Issues Paper
North East Local Area
November 2013

MASTER COPY

Bankstown City Council
North East Local Area Issues Paper

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Overview

Bankstown City Council is strategically planning for the future. Early in 2011, Council asked the community what kind of a city they wanted to live in. This resulted in the Community Plan 2021 which provided a vision for a city that is liveable; connected; green; provides well-serviced centres and facilities; is enjoyable, attracts investment and leads by example.

Council must now plan for the future population that will reside, work or play in the City of Bankstown. This is the basis of the Local Area Plan (LAP) process. The Council divided the Local Government Area (LGA) into precincts to ensure that local character informs all future plans. This Issues Paper refers to the North East Local Area which includes the suburbs of Greenacre, Mount Lewis and Punchbowl.

The LAP process will generate the following three key documents, which will be publicly exhibited for comment:

- **Issues Paper** - The Issues Paper sets out the current situation, projected demand for new dwellings, jobs and services, and the implications of this demand for future planning. The Issues Paper is informed by various specialist studies and consultation with the community and other stakeholders.

  Submissions received as part of the exhibition of the Issues Paper will be considered. Further information may be required to fill gaps identified in the Issues Paper as a result of submissions provided to Council.

- **Local Area Plan (LAP)** - The LAP sets out how the local area will achieve the vision set in the Community Plan and directions identified in the Issues Paper. This plan will identify land use changes to balance the demands for future growth with the need to protect and enhance environmental values. It will ensure that adequate land, infrastructure, facilities and open space are available and appropriately located to sustainably accommodate future housing and employment needs. This plan will also inform the changes to the statutory planning framework and infrastructure priorities to 2031.
• **Planning Proposal** - This document will set out in detail the changes to the Local Environmental Plan to implement the actions of the LAP. Changes to other planning documents such as the Development Control Plan (DCP) and Section 94A Development Contributions Plan may supplement the planning proposal.
Local Context

The North East local area is located in the north east of the Bankstown LGA and includes the suburbs of Greenacre, Mount Lewis and Punchbowl (Figure 1). The local area is generally bound by the Hume Highway to the north-west, Roberts Road and Punchbowl Road to the east, Canterbury Road to the south, and Stacey Street to the west (Figure 2).

Figure 2: The North East Local Area

Source: BCC, 2013
The predominant type of development in the local area is low density residential dwellings. The local area also contains village centres at Punchbowl and Greenacre, a small cluster of neighbourhood shops in Mount Lewis and a stand-alone shopping centre (Chullora Market Place) located north of Greenacre. The Bankstown CBD is located directly to the east of the local area across Stacey Street.

Stacey Street is part of a major north-south road link which provides the North East local area with good vehicular access to Sutherland to the south and Parramatta to the north. The Hume Highway is a major east-west road link which provides the North East local area with good vehicular access to Liverpool to the west and Sydney CBD to the east. The Bankstown CBD is situated to the south-west of the study area and is accessed via the Hume Highway or Stacey Street.

Punchbowl is located on the Bankstown Railway Line which runs east-west through the south of the local area. This provides an excellent transport link to the Bankstown CBD, Liverpool, Lidcombe and Sydney CBD. The local area also contains a number of local and regional bus routes which provide access to major regional centres including Liverpool and Hurstville.
Section 1

North East Local Area: Now and in 2031

This section summarises the:

1. Current and forecast change in population and households in the Local Area.

2. The key objectives of the Federal, State and Local planning policies and obligations under those policies for Local Government.

3. Community aspirations for the Local Area.
1.1.2 Suburban Life Cycles

The dominant household types present in a suburb or town - where the majority of the populations sit in the household life path - dictate in part the role and function of the area. This is shown by its place in the "suburb life cycle" (Figure 3).

Figure 3: Suburban Life Cycle

Source: ID, 2012
New areas are typically settled by young households (young couples and young families, perhaps some mature families). As the families grow and mature, household size increases. After initial rapid development, most households "age in place", with slowly shifting demand for services, facilities and dwelling types.

As households age further and children begin to leave home, the average household size decreases, resulting in more empty nester (two person) households, often still living in large family homes. Family breakups can also result in single parent families and lone person households. If a suburb can't attract young families back to the area, it slowly becomes populated by older couples whose children have left home and older lone persons whose partners have died, resulting in declining population for some time.

