more than 50% employment-generating uses, will also not be required to contribute to Affordable Housing. Employment-generating uses will include centre-based child care facilities; commercial premises; community facilities; educational establishments; entertainment facilities; function centres; health services facilities; hotel or motel accommodation; information and education facilities; passenger transport facilities; public administration buildings; recreation facilities (indoor); registered clubs; residential aged care facilities; tourist and visitor accommodation.</p>
<p><b>Introduce a Tall Buildings Design Requirements Clause*</b></p>	<p>Introduce a Tall Building Clause that will apply to ‘tall buildings’, being buildings over 50m in the Bankstown City Centre, that must have a minimum frontage of 30m and 1,500m<sup>2</sup> in total site area.</p> <p>The intended outcome of the clause is to encourage good building design outcomes of tall buildings including at the ground level by including clause objectives that will require the ground floor level of tall buildings to have active street frontages, the tower design to be compatible with its context and do not adversely affect the amenity of public places. The draft DCP amendment that will apply to the draft Plan area will include reference to the clause and provide development controls to support the objectives and development</p>

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	standards which will have greater statutory weight to seek high design quality tall buildings. These controls will implement the recommendations of the Tall Buildings Study.
<b>Introduce an Underground Floor Space Ratio Exclusion Clause*</b>	<p>Due to the potential to develop limited uses in basement/underground settings, it is proposed that developments be permitted to provide underground floor space in addition to the maximum Floor Space Ratio. This clause will include:</p> <ul style="list-style-type: none"> <li>• Objectives to ensure retaining an active and safe streetscape and public domain around the site.</li> <li>• Limitations on the type of uses (such as supermarkets, retail, theatres, community facilities, entertainment facilities, registered clubs and the like).</li> <li>• Limitations on minimum lot size to which development can apply this clause.</li> <li>• Mandating minimum floor to ceiling heights for such uses of 3.7 metres and ensuring the upper most basement levels closest to the Ground Floor are used for underground floor space.</li> <li>• Application of this clause in areas subject of limited car parking controls.</li> </ul> <p>This may require identification of areas to which this clause may apply on the Special Provisions Map.</p> <p>This clause will specify that underground floor space will be permitted <u>in addition</u> to the maximum floor space ratio prescribed to a site on the Floor Space Ratio or Incentive Floor Space Ratio Maps.</p>
<b>Amend Schedule 1 – Additional Permitted Uses</b>	Add ‘restaurants and cafes’ and ‘takeaway food or drink premises’ uses as an Additional Permitted Use to 2 Percy Street, Bankstown, to allow for activation of Stanley Street and the interface to Stevens Reserve.
<b>Amend Schedule 2 – Exempt Development</b>	Add a new subclause in Schedule 2 – Exempt Development to allow late night trading in B4 Mixed Use Zone for a range of uses without requiring development consent of Council. The amendment to Schedule 2 will specify the types of uses that will be subject to this clause.

*\*Note: Council is considering including these clauses under a single consolidated LEP clause to apply to only land within the Strategic Centres of Campsie and Bankstown. While the final structure will be resolved post-Gateway the intent of these clauses is not altered.*

## **Development Control Plan Amendment for Bankstown City Centre**

Council intends to prepare a comprehensive set of DCP amendments to the consolidated Canterbury Bankstown DCP 2021 to support the Planning Proposal. The draft DCP amendment will include specific controls relating to built form, design and materiality, local character, setbacks, landscaping and tree canopy, sustainability, building performance, open space and design excellence and a range of other controls identified in the draft Plan and supporting studies.

Council intends to place the draft DCP amendment on public exhibition alongside the Planning Proposal, should the proposal receive a Gateway determination.

-END-



---

## Canterbury Bankstown Local Planning Panel - 09 and 10 September 2021

---

<b>ITEM 2</b>	<b>Campsie Town Centre Planning Proposal</b>
<b>APPLICANT</b>	<b>Council Initiated Planning Proposal</b>
<b>OWNERS</b>	<b>Various</b>
<b>AUTHOR</b>	<b>Planning</b>

### **PURPOSE AND BACKGROUND**

---

The purpose of this report is to seek the Local Planning Panel's advice on proposed changes to the Canterbury Bankstown Local Environmental Plan (CBLEP). The proposed changes will shortly be presented to Council and supported by a Statement of Objectives and Intended Outcomes. These proposed changes have been established through the preparation of a detailed Master Plan for the Campsie Town Centre.

The Draft Campsie Town Centre Master Plan (draft Plan), sets the strategic planning basis and supports a series of amendments to planning controls aimed at facilitating jobs, housing, design, sustainability and movement aspirations initially established by Council's Local Strategic Planning Statement, Connective City 2036. The draft Plan is the first stage of a suite of place-based master plans for the City, which will be incrementally implemented by Council (subject to its approval).

This report presents the draft Plan, Statement of Intended Outcomes of the Planning Proposal, report on the outcomes of early engagement undertaken by Council and associated background to the Panel's its information in considering the proposed changes to the Canterbury Bankstown LEP.

Campsie Town Centre is expected to evolve from a main street local centre into a health and lifestyle precinct that services Canterbury-Bankstown and beyond. The draft Plan seeks to leverage the unique attributes and anchors of Campsie, such as its location on the Cooks River, the presence of Canterbury Public Hospital and amenities such as the Belmore Sports and Recreational Precinct and Canterbury Aquatic Centre, to facilitate 7,500 jobs and an additional 5,600 dwellings in the centre and 760 dwellings along Canterbury Road by 2036. The draft Plan provides a framework to inform the delivery of infrastructure, improvements to the design and sustainability of buildings, public domain improvements, the delivery of affordable housing, increased capacity for jobs, housing and community facilities and an approach to the management of heritage and character.

Council undertook early community engagement and sought feedback on the draft plans as part of ongoing engagement that has occurred since July 2020. The period for the community to provide feedback on the draft plans was from 29 March to 14 May. Written feedback

received until 11 June has also been considered. Council wrote to approximately 12,454 owners and occupiers of residential and commercial properties to inform them of the draft Plan and the ongoing community engagement process. During this time, 61 community members provided written feedback relating to the draft Plan, and 66 provided written feedback that referred to draft Plans for both Bankstown and Campsie. A total 127 comments in writing (letter or email) were received, of which, 110 were written in support (entirely or with conditions), 15 objected (both entirely and to specific aspects of the plan) and 2 neither supported or objected to the draft Master Plan, and instead made general commentary.

It is intended that Council will consider whether to prepare and submit a Planning Proposal for the Campsie Town Centre. The advice of the LPP in this respect will assist Council in considering the matter. It is also the role of Council to consider whether to endorse the draft Plan.

## **ISSUE**

---

Having regard to the comments and feedback made during the early engagement process from the community, the draft Plan has been revised to reflect a number of changes. It is intended that the Master Plan (if adopted) forms the basis of amendments to the planning controls for the Campsie Town Centre, which will include amendments to the consolidated Canterbury Bankstown LEP (pending its gazettal).

## **RECOMMENDATION** That -

---

1. The Local Planning Panel reviews the revised Campsie Town Centre Master Plan and provides advice on proposed changes to the Canterbury Bankstown Local Environmental Plan 2021 as outlined in this report.
2. Council prepares and submits a Planning Proposal to amend the draft Canterbury Bankstown Local Environmental Plan 2021 for Gateway that implements the Campsie Town Centre Master Plan, subject to:
  - (a) Preparation of draft LEP Amendment maps to include with the Planning Proposal;
  - (b) Completion the following studies prior to submission for Gateway:
    - i. Independent Flood Review, to confirm consistency with Section 9.1 Direction 4.3 – Flooding;
    - ii. Land Use Safety Study, to ensure appropriate mitigation measures are considered (if any) in relation to high pressure pipelines located alongside the Cooks River;
    - iii. Preliminary Contamination Assessment, to confirm consistency with Section 9.1 Direction 2.6 – Remediation of Contaminated Land.
  - (c) Council prepares a Development Control Plan to implement the Master Plan that is exhibited concurrently with the Planning Proposal.
3. Council integrates existing Planning Proposals set out in this report into the Campsie Town Centre Master Plan.

**ATTACHMENTS** Click here for: [Attach A](#), [Attach B and C](#), [Attach D](#), [Attach E](#)

---

- A. Revised Draft Campsie Town Centre Master Plan (August 2021)
- B. Early Engagement Outcomes Report
- C. Planning Proposal Assessment Findings
- D. Technical Studies and Analysis
- E. Current and Proposed Land Reservation Acquisition Map

# POLICY IMPACT

This draft Plan begins to implement Council’s strategic planning established under the Canterbury Bankstown Local Strategic Planning Statement, Connective City 2036, the Community Strategic Plan, CBCity 2028, and Council’s Housing, Employment Lands and Affordable Housing Strategies.

If adopted by Council, the draft Plan will become a policy of Council, and form the basis of the Planning Proposal to amend the Canterbury Bankstown LEP 2021 (pending its gazettal). In addition, it will form the basis of changes to Council’s consolidated Development Control Plan in relation to future development within the Campsie Town and a consolidated Contributions Plan for the City.

Changes to Council policies, including the Local Environmental Plan, Development Control Plan, Contributions Plan and other plans or policy changes arising from the planning proposal progressing, will be required to be reported to Council separately for implementation.

The draft Plan itself will not result in any changes to current planning controls. It is requested that the Local Planning Panel provide advice to Council to inform its decision on whether to proceed with the preparation and submission of a Planning Proposal, which is the formal commencement of the process to amend the current planning controls.

The Master Plans in the context of the broader planning policy framework is illustrated below.