Alternatively, if a suburb is in a location close to economic drivers of change, it may be able to attract families to move back into the older dwellings in the area, increasing household size and population again. This will generally happen sooner, with less loss of services if the area has a diversity of housing options suiting a wide variety of household types. Empty nesters are likely to downsize into lower maintenance properties, freeing up larger format housing for families to move into, and continue the cycle again. The loop in the diagram represents the process of sustainability of an LGA (or suburb), if it can attract families back into older housing in the area. Depending on the proximity of an area to work and education it may also attract young lone persons and group households.

Generally, more diverse communities are more sustainable in the long term, as they are able to maintain a range of services and facilities useful to all age groups. Certain policy responses can influence the suburb life cycle in different directions.

The LAP process will guide how our residents and future residents move through the suburban life cycle.
1.1.3 Population

Current and Forecast Population

The North East local area had a population of around 35,500 residents in 2011 according to government census data. The area experienced modest growth since the last census in 2006 where the population was around 30,500. This rate of growth is slightly less than the rate of growth of Bankstown City in the same period.

In 2011, Greenacre/Mount Lewis/Chullora had a significantly higher share of the population with 23,600 residents while Punchbowl had 8,000. This is 16 per cent of the total population of the Bankstown LGA.

Population forecasting uses historical trends, how things have changed in a previous time period, and makes assumptions about whether this trend will continue. In most cases some adjustments will be made depending on other information at hand.

Population forecasting prepared for Council predicts that the North East local area will grow to around 39,200 residents by 2031. This is an increase of around 3,700 people and will be 16 per cent of the total growth expected for the Bankstown LGA.

Age Structure

The 2011 age profile of the local area reflects a young population (Figure 4). In comparison to Bankstown City it shows that there was higher proportion of people in the younger age groups (5 to 24 years) and a lower proportion of people in the older age groups (35 to 84 years).

The forecast age structure is not expected to significantly change for age groups up to 18 to 24 years of age. However, it is expected to be slightly higher than that forecast for Bankstown City as a whole, and will have particular implications for appropriate housing and services for younger residents and families.

There is a moderate forecast increase identified for residents aged between 35 to 49 and 60 to 84. However, this is slightly lower than that forecast for Bankstown City as a whole, which is consistent with the young population trend in the North East local area.
Figure 4: Age Structure – North East Local Area – 2006, 2011, and 2031

Source: ID, 2012
1.1.4 Household Characteristics

In 2011, the predominant household type was couple families with dependants (48%) and couples without dependants (21%) (Figure 5). These households are forecast to continue growing with a higher rate of growth of couples without dependants. There is also however a greater forecast growth in lone person households.

In comparison with Bankstown City in 2031, the North East local area would have a greater share of couple families with dependants. This is consistent with the forecast age structure of a young population, and will have particular implications for the provision of appropriate housing and services for this group.

Figure 5: Change in Household Type – North East Local Area – 2006, 2011, 2031

Source: 2012
1.1.5 Dwelling Characteristics

Dwelling types and dwelling density are intimately related. Dwelling type means the type of housing. In the local area this can include separate houses, villas, row houses, units and apartments. Dwelling density is the concentration of dwellings per lot. The census data defines these dwelling types as:

- ‘Separate house’ includes all free-standing dwellings separated from neighbouring dwellings by a gap of at least half a metre. This is regardless of the size of the lot.
- ‘Medium density’ includes all semi-detached, row, terrace, townhouses and villa units, plus flats and apartments in blocks of 1 or 2 storeys, and flats attached to houses.
- ‘High density’ includes flats and apartments in 3 storey and larger blocks

This reflects the dwelling types we currently have in the North East local area. The 2011 population census data shows that people predominantly live in separate houses (74%), followed by medium density (25%) and high density (1%) (Figure 6).