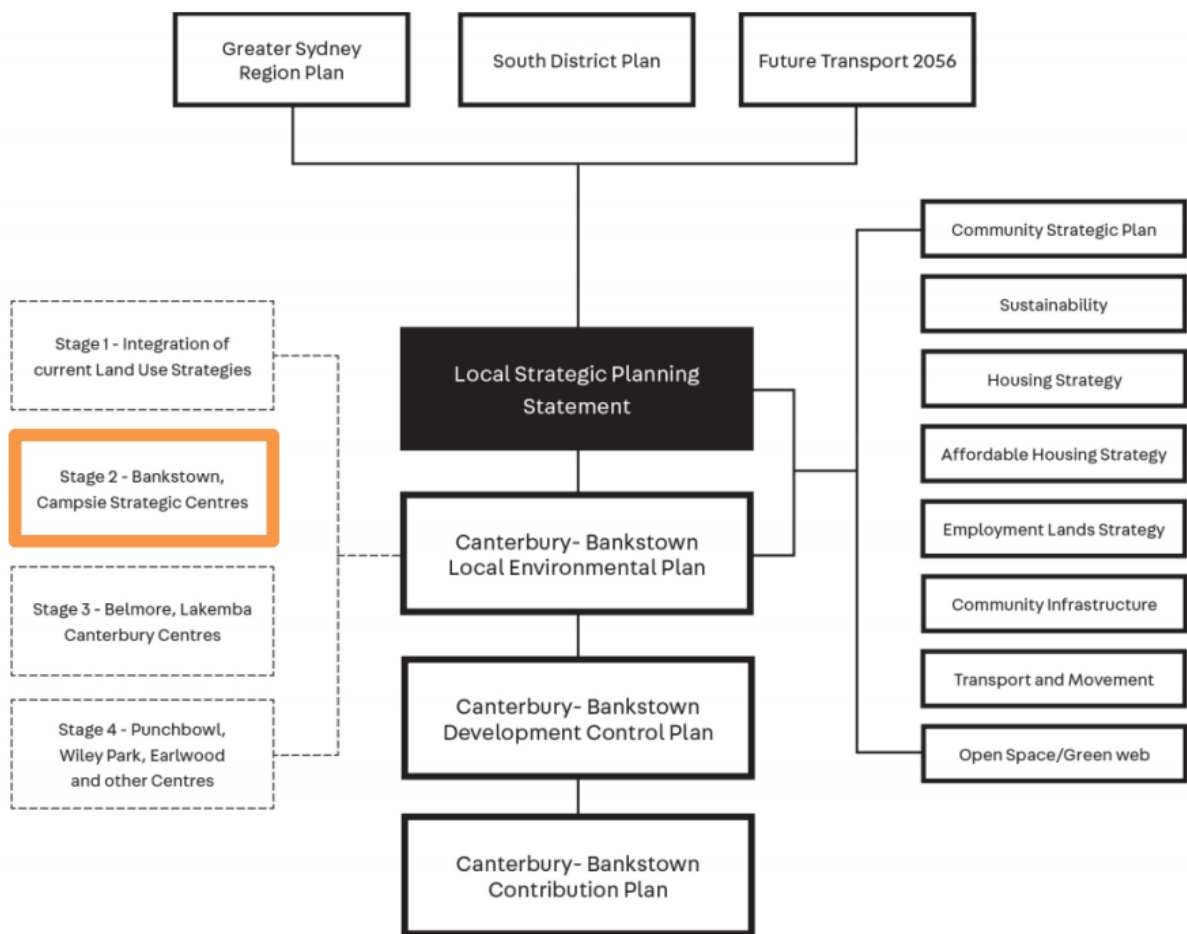


Figure 1. Planning Policy Framework



## **FINANCIAL IMPACT**

---

The draft Plan has been primarily funded by Council, with some funding also provided by the NSW Department of Planning, Infrastructure and Environment.

If adopted, the draft Plan will inform Council's investment in infrastructure from a range of sources including Section 7.11 and 7.12 contributions, property and asset renewal, works in kind, further master planning for Council assets such as the Campsie Cultural and Civic Hub and informing capital work programs. It is noted that any change to Council's contributions plan, capital works program and future plans for Campsie Cultural and Civic Hub, will require future reports to Council and will individually seek endorsement under separate cover.

## **COMMUNITY IMPACT**

---

The draft Plan will guide planning controls for development across this centre. It provides transparency for the existing community and certainty to industry with respect to the planned growth and change envisaged for Campsie over the next 15 years.

The revised draft Plan has been amended to incorporate a number of changes following early feedback received from the community and stakeholders. The revised plan provides the community, industry and government with confidence and certainty in ensuring managed growth and change in the Campsie Town Centre, with a clear vision and expectations for high standards of design and sustainability.

Building on the ongoing engagement with the community since July 2020, community feedback was sought on the draft Campsie Town Centre Master Plan between 29 March and 14 May 2021, with submissions received until 11 June also assessed and considered. Council wrote to 12,454 owners and occupants of commercial and residential properties to inform them of ongoing community engagement regarding the draft Plan. During this period, a total 127 submissions were received, 61 of which related to Campsie only, and an additional 66 submissions which related to both the draft Bankstown and Campsie Master Plans, which were concurrently released for feedback. Of the 127 submissions, 110 were written in support (entirely or with conditions), 15 objected (both entirely and to specific aspects of the plan) and 2 neither supported nor objected. During this time, Council also undertook the following activities to maximise the community's awareness and engagement with the process:

- Online community survey
- Interactive map for feedback
- Availability of planning staff to directly liaise with the community through 'speak to an expert' service
- 4 x pop-up sessions
- Community webinar
- Government agency briefing
- Social media posts
- Dedicated 'Have Your Say' Page
- Planning Proposal Applicant engagement, supported by Probity Advisor
- Mail-out to all households in the master plan study area (12,454 letters sent).

Should the draft Campsie Master Plan be adopted and endorsed to proceed to Gateway, a Planning Proposal process will commence. If NSW Department of Planning, Infrastructure and Environment issue Gateway approval for the Planning Proposal, Council will undertake a formal exhibition process in accordance with the conditions of Gateway. Formal exhibition will be for a minimum period of 28 days.

## DETAILED INFORMATION

---

### INTRODUCTION

Campsie Town Centre is the second largest strategic centre in the Canterbury Bankstown Local Government Area. Investment by the State Government in delivering Sydney Metro services to Campsie, will place the centre within 20 minutes by Metro to Sydney CBD, making Campsie an increasingly attractive centre for visiting, living and working. The draft Plan establishes the framework for Campsie's evolution from a main street into a destination centre that contributes to our city's prosperity, innovation and attractiveness.

The draft Plan has been developed through ongoing community engagement to implement the vision and actions of *Connective City 2036*, Council's Local Strategic Planning Statement, along with Council's Housing, Employment Lands and Affordable Housing Strategies.

The draft Plan has been informed by thorough critical analyses, including specialist technical inputs relating to urban design, transport, land use economics, indigenous culture and heritage, sustainability, heritage and infrastructure planning.

The Master Plan process and current status is illustrated below:

Status	Stage
✓	Technical and preliminary analyses
✓	Early targeted engagement
✓	Preparation of draft Master Plan
✓	Report to Council noting the preparation of the draft Master Plans
✓	Broad community feedback on the draft Master Plan
<b>We are here</b>	Report to Local Planning Panel for advice
To be confirmed	Report to Council for consideration to adopt Master Plan and
following LPP meeting	prepare and submit a Planning Proposal
To be confirmed,	Commence Planning Proposal process
pending endorsement	
of Council	

### THE DRAFT MASTER PLAN – OVERVIEW

The draft Plan is underpinned by a long term strategic vision. This vision has then been translated through a series of "spatial moves" and "intensification" approaches, which have been used to guide the 10 Directions, outlined in detail below.

#### ***The Vision***

The Vision for the Campsie Town Centre is:

*"Campsie will transform from a main street into a thriving lifestyle and medical precinct that brings together the vibrancy of Beamish Street, Canterbury Hospital and the amenity of the Cooks River foreshore. This evolution will be underpinned by development that responds to the human scale and existing urban character."*

*Campsie will become a significant centre within Canterbury-Bankstown, with significant investment in jobs and housing, which will attract residents, workers and visitors alike. Future development will be supported by improved transport connections, an activated riverfront and green streets.*

*Campsie will become a civic and cultural hub for Inner Sydney, supported by its close proximity to Central Sydney. The centre will have new and enhanced community, arts and cultural facilities complementing a growing night time and visitor destination.”*

## **10 Directions**

The draft Campsie Town Centre Master Plan is underpinned by **10 directions**, outlined below:

1. A centre that aligns growth with public benefit
2. A centre for people
3. A centre that attracts health and lifestyle investment
4. A well-designed centre
5. A riverfront centre with nature at its heart
6. A centre at the cross roads of inner Sydney
7. A resilient and carbon neutral city by 2050
8. A centre proud of its heritage and culture
9. A centre with housing for all
10. A centre with collaborative governance

These 10 directions ensure the approach to growth and change is holistic and considers the broader needs and aspirations of the city – from ensuring infrastructure aligns with growth, to building a strong night-time economy and ensuring adequate housing that is well designed and sustainable.

## **Key moves**

The draft Plan proposes a series of key moves, which are proposed changes in policy and direction. These include:

- Incentive-based height and floor space system – where sites are proposed to receive uplift (generally of more than 1:1) above current controls, the uplift is intended to be subject to the provision of on-site infrastructure, affordable housing and/or employment-generating floor space – *Feedback received during engagement with the community did not raise issues with respect to this key move.*
- Infrastructure funding, delivery and advocacy strategy – a clear strategy for the development of infrastructure in Campsie is established, utilising a combination of Section 7.11 and 7.12 contributions, property renewal and capital works investment – *Feedback received during engagement with the community emphasised the need to ensure growth is supported by infrastructure (refer to key issues discussion below).*
- Affordable housing delivery – *Feedback received during engagement with the community was generally supportive of the provision of affordable housing. Some feedback noted the rate of 3% should be higher, however, as clarified in the revised master plan, it is noted that this applies to the whole of development, whilst targets set by the State Government of 5-10% only apply to floor space uplift, which would yield less affordable housing than is proposed by the draft Master Plans.*

- Sustainability initiatives – *Feedback received during engagement with the community strongly supported these initiatives.*
- Changes to parking requirements for new developments – *Little feedback received during engagement with the community raised issues with respect to this key move.*
- Recommended changes in height and density – *Significant feedback was received, primarily site specific, with respect to height and density. These submissions were carefully assessed and tested in the development of the revised Master Plan.*

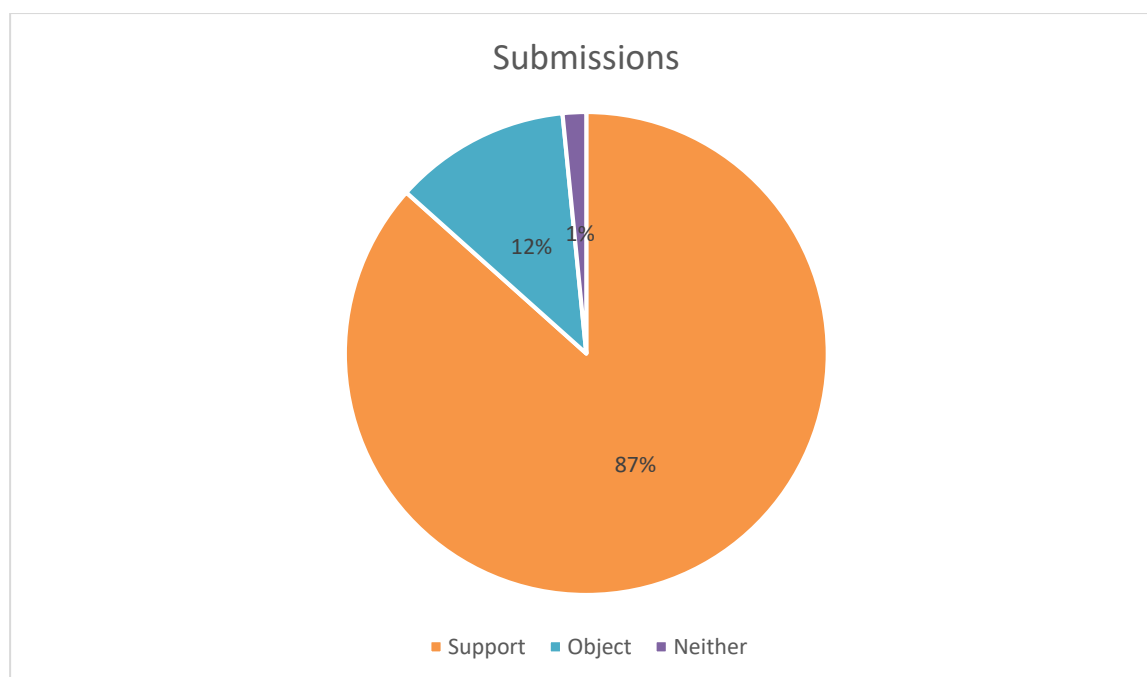
## EARLY ENGAGEMENT ACTIVITY

A summary of early engagement activities and responses are set out in the table below.

Engagement/promotional activities	Campsie Master Plan	Combined (submissions that relate to both)
Direct mail to landowners and occupants	12,454	
Community Survey responses	42	-
Interactive map comments	67	-
'Speak to an expert' calls	74	-
Direct written submissions	61	66
Petitions	-	1 x 229 signatures (supporting sustainability initiatives)  1 x 12 signatures (supporting sustainability initiatives)
Pop-up conversations/flyer hand-outs	1,525	-
Community Voice Panel attendees	4	-
Community Webinar Views	73	-
Agency/institutional briefing attendees	-	110
Industry Forum	-	10
Community Information Session Attendees	40	-
Social media clicks to view Master Plan documents	489	-
Direct Have Your Say Page Views/Document Downloads of Master Plan and associated technical studies	7,388	-
<b>Total</b>	<b>22,217</b>	<b>427</b>

The graph below gives an indication of the level of support and objection to the plans. In summary:

- 87% of submissions either supported the draft Master Plan, some entirely, and others with suggestions for improvement or change;
- 12% objected to the draft Master Plan; and
- 1% neither supported or objected to the draft Master Plan, and instead made general commentary.



The top five issues raised in feedback from the community are detailed below:

1. **Support for sustainability initiatives** – there was significant support from the community for the forward-thinking and innovative approach to sustainability. The Master Plan outlines a plan to improve baseline sustainability in development, along with providing further incentives for development that achieves excellence in sustainability. This includes initiatives such as encouraging all-electric buildings, solar electricity generation, electric-vehicle charging and exceeding standards for energy and water efficiency and thermal comfort. These initiatives are maintained in the revised master plan.
2. **Support for improvements to active transport infrastructure** – the proposed investments in improving active transport infrastructure were particularly supported by the community. This included support for the enhancement of the Cooks River active transport corridor, future east-west active transport connections along the Metro (currently being planned by Transport for NSW and Sydney Metro). Council recognises the importance of this aspect of the plan, and will develop a *Campsie Complete Streets Place and Transport Plan* which will further detail and develop plans for active transport in and around Campsie, consistent with the vision set by the Master Plan.

3. **Need for more community infrastructure – a number of people** noted that Campsie currently lacks quality community infrastructure, and that growth is likely to further impact on the adequacy of infrastructure to meet current and future demand. A few people made reference to local infrastructure, State infrastructure (schools and hospitals) and in some instances, transport infrastructure. Council has consistently called for a coordinated growth and infrastructure strategy that ensures current and future infrastructure needs are appropriately planned for, funded and delivered. The draft Plan is supported by an infrastructure strategy which sets out a plan for funding, delivery and advocacy of infrastructure, including:
- a. Recommendations to inform a consolidated city-wide Contributions Plan which includes the funding of local infrastructure, such as open spaces, community facilities, roads and transport infrastructure.
  - b. Proposed renewal of Council's property assets to realise new, contemporary and fit-for-purpose community infrastructure such as the Campsie Civic and Cultural Hub.
  - c. Provision of on-site infrastructure through an incentive height and floor space provision.
  - d. Advocacy to the NSW State Government for upgrades to Canterbury Hospital, local schools and regional roads.

The draft Plan, for the first time, sets a clear plan for growth that provides clarity to the community, Council and the State Government on the forecast growth for Campsie, and allows agencies to plan for this.

4. **Support for the increase in local jobs** – A number of comments from the community during the early engagement period recognised that there are little job prospects in Campsie. These comments supported the draft Master Plan's vision for more and diversified job prospects in the centre, particularly focused on health and medical industries, but also on expanded retail, services, professional and night-time economy related jobs. The revised Master Plan furthers this opportunity of job creation by recommending further investigation into limited additional employment-generating floor space in subterranean parts of buildings, such as underground supermarkets, registered clubs, cultural facilities.
5. **Site specific submissions** – A number of landowners made site specific submissions, generally seeking an uplift in density that what has been prescribed in the master plan. These submissions were considered on a case-by-case basis, in the context of the intensification strategy and desired future character of each precinct within the Master Plan study area.

## REVISED MASTER PLAN

Following a review of submissions and further analysis, a number of amendments have been made to the draft Campsie Master Plan. The key changes are summarised below:

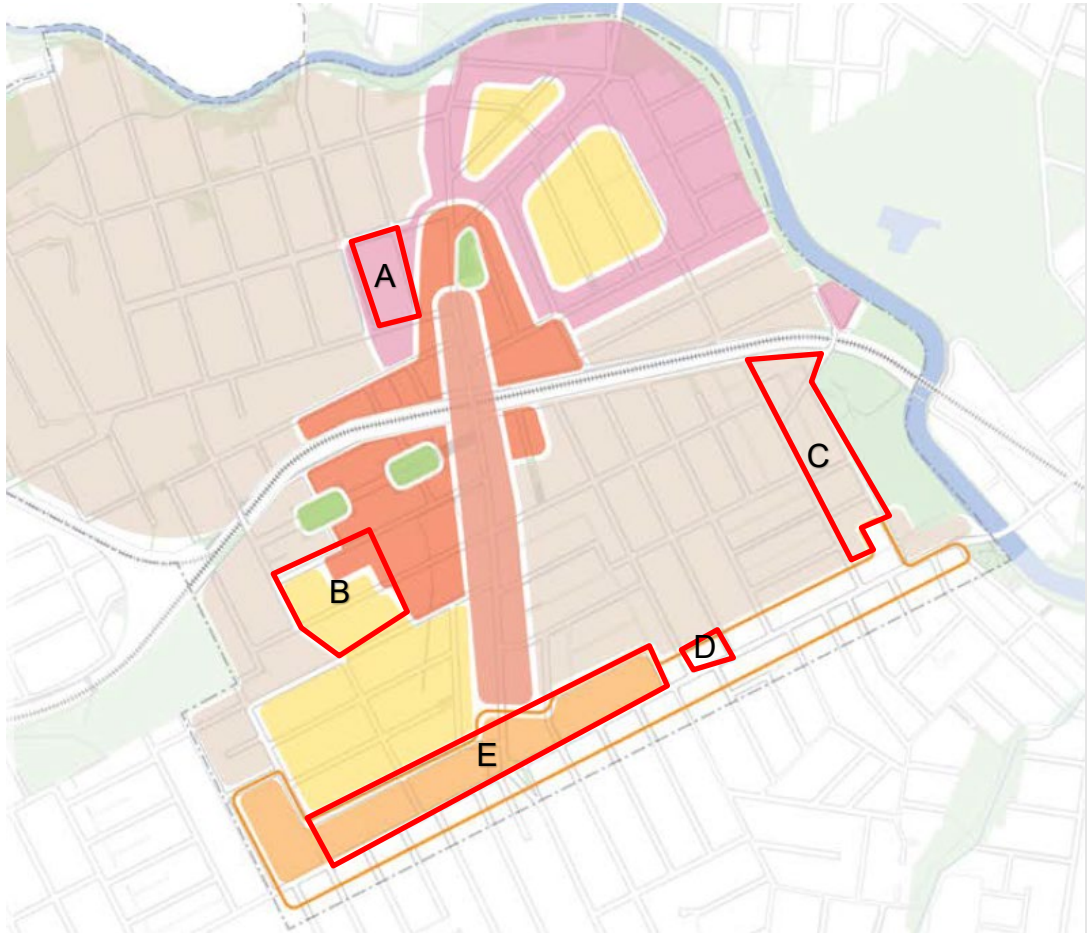
1. **Canterbury Hospital:** In response to a number of concerns regarding the ability of Canterbury Hospital to cater for the planned growth of Campsie, a new action has been added to reaffirm the commitment of Council to continue to advocate and work with NSW Health to expand and invest in Canterbury Hospital. It is noted that the Master Plan

retains no built form controls on the site (i.e. no height or density controls) to enable the hospital to expand for the purposes of health and related uses. Furthermore, the Master Plan maintains rezoning of lands around the Hospital for employment or mixed uses, to facilitate further health services clustering around the Hospital. Refer to *Direction 1* and *Action 10.1.6* of the revised draft Master Plan.

2. **Commuter Parking:** Feedback received from the community raised the need for commuter parking in Campsie, particularly as the provision of Sydney Metro services may attract additional commuters to the centre. On this matter, the Master Plan advocates for the development of a commuter car park on State Government land close to the Metro. Refer to *Action 1.1.5* of the revised draft Master Plan.
3. **Underground floor space:** On analysis of a number of site-specific submissions as well as a precedent study of other locations in Sydney, it has been deemed that the use of underground floor space for a limited number of retail and community uses should be investigated through the Planning Proposal process. This has the ability to facilitate larger uses such as supermarkets, parts of registered clubs and community facilities, to be located underground, facilitating improved street activation by reducing large format uses at street level, and also allow for greater ground floor permeability. This would also assist in achieving the jobs target for Campsie. Refer to *Objective 1.4* and *Action 1.4.4*.
4. **Areas of intensification:** Based on a number of submissions, the areas of intensification have been revised. These areas are identified on Figure 2. They include:
  - a. Block A (Fifth, Sixth, Eighth and Ninth Avenues) – Additional area for intensification – this block was originally considered unsuitable for renewal given the perceived fragmented lot ownership of the strata development within this block. However, on review and in response to submissions, it is understood that several sites within this block are not wholly fragmented and have the opportunity to redevelop. Given the block's proximity to Campsie Railway Station, the Civic and Cultural Hub and other services and amenities, it is recommended that this block now be included as an area for intensification.
  - b. Block B (areas between Amy and Evaline Street) – Additional area for intensification – this block was originally considered unsuitable for renewal due to the perceived fragmented lot ownership within this block and earlier consideration of items within this block for further design, character and heritage analysis. On detailed review, and in response to community comments, this area has been identified as having potential for renewal. Given its proximity to other recommended high density areas, Campsie Railway Station, services and amenities, this location has been included as an area for some additional intensification.
  - c. Block C (Phillips Avenue) – Area removed for intensification – areas in the south-east of the Study Area, particularly around Tasker Park, were originally identified as areas for intensification due to their proximity to open space and amenities afforded by Tasker Park, the Canterbury Leisure and Aquatic Centre and the Cooks River foreshore. Through further analysis and response to submissions, it was found that some areas of this precinct may be impacted by flooding. In considering the flooding constraints of this precinct, development would become piecemeal, rather than allowing for consistent renewal and would therefore not result in orderly development outcome. As such, it is recommended that this area be removed as an area of intensification.



- d. Block D (Canterbury Road, between Duke and Park Street) – Additional area for intensification – this block was originally intended to retain current controls, however on review, it will be inconsistent with the intended character and outcome for development along Canterbury Road. For this reason, the Master Plan recommends the inclusion of these properties into the intensification area.
- e. Block E (Canterbury Road) - Intensification area along Canterbury Road expanded the size of the Canterbury Road/Beamish Street node to better align with the proposed built form controls and zoning. The health precinct boundary has also been expanded to demonstrate a clear connection to Canterbury Hospital and other employment generating land uses along Canterbury Road.



*Figure 2. Intensification Strategy Revisions*

The changes have also been reflected where necessary in the Urban Design Framework Plan and Character Area Maps.