Figure 6: Change in Dwelling Type – North East Local Area – 2001, 2006, 2011
### Table 1: Dwelling Types and Densities in Bankstown City

<table>
<thead>
<tr>
<th>Density</th>
<th>Description</th>
</tr>
</thead>
</table>
| **Low Density**  | **Separate house** on a large lot (>500m²):  
- Usually a free-standing dwelling with generous setbacks from the street, side and rear boundaries.  
- Generous private open space  
- 1 to 2 storey form (can include a loft in the roof space) |
| **Medium Density** | **Separate or attached house** on a small lot (>500m²):  
- Modest or no setbacks to side boundaries. Can share a party wall.  
- Modest rear yard or paved courtyard.  
- Includes **terrace houses, row houses and semidetached houses**.  
- 1 to 2 storey form (can include a loft in the roof space) |
|                  | **Villas:**  
- More than one dwelling within a lot with shared common areas.  
- Modest rear yard or courtyard.  
- Shared driveway.  
- 1 to 2 storey form (can include a loft in the roof space) |
|                  | **Low-rise residential flat buildings:**  
- Apartment blocks of up to 3 storeys  
- Usually do not contain a lift  
- Common open space  
- Private open space usually provided by balconies |
| **High Density** | **Residential Flat Buildings:**  
- Currently in Bankstown CBD, Chester Hill and Yagoona  
- Apartment block 4 or more storeys  
- Common open space with private open space provided by balconies  
- Lift access to all floors |

*Source: BCC, 2012*
The change in dwelling type for residents of the North East local area is intimately related to the kind of housing which is permissible in the City. Since 2001 there has been a steady increase in the number of people living in medium density housing (dual occupancies and villas). Conversely, there are slightly fewer people living in separate houses as larger separate housing lots are redeveloped for medium density development or other lands become available for housing (e.g. the former Punchbowl railway yard and surplus industrial land on Wattle Street).

The proportion of people living in higher density in the local area shows a much smaller increase since 2001. This reflects the current planning policy which focuses higher density development in the CBD and limited sites within the Greenacre and Punchbowl village centres.

In relation to average household size (persons per household), the North East Local Area had 3.4 people per dwelling in 2011 (Figure 7). This is higher than the Bankstown City average of 3 people per dwelling. For the City and local area, average household size is expected to decrease to 2031. This is consistent with other trends including the expected increase in couples without dependants and lone person households.

Figure 7: Average Number of People per Household – Greenacre/Mount Lewis/Chullora, Punchbowl, Bankstown LGA

Source: 2012
1.1.6 Summary

The population forecast and demographic analysis indicates a trend towards growth in households who may require smaller dwellings. To address this trend into the future, Council will need to consider ways to ensure there is a sufficient amount of housing choice available for large and smaller households and that there is an appropriate level of services, facilities and infrastructure within the Local Area. Future housing to meet demand for smaller dwellings will comprise of the transition of older building stock over time.

More diverse communities are more sustainable in the long term, as they are able to maintain a range of services and facilities useful to all age groups. Certain policy responses can influence the suburb life cycle in different directions. The LAP process will consider the implications of these results for future land use and service provision.

Directions For Local Area Planning  
Demographics

- Provide medium and high density dwelling options in the small village centres. This will include a mix of shop-top housing, mixed used development, residential flat buildings, townhouses, and seniors housing.

- Ensure that adequate land, infrastructure, facilities and open space are available and appropriately located to sustainably accommodate future housing and employment needs.
1.1.7 Policy Drivers and Vision

Policy Drivers

Planning for our cities is informed by policy at all levels of government - Federal, State and Local. This comprehensive planning framework aims to ensure urban growth occurs in a planned and well-supported manner. Council’s policies and vision is informed by this framework and the community aspirations for our City.

Federal Government Cities Policy

The National Urban Policy (May 2011) was produced by the Commonwealth Major Cities Unit and provides a federal focus on how cities should function to ensure that productivity, liveability and sustainability objectives are met. Actions recommended in the policy include an action to improve the planning and management of our cities by:

- Facilitating a whole-of-governments approach
- Integrating planning systems, infrastructure delivery and management
- Encouraging best practice governance and applying the principle of subsidiarity (making sure implementation occurs at lowest decision making level as possible).

The Federal Government has established the Urban Policy Forum to provide stakeholder advice on cities. This forum will meet biannually and is comprised of 35 members from government, industry and academia.

NSW Government Planning Policy

The following existing State policies are drivers of Council’s policy and vision:

- The NSW 2021 Plan, released in September 2011, sets out a 10 year plan to "rebuild the NSW economy, provide quality services, renovate infrastructure, restore government accountability and strengthen our local environment and communities".
The Metropolitan Plan 2036 is the long term strategic plan for the growth of Sydney to 2036. The Draft West Central Subregional Strategy acts as a broad framework for the long term development of the subregion guiding government investment and linking local and state planning issues. Both of these documents are in the process of being reviewed.