5. **Land Use Zoning:** In response to submissions and further analysis, a number of modifications are proposed to the land use zoning map. These revisions are listed below, and are illustrated on Figure 3.
- a. Block A (17-25 Byron Street) – Retain current zoning – this block was originally considered appropriate for high density development, consistent with the proposed vision for the Cooks River Foreshore. However, further analysis suggests these sites may not be suitable for high density development due to the potential flood risk requiring significant raising of ground levels, resulting in poor outcomes for this precinct. These blocks look to have already been developed for multiple dwellings. As such, it is recommended that these sites not be zoned for high density residential uses, but rather retained for their current use.
  - b. Block B (6-12A Gordon Street) – Retain current zoning – this block was originally considered appropriate for high density development, consistent with the proposed vision for the Cooks River Foreshore. However, further analysis suggests these sites may not be suitable for high density development due to the potential flood risk requiring significant raising of ground levels, resulting in poor outcomes for this precinct. As such, it is recommended that these sites not be zoned for high density residential uses, and retain their current use.
  - c. Block C (Phillips Avenue/Ward Street) – Retain current zoning – this block was originally considered appropriate for high density development, consistent with the proposed vision for development around Tasker Park. However, further analysis suggests these sites may not be suitable for high density development due to the potential flood risk requiring significant raising of ground levels as well as the interface with the proposed R2 Low Density Residential Zone and an item recommended for heritage listing at Wonga Street. These blocks look to have already been developed for multiple dwellings. As such, it is recommended that these sites not be zoned for high density residential uses, and retain their current use.
  - d. Block D (Wonga Street between Warrigal Street and Ward Street) - Rezone to R2 Low Density Residential. Retention of the existing medium density zone was originally proposed. Further analysis suggests that lots fronting Wonga Street contribute to the adjacent character area proposed. As such it recommended that these sites be rezoned to Low Density Residential to reflect inclusion in the character area.
  - e. Block E (Amy Street/Evaline Street) - Retain current zoning – this block was originally considered appropriate for a B4 Mixed Use zone to expand the Campsie Core. However, further analysis suggests that these sites would be more appropriate as R4 High Density Residential given the sites are set back from Beamish Street and do not form part of a key site where commercial land uses are proposed.

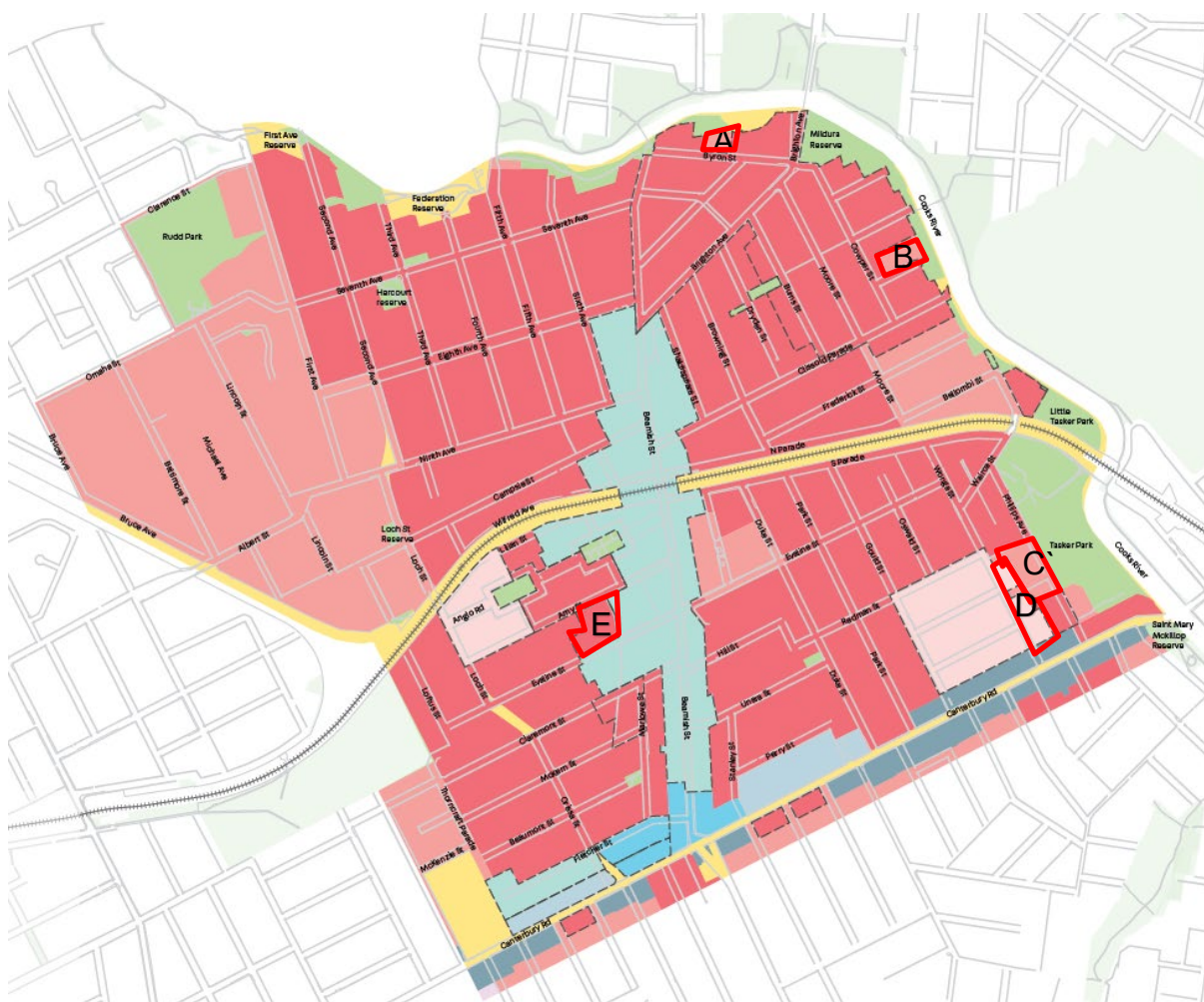


Figure 3. Land Use Zoning Revisions

6. **Maximum building height:** In response to a number of submissions regarding renewal opportunities, transitions between adjacent buildings and further analysis, the following key building height changes are proposed. It is noted that the height includes incentive height, which for some sites will require the provision of on-site infrastructure, affordable housing or employment generating uses. The key changes are listed below and illustrated on the map:
  - a. **Area A** – These areas were originally not shown on the exhibited height map due to existing strata or recent development. These areas have now been included to reflect the same proposed heights of the surrounding blocks. The revised maps more closely reflect that maximum building heights that will be shown in the Planning Proposal.
  - b. **Area B** – These areas originally accommodated taller development, however further analysis of flood movement has identified these areas as potentially unsuitable for higher density development. As such, it is proposed the height under current LEP controls be retained.
  - c. **Area C** – The draft Master Plan originally excluded some areas from renewal due to perceived constraints associated with strata ownership, fragmented land ownership, recent DA approvals and/or potential heritage impacts. In response to multiple submissions and further analysis, these areas and the associated constraints have been further tested to consider whether uplift is appropriate. These areas have been recommended for an increase in height based on that testing demonstrating that renewal can occur in these areas, given their proximity

to Campsie Station, services and amenities, and the ability to contribute positively to the renewal of Campsie. The height in these areas has been determined based on the most appropriate contextual built form relationship.

- d. **Area D** – A number of submissions raised concern with the height transitions occurring mid-block, where the rear or side of properties was proposed to experience a significant change in height, without sufficient setbacks or ability to moderate the impacts of height change, such as privacy and overshadowing. These blocks have been further tested, and the heights modified to ensure a more appropriate mid-block height transition.
- e. **Area E** – In some areas, multiple heights were proposed across a single site or block. The revised plan seeks to rationalise height so heights align with property or block boundaries. This provides clarity for implementation through the LEP and ensures that the boundaries for various height zones are clear.
- f. **Area F** – The Master Plan makes recommendations for the height of a Planning Proposal at 445 Canterbury Road, Campsie. This Planning Proposal requires further built form, traffic and transport analysis. The height map has been amended to reflect the potential for further testing of this site, as this will be subject of a site specific Planning Proposal.
- g. **Area G** – Further analysis was undertaken on some sites to ensure appropriate alignment between height and floor space. This has resulted in some minor changes to height due to this additional testing and analysis. These changes are minor (i.e. no more than 1 or 2 storey variations to the exhibited master plan height).



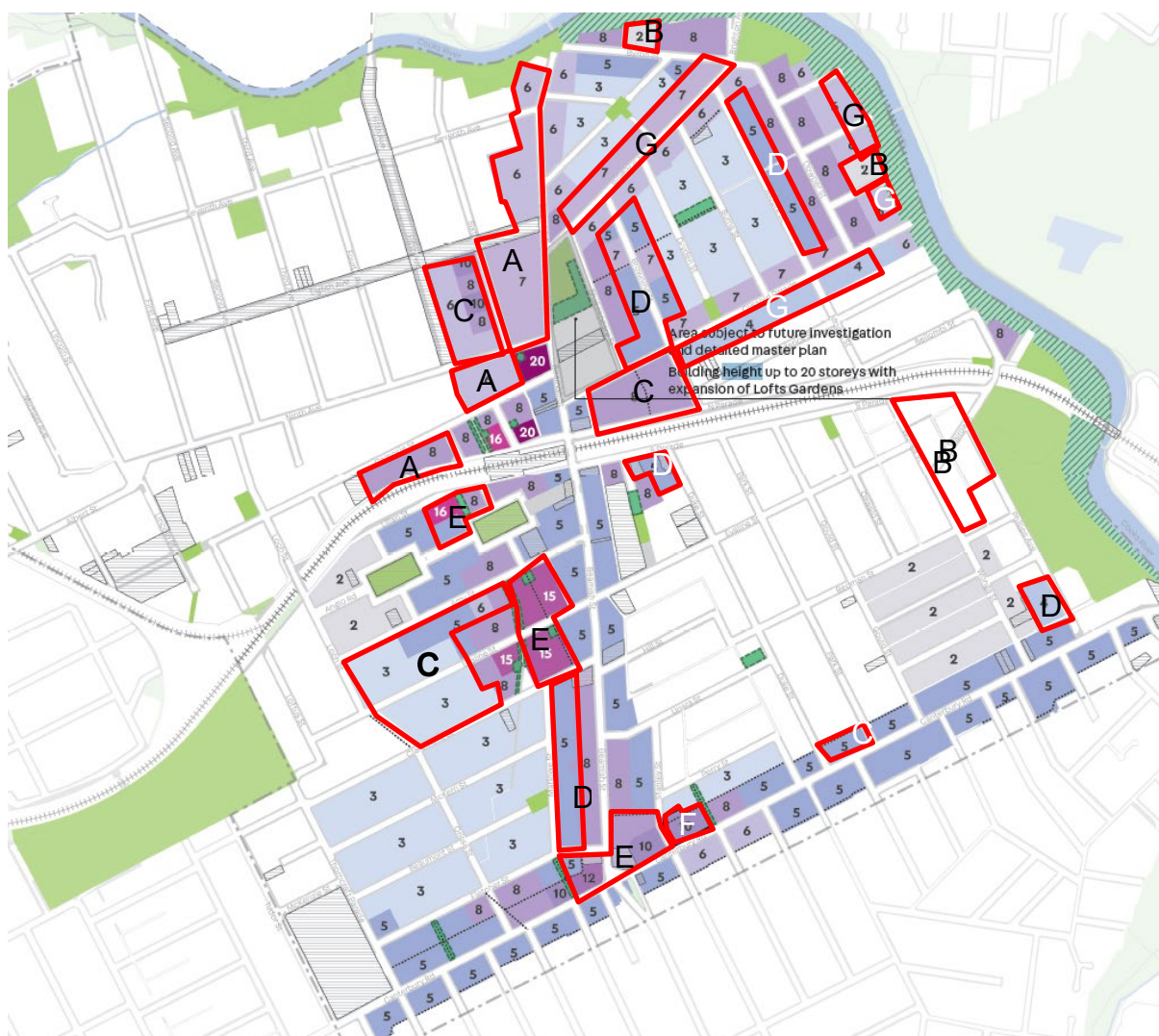


Figure 4. Building Height Map with changes

7. **Sustainability bonus:** It is proposed that the sustainability bonus be amended in terms of the quantum of bonus floor space that can be achieved. The draft Master Plan proposed a 0.5:1 FSR bonus (similar to that currently in place for Bankstown City Centre), also be applied to development in Campsie. Given it is proposed to apply the sustainability bonus more broadly, a 0.5:1 FSR bonus for development achieving less than 1.5:1 is a substantial uplift that will result in poor built form outcomes. As such, for development with a proposed maximum FSR of less than 1.5:1, it is proposed that the Sustainability Bonus be reduced to 0.25:1 FSR.
8. **Bicycle parking:** Upon finalisation of the independent Parking and Loading Study , further recommendations on bicycle parking have been developed. The master plan has been revised to recommend the introduction of mandatory bicycle parking controls for the Campsie Town Centre.
9. **Additional items for heritage investigation:** Running concurrently to the Master Planning process is a city-wide heritage review. This is expected to be reported to Council separately upon completion, and will be exhibited for community review and comment should Council decide to proceed. Upon further analysis and in response to submissions, the following revisions are proposed, including the addition of further properties for heritage investigation:

- a. *2 Burns Street, Campsie* – a Federation weatherboard house with some alterations, constructed in circa 1915
  - b. *85 and 89 Frederick Street, Campsie* – Intact bungalow style residential development constructed circa 1914.
  - c. *10-12 Claremont Street, Campsie* – Semi-detached housing constructed in circa 1914, examples of late Federation housing.
  - d. *14 Tudor Street, Campsie* – Constructed in circa 1927, intact inter-war home in Californian Bungalow style.
  - e. *25 Baltimore Street, Belfield* – Constructed in circa 1914, late Federation, weatherboard home.
  - f. *Victorian Railway Bridge* – Whilst the site is already listed on the Canterbury LEP Heritage Map and Schedule, the listing does not refer to the Victorian Bridge, only to the Railway Bridge.
  - g. *38 Albert Street, Campsie* – Constructed in circa 1928, this is an inter-war bungalow, and representative of homes built in this area in the 1920s and 30s.
  - h. *Amendments to the boundary of the proposed Campsie Street Heritage Conservation Area* – this area was shown in error in the Master Plan to include contemporary multi-dwelling housing developments. Further analysis has also confirmed a more limited area that should be investigated for a Heritage Conservation Area.
10. **Floor Space Ratio** – The draft Master Plan previously provided an indicative ‘FSR range’ for the various building height zones recommended. Since March 2021, Council has undertaken more detailed floor space ratio testing to determine the most appropriate maximum floor space ratio for each site. The recommended maximum floor space ratio includes the sustainability bonus and incentive floor space for delivery of affordable housing, on-site infrastructure or employment-generating floor space. In the Planning Proposal, a separate ‘Incentive Floor Space Ratio Map’ will be prepared, to show sites that are required to provide the above in order to achieve the uplift on the Map. For other sites, receiving only a marginal uplift, the current maximum Floor Space Ratio Map will be amended.

It is noted that the floor space ratios expressed below would exclude underground floor space for supermarkets, community facilities and registered clubs (refer to Item 3 above).

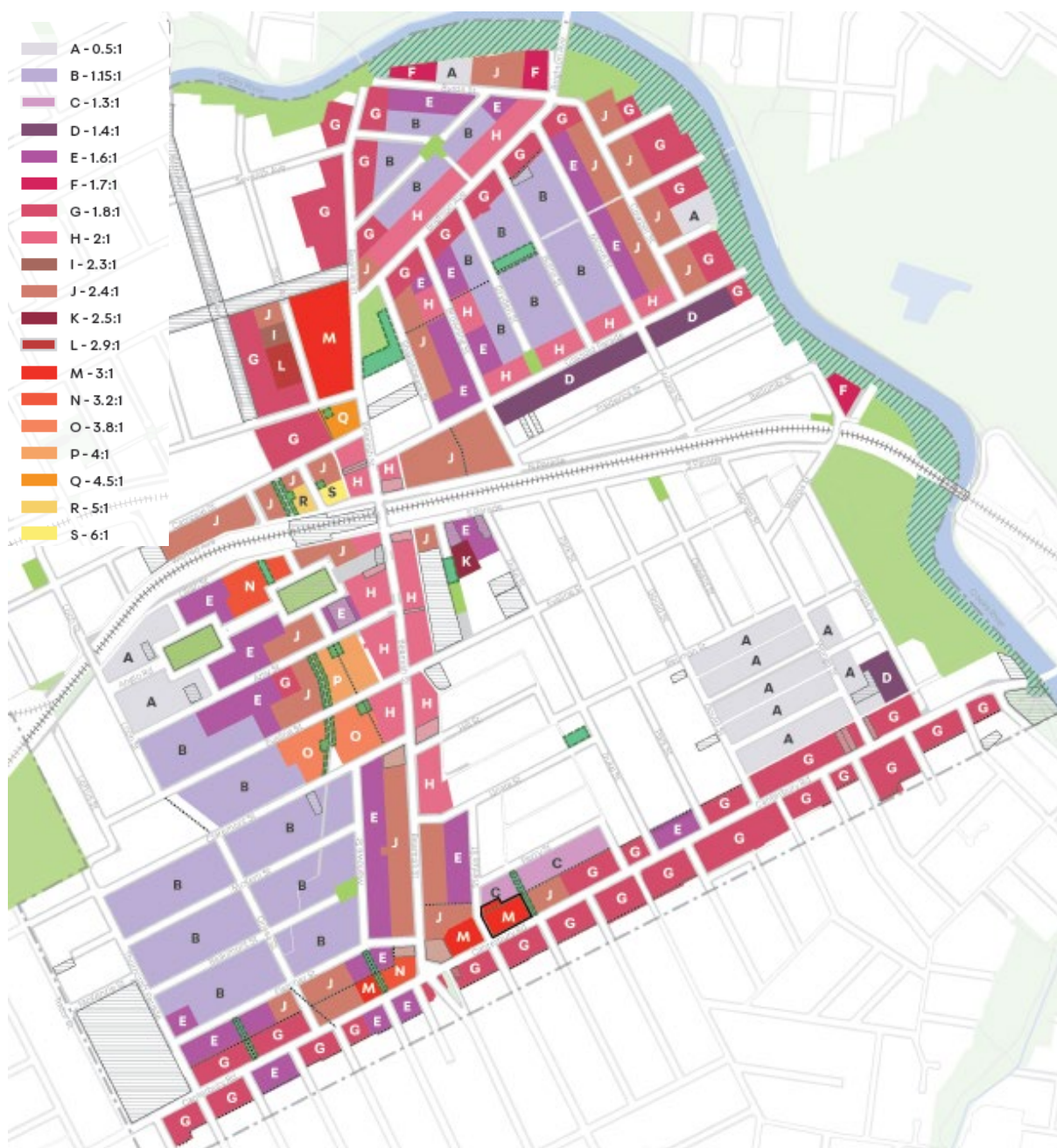


Figure 5. Proposed Maximum Floor Space Ratio.

11. **Base Floor Space:** The draft Plan noted that some areas of Campsie, namely the business zones, currently do not have an applicable maximum floor space ratio. This has the potential to result in poor built form outcomes, with few mechanisms for Council to control built form and regulate the distribution of density across a site. Modelling of these sites has been undertaken to establish a 'base FSR', to be applied to the 'Maximum Floor Space Ratio' Map. It is noted that for some of these sites, they may have access to the incentive height and floor space map (as set out above). The proposed base FSR map is provided below.



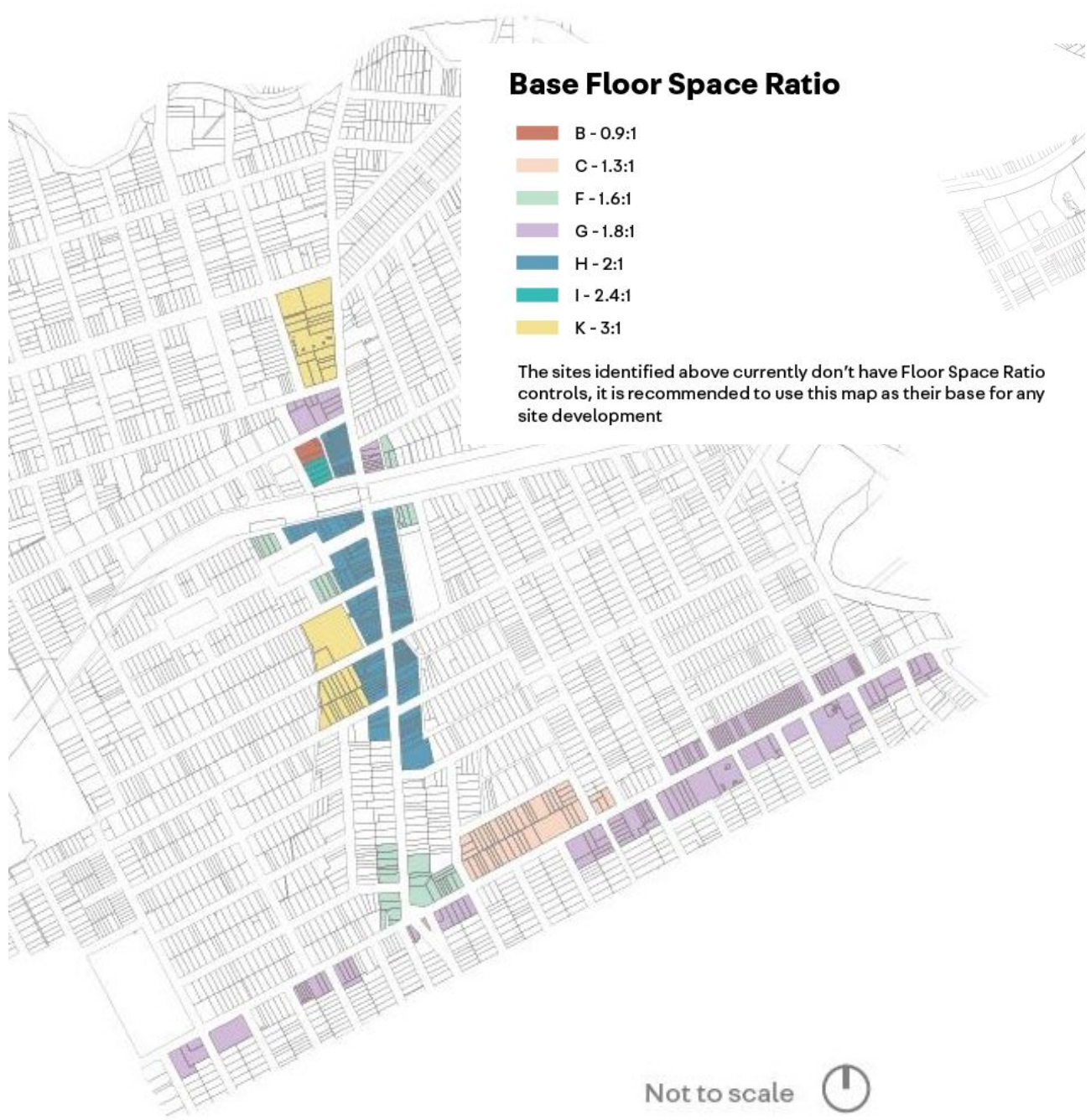


Figure 6. Proposed Base Floor Space Ratio.

## INTEGRATION OF APPLICANT-INITIATED PLANNING PROPOSALS

Council has been in receipt of a number of Planning Proposal applications within the Campsie Town Centre study area. Through the Master Planning Process, and under direction of an independent Probity Advisor, Council sought submissions from Planning Proposal Applicants in order to test these proposals and integrate the recommendations into the Master Plan and a forthcoming Planning Proposal. These Planning Proposals and the revised Master Plan recommendation for each is outlined below.



## 2-10 Harold Street

It is recommended that this site be integrated into the Campsie Town Centre Planning Proposal based on the recommendations of the Revised Master Plan, outlined below.

Current Controls			Planning Proposal / Early Engagement Submission			Revised Master Plan Recommendations		
Zoning	Height	Floor Space	Zoning	Height	Floor Space	Zoning	Height	Max Floor Space (with incentives)
R4 High Density Residential	11.5 (3 storeys)	0.9:1	R4 High Density Residential	15 storeys	3.6:1	R4 High Density Residential	8 storeys	2.5:1

Rationale for the Master Plan recommendation:

1. The Master Plan supports an uplift in density in this location, particularly given its location and proximity to transport, infrastructure, local services and amenities.
2. The Master Plan acknowledges the opportunity that amalgamation of this site brings to expand Harold Street Reserve northward due to the consolidation of driveways on this site.
3. The Applicant has proposed this as part of their Planning Agreement. The Master Plan recommends the expansion of Harold Street be funded through contributions, rather than solely by this development
4. The subject site is located within a block adjacent to a heritage item, and item recommended for further heritage investigation, being the Public and Catholic Schools to the west and south respectively, as well as the adjacent dwelling to the north. This, combined with other sites being constrained by strata or multiple ownership, creates a context for this block that is likely to remain largely at 2-5 storeys. The development of a 15 storey building in this location would result in a poor contextual relationship with the surrounding area. Eight (8) storeys allows for an appropriate transition in building height, and ensures that future development would be of a scale that is sympathetic to the character of immediately adjacent properties and their long term future potential
5. No change to the existing zoning is recommended.

## 76-90 Evaline Street and 21-23 Claremont Street

It is recommended that this site be integrated into the Campsie Town Centre Planning Proposal based on the recommendations of the Revised Master Plan, outlined below.

Current Controls			Planning Proposal / Early Engagement Submission			Revised Master Plan Recommendations		
Zoning	Height	Floor Space	Zoning	Height	Floor Space	Zoning	Height	Max Floor Space (with incentives)
R3 Medium Density and part R4 High Density Residential	8.5 metres (3 storeys)	0.5:1	B4 Mixed Use	42 metres (up to 12-13 storeys)	4.57:1	B4 Mixed Use	8-15 storeys	3.8:1

Rationale for the Master Plan recommendation:

1. The Master Plan supports an uplift in density in this location, particularly given its location and proximity to transport, infrastructure, local services and amenities.
2. This proposal also brings together multiple properties, and presents an opportunity for integrated renewal close to other key sites in Campsie, such as the Campsie Centre and Woolworths.
3. The Master Plan acknowledges the opportunity that amalgamation of this site brings to expand Harold Street Reserve northward due to the consolidation of driveways on this site.
4. The Master Plan recommends the provision of greenspace and a through-site link adjacent to the canal along the eastern boundary of this site.
5. The Master Plan supports an increase in height in this location to part 15 storeys and part 8 storeys to transition to the surrounding blocks to the west and south. This is as the context of the site will be to the west of a cluster of taller buildings on the nearby key sites.
6. The floor space ratio for this site is based on the desired street wall height and setback above the street wall to ensure an appropriate contextual relationship of the site with tall development to the east and lower scale development to the west. Achieving the FSR proposed for this site by the applicant would result in a level of bulk and scale that is inconsistent with the Masterplan intent for Campsie. This is based on design testing for this site and its role as a transition site. Notwithstanding, it is noted that the site is sloping, and this site may be capable of providing some underground floor space that is additional to the recommended floor space ratio.
7. The applicant proposed land use zoning is supported. This has been investigated through the Land Use Economics Study supporting the Master Plan, with the site having the potential to contribute to achieving the vision for increased jobs across the Campsie centre.

## 124-142 Beamish Street

It is noted that a Planning Proposal for this site was submitted and withdrawn during the preparation of the Master Plan. Notwithstanding, analysis of this site has been undertaken due to the site being situated on Beamish Street, its proximity to the station, and the amalgamation of lots that has been presented.

Current Controls			Planning Proposal / Early Engagement Submission			Revised Master Plan Recommendations		
Zoning	Height	Floor Space	Zoning	Height	Floor Space	Zoning	Height	Max Floor Space (with incentives)
B2 Local Centre	21 metres (6 storeys)	No FSR control	B2 Local Centre	25 storeys / 86 metres	8:1	B4 Mixed Use	20 storeys	4.5:1

Rationale for the Master Plan recommendation:

1. The Master Plan supports an uplift in density in this location, particularly given its location and proximity to transport, infrastructure, local services and amenities.
2. This proposal also brings together multiple properties along Beamish Street and adjacent to it, and presents an opportunity for integrated renewal of those properties.
3. The Master Plan acknowledges the opportunity that amalgamation of this site brings to contribute to the activation of the northern end of Beamish Street, and opposite the proposed Cultural and Civic Hub on Council's land.
4. This site is currently not subject to an FSR control. Testing of an appropriate built form for this site at the current highest and best use for development in Campsie, being largely shop top housing, it is recommended that a maximum FSR of 1.8:1 be introduced.
5. An underlying intent of the Master Plan is to deliver a high quality town centre. Its future form and structure has been the subject of detailed design testing and on this basis the height proposed by the applicant is considered excessive for Campsie's context and desired future character. The Master Plan intends on encouraging a prevailing mid-rise scale for renewal areas of Campsie, being 3 to 8 storeys, with limited sites in strategic locations recommended for a height of 15-20 storeys. This site, given its size and ability for taller development to be accommodated consistent with the Intensification Strategy, is recommended for 20 storeys.
6. The applicant proposed FSR for this site, being approximately 8:1, has been tested and is considered unachievable on the subject site. The revised Master Plan recommends a maximum floor space ratio of 4.5:1, inclusive of the sustainability bonus and incentive floor space ratio provisions. This takes into consideration the desire for 5 storey development fronting Beamish Street, and the ability for the site to only accommodate one tower form. Two tower forms on this site would compromise the desired character of Beamish Street as a low-scale main street as the proposed design would require a nil setback for the entire height along Beamish Street. If a setback was accommodated, the two towers would be too close together to satisfy the requirements of the Apartment Design Guide. It is noted that the recommended FSR excludes the potential for underground floor space, subject to finalisation of that control.
7. The applicant proposed land use zoning is supported. This has been investigated through the Land Use Economics Study supporting the Master Plan, with the site having the potential to contribute to achieving the vision for increased jobs across the Campsie centre.

## Campsie RSL

It is recommended that this site be integrated into the Campsie Town Centre Planning Proposal based on the recommendations of the Revised Master Plan, outlined below.

Current Controls			Planning Proposal / Early Engagement Submission			Revised Master Plan Recommendations		
Zoning	Height	Floor Space	Zoning	Height	Floor Space	Zoning	Height	Max Floor Space (with incentives)
B2 Local Centre / SP2 Infrastructure and R4 High Density Residential	14-18 metres (up to 4-5 storeys)	1.4:1 on western part of site, no limit on eastern part of the site	B2 Local Centre	23-25 storeys (up to 80 metres)	4:1	B4 Mixed Use	5-16 storeys	3.2:1.

Rationale for the Master Plan recommendation:

1. The Master Plan supports an uplift in density in this location, particularly given its location and proximity to transport, infrastructure, local services and amenities.
2. This proposal relates to a large site in single ownership with opportunity for renewal that contributes to the improvement and activation of the precinct around Anzac Park.
3. Part of this site is currently not subject to an FSR control. Based on testing of an appropriate built form for this component of the site, taking into consideration the current land use and height controls, it is recommended that a maximum FSR of 1.6:1 be introduced.
4. In light of the long term planning intent for Campsie, the height proposed by the applicant has been considered too tall for Campsie's context and desired future character. The Master Plan intends on encouraging a prevailing mid-rise scale for renewal areas of Campsie, being 3 to 8 storeys, with limited sites in strategic locations recommended for a height of 15-20 storeys. In addition, development on this site has the potential to impact solar access to Anzac Park. To address this, the Master Plan seeks to retain at least 5 hours of sun access to 50% the park on 21 June (the winter solstice). Therefore, based on modelling of this site to achieve the desired character of this precinct and protect solar access to Anzac Park, the revised Master Plan recommends three height controls for this site, being 5 storeys at the southern end of the site, 8 storeys to the eastern end of the site and 16 storeys at the northern end of the site.
5. The applicant proposed FSR for this site, being approximately 4:1, has been tested and is considered unachievable on the subject site without a built form that would detrimentally impact on the character of this precinct and the desired solar access to Anzac Park. The revised Master Plan recommends a maximum floor space ratio of 3.2:1, inclusive of the sustainability bonus and incentive floor space ratio provisions. It is noted that the recommended FSR excludes the potential for underground floor space, subject to finalisation of that control.
6. The applicant proposed land use zoning of B2 Local Centre is inconsistent with the proposed zoning for the Town Centre core of Campsie. A B4 Mixed Use Zoning is recommended by the Master Plan, which is consistent with Campsie's Strategic Centre role. The B4 zone will allow for an expanded range of uses permissible on the subject site.

## 445-449 Canterbury Road, Campsie

It is recommended that this site is not integrated into the Campsie Town Centre Planning Proposal, so that it can continue to progress as a stand-alone Planning Proposal given that the proposal has progressed ahead of the draft Master Plan. Further built form analysis and traffic and transport analysis is required based on the potential for specialised, employment-generating land uses on this site, as the Planning Proposal is based on a significantly scaled health services facility, which requires detailed analysis beyond the scope of this master plan. Notwithstanding this, the Master Plan provides strategic context and preliminary recommendations for this site based on its context within the Canterbury Road Corridor and proximity to the Campsie Medical Cluster.

Current Controls			Planning Proposal / Early Engagement Submission			Revised Master Plan Recommendations		
Zoning	Height	Floor Space	Zoning	Height	Floor Space	Zoning	Height	Max Floor Space (with incentives)
B6 Enterprise Corridor	12 metres (3-4 storeys)	No FSR control	B6 Enterprise Corridor	56 metres (15-18 non-residential floors)	Nil	B6 Enterprise Corridor	10 storeys	3:1

Rationale for the Master Plan recommendation:

1. The Master Plan supports an uplift in density in this location, particularly given its proximity to the Canterbury Road / Beamish Street node and relative proximity to the Campsie Medical Cluster, anchored by Canterbury Hospital.
2. Large scale redevelopment of this site has the opportunity to significantly enhance the offering of specialised employment in Campsie.
3. This site is currently not subject to an FSR control. Based on testing of an appropriate built form, taking into consideration the current land use and height controls, it is recommended that a maximum FSR of 1.3:1 be introduced.
4. The height proposed by the applicant exceeds the recommended Master Plan height. The impacts of taller development on this site, need to be balanced with the potential overshadowing impacts to the southern side of Canterbury Road. Notwithstanding, specialised uses on this site have the potential to contribute to the Campsie Medical Cluster, anchored by Canterbury Hospital.
5. It is recommended the B6 Enterprise Corridor zoning be retained on this site.