The Bankstown LGA is currently located within the West Central subregion which also includes Auburn, Fairfield, Holroyd and Parramatta. The Draft West Central Subregional Strategy provides dwelling and employment targets for all councils in the subregion to house, and provides jobs for, the forecast population. Table 2 outlines the directions, and the dwelling and job targets for the Bankstown LGA.

Table 2: NSW Government Planning Policy

<table>
<thead>
<tr>
<th>Policy Areas</th>
<th>Targets and Policy Settings</th>
</tr>
</thead>
</table>
| Growing and renewing centres (*Metropolitan Plan*). | • Locate at least 80% of all new homes within the walking catchments of existing and planned centres of all sizes with good public transport  
• Focus activity in accessible centres  
• Plan for centres to grow and change over time  
• Plan for new centres in existing urban areas and greenfield release areas  
• Plan for urban renewal in identified centres  
• Support clustering of businesses and knowledge-based activities in Major Centres and Specialised Centres |
| Housing (*West Central Subregional Strategy*) | • Plan for increased housing capacity targets in existing areas  
• Councils to plan for sufficient zoned land to accommodate their local government area housing targets through their Principal LEPs. Dwelling targets for local government areas between 2004 and 2031 are: Parramatta (21,000); Bankstown (22,000); Fairfield (24,000); Auburn (17,000); and, Holroyd (11,500). |

Source: NSW Department of Planning and Infrastructure: Metropolitan Plan for Sydney (2010), West Central Subregional Strategy (2007). *These documents are currently under review.

Planning Reform

The NSW Government is proposing fundamental changes to the NSW planning system. Proposed changes have been outlined in a White Paper (circulated for discussion in 2013) and are likely to have a significant impact on the role of Local Government. The key reforms proposed relate to the following areas:
• Community participation – The White Paper outlines greater community input earlier in the planning process at the regional and subregional strategic planning stage.

• Strategic focus – The White Paper outlines a new statutory strategic planning Regional Growth Plans and Subregional Delivery Plans that will inform Local Land Use Plans. The Standard Instrument will contain greater flexibility and additional zones.

• Streamlined approval – The White Paper outlines a suite of changes to the decision-making process, classification of local and State significant development, and reviews and appeals. The concept of strategic compliance is central to these changes.

• Provision of Infrastructure – The White Paper outlines measures to facilitate different models for infrastructure delivery of local, regional and state infrastructure.

Council supports the development of a planning system that reduces complexity and uncertainty, enabled engagement with stakeholders in a meaningful and productive manner, and delivers good quality and sustainable environments.

Many of the changes outlined in the White Paper are supported. However, Council remains concerned with some changes which may undermine Council’s ability to meet the expectations of the community. These include expanding the scope of complying development, reducing the decision-making role of elected officials, and increasing the scope of appeals.

As part of this planning reform, a new draft Metropolitan Strategy for Sydney 2031 has been released by the NSW Government for comment. This new strategy will supersede the Metropolitan Plan 2036 once it is finalised. The draft strategy retains the centres approach to growth and will use Subregional Delivery Plans through which to direct more detailed planning outcomes. Under the draft Metropolitan Strategy Bankstown would be located within the South West Subregion along with Camden, Campbelltown, Fairfield, Liverpool and Wollondilly. Dwelling and jobs targets for the new subregions are yet to be released.
Community Aspirations

In 2009, Bankstown City Council engaged TKPartnership to undertake consultation for the development of the Birrong-Greenacre Local Area Plan. The consultation aimed to “assess the aspirations and consider the issues of the local community in planning and project development of the suburbs of Regents Park, Birrong, Chullora, Greenacre, Potts Hill and Sefton within the Cooks River Catchment Area”. The results were presented in a supplementary report and a final report titled ‘Community Engagement for Birrong-Greenacre Local Area Plan’, prepared by Grahame Collier and Phil Smith in October 2009.