## PLANNING PROPOSAL FOR IMPLEMENTATION OF THE REVISED DRAFT CAMPSIE TOWN CENTRE MASTER PLAN

### Explanation of Intended Outcomes of the Campsie Town Centre Planning Proposal

Subject to Council's endorsement, the next step in the process is to submit a Planning Proposal that will implement the 'Actions' of the revised draft Master Plan to translate the vision of the planning document into new and amended planning controls in the draft Canterbury Bankstown Local Environmental Plan 2021. The Planning Proposal will be prepared by Council in accordance with the Department of Planning, Industry and Environment (the Department) *A Guide to Preparing Local Environmental Plans*.

Council's assessment findings of the proposed amendments to the draft Canterbury Bankstown Local Environmental Plan 2021 (CBLEP 2021) indicate the proposal demonstrates strategic and site-specific merit to proceed to the Gateway (refer to **Attachment C** Assessment Findings). Subject to receiving a Gateway Determination from the Department, Council will exhibit the Planning Proposal in accordance with the Gateway conditions.

Council has progressed the finalisation of the draft Consolidated Canterbury Bankstown Local Environmental Plan 2021 (CBLEP 2021) which has been publicly exhibited and is with the Department for making. To avoid any doubt, this application seeks to amend the draft CBLEP 2021.

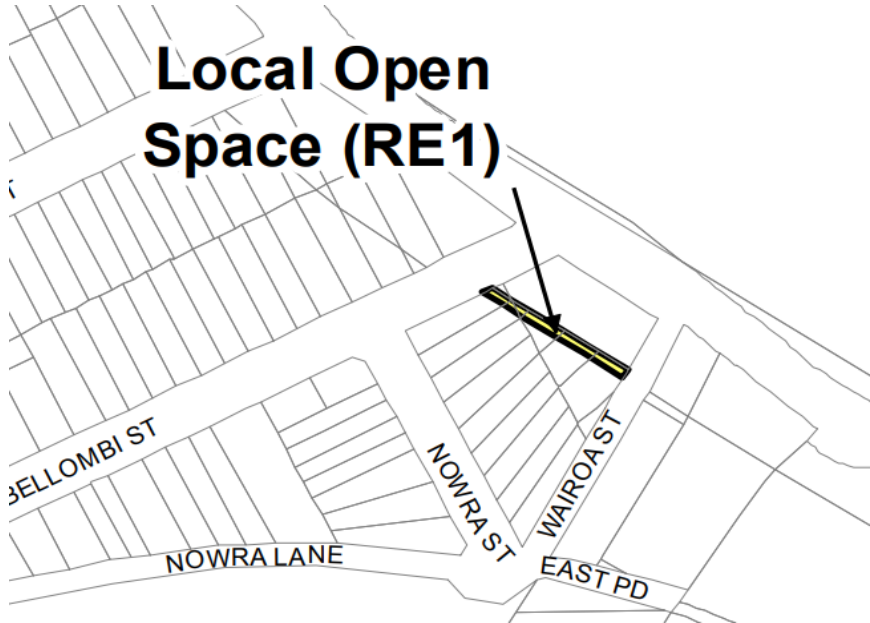
The Campsie Town Centre Planning Proposal will include amendments to the draft CBLEP 2021 as detailed in the table below.

*Description of proposed LEP amendments – proposed provisions and intended outcomes*

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
Amended LEP Maps	<p><u>Land Zoning Map</u> Amend the Land Zoning Map as follows:</p> <ul style="list-style-type: none"> <li>• Remove the B2 Local Centre Zoning from along the core Campsie Town Centre and replace with an expanded B4 Mixed Use Zone to provide opportunities for renewal and redevelopment for a diverse range of employment generating uses and facilitate delivery of new housing.</li> <li>• Rezoning R3 Medium Density Zone areas along the southern side of Canterbury Road to R4 High Density Residential Zone to facilitate ground floor level streetscape activation via shop top housing development.</li> <li>• Rezoning land along Canterbury Road and Fletcher Street to the west of Beamish Street from R3 and R4 to a mix of B2 Local Centre, B4 Mixed Use Zone and B6 Enterprise Corridor Zones to facilitate employment generating uses and clustering of health services and allied uses located near Canterbury Hospital.</li> <li>• Rezoning the R3 Medium Density Residential zoned land to the west of Beamish Street and to the north eastern area to the Campsie Town Centre to R4 High Density Residential Zone to accommodate increased opportunities for new housing in areas most capable of supporting such growth due to proximity to infrastructure and access to public open space.</li> <li>• Establish two 'Special Character' areas by rezoning two areas of R3 Medium Density Residential zoned land to R2 Low Density Zone. The intent is to retain the character of the single detached mainly inter-war period housing in these two areas and for future change to be sensitive and responsive to that character. These areas are: <ul style="list-style-type: none"> <li>○ Carrington Square and surrounding properties.</li> <li>○ Gould Street, Redman Street and Wonga Street, near Tasker Park.</li> </ul> </li> </ul>

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	<ul style="list-style-type: none"> <li>Rezoning seven properties to RE1 Public Recreation Zone to provide opportunities for additional public open space in new locations or expand the size of existing public open space.</li> </ul> <p>A Land Use Zoning Map is to be prepared based on the recommended Land Use Zoning Map at Objective 3.1 of the revised draft CTCMP at <b>Attachment A</b>.</p> <p><u>Floor Space Ratio Map</u></p> <p>Amend the Floor Space Ratio Maps to include changes to FSR across the Campsie Town Centre to reflect changes to residential and business zonings and provide for new jobs and housing. The proposed changes to the FSR maps have been informed by development feasibility and viability testing and urban design modelling to account for setbacks, likely future amalgamation patterns and solar access. The FSR maps will remove FSR from land that is proposed to be zoned RE1 Public Recreation.</p> <p>The FSR Map is to be amended to include the proposed 'base Floor Space Ratios' provided at Objective 9.1 of the revised draft CTCMP at <b>Attachment A</b>. In addition, further amendments may be made based on the recommended 'Proposed Floor Space Ratio' Map at Objective 9.1 of the Revised draft CTCMP at <b>Attachment A</b>. These changes will only occur where sites are not proposed to receive substantial uplift in floor space ratio (refer to Incentive Floor Space Ratio Map below).</p> <p><u>Height of Buildings Map</u></p> <p>Amend the Height of Buildings Map to increase maximum building heights in key locations as set out by the Campsie Maser Plan Intensification Strategy Map which generally includes land clustered around the Campsie Railway Station, along Canterbury Road, the Beamish Street/Canterbury Road intersection and the north eastern section of Campsie Town Centre. Building heights are proposed to be reduced in certain areas to reflect 'downzoning' such as land zoned from R4 High Density Residential to R3 Medium Density Residential zone. Building heights are proposed to be removed from land proposed to be zoned RE1 Public Recreation Zone. The intended outcome of the changes to the Height of Buildings Map is to align maximum building heights with the maximum FSR achievable on the site.</p> <p>It is noted that not all recommended height controls, based on the 'Proposed Building Heights' map at Objective 9.1 of the revised draft CTCMP at <b>Attachment A</b> will amend the Maximum Building Heights Map. Where sites are receiving substantial uplift in density, the height and floor space will be reflected on the Incentive Height and Floor Space Ratio Map, discussed below.</p>



Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	<p><u>Incentive Floor Space Ratio Map, and Incentive Height of Buildings Map</u></p> <p>Introduce an Incentive Floor Space Ratio Map and Incentive Height of Buildings Map. These maps will identify land that will be subject to the proposed <i>‘Clause 6.XX – Incentive height of buildings and floor space in Bankstown and Campsie’</i>. Refer below for the proposed clause intent. These Maps will set out the maximum height and floor space for each site (excluding the sustainability bonus) for sites subject to the proposed <i>‘Clause 6.XX – Incentive height of buildings and floor space in Bankstown and Campsie’</i>.</p> <p><u>Land Reservation Acquisition Map</u></p> <p>Amend the Land Reservation Acquisition Map to include new properties at 7 Bellomby Street, 16, 17 and 18 Dryden Street, 19 and 21 Burns Street, and a portion of 5 East Parade, Campsie to be acquired by Council for provision of public open space (zoned RE1 Public Recreation).</p> <p>A very narrow portion of 15 and 17 Nowra Street and 6 East Parade is currently shown on the Land Reservation Acquisition Map. This land will now be delivered to Council through land dedication rather than land acquisition. The sites will however remain on the Land Reservation Acquisition Map as the intent is for the sites to be given to Council for the purpose of local open space.</p> <p>The Draft Campsie Town Centre Master Plan does not propose the classification or reclassification of public land. Classification of public land may occur following land acquisition or land dedication of land along the Cooks River.</p>  <p><b>Local Open Space (RE1)</b></p> <p><i>Figure 7. Narrow portion of 15 and 17 Nowra Street and 6 East Parade is currently shown on the Land Reservation Acquisition Map</i></p>



Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	<p>Refer <b>Attachment E</b> for the existing and proposed Land Reservation Acquisition Map.</p> <p><u>Special Provisions Map</u>  Amend the Special Provisions Map to identify the Campsie Town Centre as 'Area XX' (number to be confirmed at LEP Amendment finalisation stage) to give effect to and reference new LEP clauses including delivery of infrastructure on individual sites in the form of open spaces, through site links or foreshore land, and apply a sustainability incentive scheme which incentivises sustainability excellence in development.  This map is to be prepared prior to lodgement of the Planning Proposal for Gateway.</p> <p><u>Foreshore Building Line Map</u>  Amend the Foreshore Building Line Map to provide a new foreshore building line measured from the mean high water mark of Cooks River along the landside area of Cooks River within the Campsie Town Centre. The purpose of the Foreshore Building Line will be to restrict the type of development that can carried out within the Foreshore Building Area. The only development permitted within the Foreshore Building Area will include boat sheds, sea retaining walls, wharves, slipways, jetties, waterway access stairs, swimming pools, fences, cycleways, walking trails, picnic facilities or other recreation facilities (outdoors).</p> <p>This map is to be prepared prior to lodgement of the Planning Proposal for Gateway.</p> <p><u>Active frontages map</u>  The following properties will be added to the 'Active Frontages' Map to reflect the desire to activate the Cooks River Foreshore and surrounding precinct, and the Canterbury Road/Beamish Street node. Properties to be included on the Active Frontages Map:</p> <ul style="list-style-type: none"> <li>• 7 Beamish St, Campsie</li> <li>• 9 Beamish St, Campsie</li> <li>• 11 Beamish St, Campsie</li> <li>• 15 Beamish St, Campsie</li> <li>• 104-106 Brighton Avenue, Campsie</li> <li>• 108 Brighton Avenue, Campsie</li> <li>• 110 Brighton Avenue, Campsie</li> <li>• 112 Brighton Avenue, Campsie</li> <li>• 114 Brighton Avenue, Campsie</li> <li>• 116 Brighton Avenue, Campsie</li> <li>• 118 Brighton Avenue, Campsie</li> <li>• 120-126 Brighton Avenue, Campsie</li> <li>• 212 Brighton Ave, Campsie</li> </ul>

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	<ul style="list-style-type: none"> <li>• 214 Brighton Ave, Campsie</li> <li>• 216 Brighton Ave, Campsie</li> <li>• 220 Brighton Ave, Campsie</li> <li>• 222 Brighton Ave, Campsie</li> <li>• 224 Brighton Ave, Campsie</li> <li>• 7 Clissold Parade, Campsie</li> <li>• 9 Clissold Parade, Campsie</li> <li>• 11 Clissold Parade, Campsie</li> <li>• 13 Clissold Parade, Campsie</li> <li>• 15 Clissold Parade, Campsie</li> <li>• 17 Clissold Parade, Campsie</li> <li>• 412-414 Beamish Street, Campsie</li> <li>• 416-422 Beamish Street, Campsie</li> <li>• 499 Canterbury Road, Campsie</li> <li>• 501 Canterbury Road, Campsie</li> </ul> <p>503-505 Canterbury Rd, Campsie</p> <p><u>Key Sites Map – New Map</u> Remove land identified as “A” on the Key Sites Map from B5 Business Development Zone as per the Canterbury Road Review recommendation. The intent of this amendment is to remove residential accommodation as a permitted use from land zoned B5 Business Development along Canterbury Road. This change is intended to focus residential development closer to and around Campsie Railway Station and reinforces the current and future role of Canterbury Road as an enterprise corridor.</p> <p>This map is to be prepared prior to lodgement of the Planning Proposal for Gateway.</p>
<b>Amend Land Use Table – Zone B4 Mixed Use</b>	The current Zone B4 Land Use Table refers to Bankstown only. It is proposed to amend the existing objectives to include reference to Campsie and to strengthen Campsie’s role as an employment centre and as a lifestyle and medical precinct.
<b>Amended Clause 4.4 – Floor Space Ratio</b>	Amend clause to encourage lot consolidation and the delivery of functional and efficient floorplates in the Campsie Town Centre.
<b>Amended Clause 4.4A – Additional gross floor area for more sustainable development in Bankstown and Campsie</b>	Amend Clause 4.4A to include reference to Campsie Town Centre in the clause title and to apply to the Campsie Town Centre. The intended outcome of the clause is to incentivise new development in the Campsie Town Centre to achieve best practice sustainability outcomes and building efficiency measures by granting bonus FSR of up to 0.5:1 for development that meets the criteria outlined in the clause. This will be achieved through the following measures: 1. Identifying land on the Floor Space Ratio Map that will be subject to this clause.

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	<ol style="list-style-type: none"> <li>2. Apply the clause to only a specific range of development types including residential flat buildings, commercial premises, tourist accommodation and mixed use development.</li> <li>3. The new development will not be connected to natural gas, include installation of a solar PV system and for residential development, achieve energy and water efficiency targets as set out in the Master Plan and supporting Sustainability Study.</li> <li>4. For certain new development including office premises, shopping centres/retail development or new hotels it will be a requirement that the buildings achieve specific greenhouse gas and water efficiency ratings as set out in the Master Plan and supporting Sustainability Study.</li> <li>5. All other development not covered by the above criteria will be required to demonstrate exceeding the Section J 'Energy Efficiency' National Construction Code Building Code of Australia by 15%.</li> <li>6. Setting out the allowable bonus floor space ratio, being up to an additional 0.25:1 if the total resultant FSR of development will be 1.5:1 or less, or 0.5:1 if the total resultant FSR of development will be more than 1.5:1. The bonus FSR may be applied above the maximum FSR permitted on the 'Maximum Floor Space Ratio' Map, or the 'Incentive Floor Space Ratio Map'.</li> </ol>
<b>Amend Clause 6.12 - Restrictions on development in Zone B4 Mixed Use*</b>	<p>Amend Clause 6.12 as follows:</p> <ol style="list-style-type: none"> <li>(e) To identify land within the Campsie Town Centre that this clause will apply as 'Area XX' on the Special Provisions Map (numbering to be confirmed at LEP amendment finalisation stage).</li> <li>(f) Requiring the ground floor of mixed-use developments in Campsie Town Centre area identified in the Special Provisions Map to be used for non-residential purposes.</li> <li>(g) Introduce a 'no net loss of employment floor space' clause. Sites that have more than the minimum required employment floor space requirement within existing development, the redevelopment will be required to accommodate the equivalent quantum of employment floor space as a minimum.</li> </ol>
<b>Introduce Clause 6.XX – Incentive height of buildings and floor space in Bankstown and Campsie</b>	<p>Introduce a Height and FSR incentive clause to incentivise the provision of on-site community infrastructure, affordable housing, and employment-generating uses. The intent of the new clause is to allow additional building height or additional floor space, or both, for development that:</p> <ul style="list-style-type: none"> <li>• Provides community infrastructure necessary for Campsie Town Centre and considers the nature and value of that infrastructure, or</li> </ul>

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	<ul style="list-style-type: none"> <li>• The provision of affordable housing that comprises 1%, 2% or 3% of the total development yield for Development Applications lodged 12 months, 12-24 months and after 24 months of the date of the gazettal of the clause in the draft CBLEP 2021, or</li> <li>• 50% of the total Gross Floor Area is for employment generating uses, and where applicable, provides community infrastructure as noted above.</li> </ul> <p>The provision of on-site infrastructure will be included in an adopted Council document (such as the DCP) and include maps showing the location of required infrastructure as identified by Council. Development that is located on sites that are identified by Council as required to provide on-site infrastructure will benefit from increased building height and FSR bonuses to offset the cost of providing the on-site infrastructure. Such sites would not be required to contribute to Affordable Housing.</p> <p>In addition, development that proposes more than 50% employment-generating uses, will also not be required to contribute to Affordable Housing. Employment-generating uses will include centre-based child care facilities; commercial premises; community facilities; educational establishments; entertainment facilities; function centres; health services facilities; hotel or motel accommodation; information and education facilities; passenger transport facilities; public administration buildings; recreation facilities (indoor); registered clubs; residential aged care facilities; serviced apartments, tourist and visitor accommodation.</p>
<b>Introduce a Tall Buildings Design Requirements Clause*</b>	<p>Introduce a Tall Building Clause that will apply to ‘tall buildings’, being buildings over 25m in the Campsie Town Centre, that must have a minimum frontage of 30m and 1,500m<sup>2</sup> in total site area.</p> <p>The intended outcome of the clause is to encourage good building design outcomes of tall buildings including at the ground level by including clause objectives that will require the ground floor level of tall buildings to have active street frontages, the tower design to be compatible with its context and do not adversely affect the amenity of public places. The draft DCP amendment that will apply to the Campsie Town Centre will include reference to the clause and provide development controls to support the objectives and development standards which will have greater statutory weight to seek high design quality tall buildings. These controls will implement the recommendations of the Tall Buildings Study.</p>

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
<b>Introduce an Underground Floor Space Ratio Exclusion Clause*</b>	<p>Due to the potential to develop limited uses in basement/underground settings, it is proposed that developments be permitted to provide underground floor space in addition to the maximum floor space ratio and floor space delivered as part of incentive scheme. This clause will include:</p> <ul style="list-style-type: none"> <li>• Objectives to ensure retaining an active and safe streetscape and public domain around the site.</li> <li>• Limitations on the type of uses (such as supermarkets, retail, theatres, community facilities, entertainment facilities, registered clubs and the like).</li> <li>• Limitations on minimum lot size to which development can apply this clause.</li> <li>• Mandating minimum floor to ceiling heights for such uses of 3.7 metres, and ensuring the upper most basement levels closest to the Ground Floor are used for underground floor space.</li> <li>• Application of this clause in areas subject of limited car parking controls.</li> </ul> <p>This may require identification of areas to which this clause may apply on the Special Provisions Map.</p> <p>This clause will specify that underground floor space will be permitted in addition to the maximum floor space ratio prescribed to a site on the Floor Space Ratio or Incentive Floor Space Ratio Maps.</p>
<b>Introduce a Foreshore Access Clause</b>	<p>Due to the intent for the development of sites along the Cooks River Foreshore to dedicate land for public access to the foreshore, it is intended that a Foreshore Access Clause be introduced to affirm the objective of enhancing public access to the foreshore and ensuring land between the foreshore building line and the Cooks River is intended as public land.</p> <p>This will assist in supporting the incentive height and floor space provisions with respect to sites along the Cooks River. Council will consider developing appropriate planning mechanisms within the LEP and DCP to provide certainty that the intended outcomes of this clause are delivered during the development application stages.</p>
<b>Amend Schedule 1 – Additional Permitted Uses</b>	<p>Add 'café', 'restaurant' and 'retail' uses as an Additional Permitted Use to the following properties for activation of the Cooks River foreshore and surrounding precinct:</p> <ul style="list-style-type: none"> <li>• 7 Beamish St, Campsie</li> <li>• 9 Beamish St, Campsie</li> <li>• 11 Beamish St, Campsie</li> <li>• 15 Beamish St, Campsie</li> <li>• 104-106 Brighton Avenue, Campsie</li> <li>• 108 Brighton Avenue, Campsie</li> <li>• 110 Brighton Avenue, Campsie</li> </ul>

Proposed LEP Amendment	Explanation of proposed provisions and intended outcomes
	<ul style="list-style-type: none"> <li>• 112 Brighton Avenue, Campsie</li> <li>• 114 Brighton Avenue, Campsie</li> <li>• 116 Brighton Avenue, Campsie</li> <li>• 118 Brighton Avenue, Campsie</li> <li>• 120-126 Brighton Avenue, Campsie</li> <li>• 212 Brighton Ave, Campsie</li> <li>• 214 Brighton Ave, Campsie</li> <li>• 216 Brighton Ave, Campsie</li> <li>• 220 Brighton Ave, Campsie</li> <li>• 222 Brighton Ave, Campsie</li> <li>• 224 Brighton Ave, Campsie</li> <li>• 7 Clissold Parade, Campsie</li> <li>• 9 Clissold Parade, Campsie</li> <li>• 11 Clissold Parade, Campsie</li> <li>• 13 Clissold Parade, Campsie</li> <li>• 15 Clissold Parade, Campsie</li> <li>• 17 Clissold Parade, Campsie</li> </ul>
<b>Amend Schedule 2 – Exempt Development</b>	Add a new subclause in Schedule 2 – Exempt Development to allow late night trading in B4 Mixed Use Zone for a range of uses without requiring development consent of Council. The amendment to Schedule 2 will specify the types of uses that will be subject to this clause.

*\*Note: Council is considering including these clauses under a single consolidated LEP clause to apply to only land within the Strategic Centres of Campsie and Bankstown. While the final structure will be resolved post-Gateway the intent of these clauses is not altered.*

### **Development Control Plan Amendment for Campsie Town Centre**

Council intends to prepare a comprehensive set of DCP amendments to the consolidated Canterbury Bankstown DCP 2021 to support the Campsie Town Centre Planning Proposal. The draft DCP amendment will include specific controls relating to built form, design and materiality, local character, setbacks, landscaping and tree canopy, sustainability, building performance, open space and design excellence and a range of other controls identified in the Campsie City Centre Master Plan and supporting studies.

Council intends to place the draft DCP amendment on public exhibition alongside the Planning Proposal, should the proposal receive a Gateway determination.

-END-