The Birrong-Greenacre local area has since been divided to form the North Central local area (Birrong, Yagoona, Chullora and Condell Park) and the North East local area (Greenacre, Punchbowl and Mount Lewis). As such, the specific consultation sessions that are relevant to the North East local area include:

- Two hours of consultation at McGuigan Place in Greenacre Shopping Centre on 5 September 2009. The consultation yielded comments from 17 people in the form of face-to-face questioning and feedback sheets; and
- A focus group conducted at Greenacre Senior Citizens Centre on 9 September 2009. The participants included eight residents of the immediate Greenacre area, ranging from 30-60 years of age.

The key findings and comments from these consultations are summarised in the tables below.
### Table 3: Consultation Findings – Greenacre Shopping Centre

<table>
<thead>
<tr>
<th>Key Findings</th>
<th>Community Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Parks and the local environment</strong></td>
<td>• Need to be preserved and well maintained;</td>
</tr>
<tr>
<td></td>
<td>• Biodiversity and remaining bushland must be appropriately managed;</td>
</tr>
<tr>
<td></td>
<td>• There should be a local botanic gardens with native plants only.</td>
</tr>
<tr>
<td><strong>Traffic</strong></td>
<td>• Narrow streets and too many cars create congestion;</td>
</tr>
<tr>
<td></td>
<td>• Parking is an issue for residents;</td>
</tr>
<tr>
<td></td>
<td>• Cycle-ways and safety need to be addressed.</td>
</tr>
<tr>
<td><strong>Public transport</strong></td>
<td>• Public transport is inadequate, particularly on weekends.</td>
</tr>
<tr>
<td></td>
<td>• Improvements and greater options are needed.</td>
</tr>
<tr>
<td><strong>Shopping centres</strong></td>
<td>• The shops need to be revitalised and looked after – vacant, untidy shops are unappealing;</td>
</tr>
<tr>
<td></td>
<td>• Commercial areas need an atmosphere that attracts people to cafes and restaurants;</td>
</tr>
<tr>
<td></td>
<td>• Council should have a Business Development Officer.</td>
</tr>
<tr>
<td><strong>Community</strong></td>
<td>• Neighbours are generally good and the community is peaceful;</td>
</tr>
<tr>
<td></td>
<td>• Community centres and initiatives are important;</td>
</tr>
<tr>
<td></td>
<td>• Safety is important and needs to be maintained;</td>
</tr>
<tr>
<td></td>
<td>• Improvements to the local pool, management and teaching services are needed;</td>
</tr>
<tr>
<td></td>
<td>• Council should help people learn how to be active citizens who can raise issues with Council and in the community;</td>
</tr>
<tr>
<td></td>
<td>• Council should have an Events Coordinator to put Bankstown ‘on the map’.</td>
</tr>
<tr>
<td><strong>Litter</strong></td>
<td>• Littering is a significant issue;</td>
</tr>
<tr>
<td></td>
<td>• Strict enforcement, incentives and education of students will improve the situation;</td>
</tr>
<tr>
<td></td>
<td>• Pollution is a concern, particularly water pollution.</td>
</tr>
<tr>
<td><strong>Cultural integration</strong></td>
<td>• Council needs to better facilitate communication and cultural understanding.</td>
</tr>
<tr>
<td><strong>Age</strong></td>
<td>• Council will have to accommodate the needs of an ageing population in Bankstown;</td>
</tr>
<tr>
<td></td>
<td>• Concerned about public transport, access to services and safety.</td>
</tr>
<tr>
<td><strong>Growth</strong></td>
<td>• Concerns about population growth and the associated implications;</td>
</tr>
<tr>
<td></td>
<td>• Residents don’t want to be or feel crowded;</td>
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<tr>
<td></td>
<td>• Concerns about “ugly high-rise” and the loss of vacant land;</td>
</tr>
<tr>
<td></td>
<td>• Concerns about traffic problems created by more people;</td>
</tr>
<tr>
<td></td>
<td>• Higher populations should be located around railway stations;</td>
</tr>
<tr>
<td></td>
<td>• Childcare needs to be readily available and easily accessible;</td>
</tr>
<tr>
<td></td>
<td>• Industrial precincts should be renewed;</td>
</tr>
<tr>
<td></td>
<td>• Small blocks of housing that are built around courtyards could be part of the answer.</td>
</tr>
<tr>
<td><strong>Employment</strong></td>
<td>• Employment was identified as an issue but there were no suggestions for improving the situation.</td>
</tr>
</tbody>
</table>
Table 4: Consultation Findings – Greenacre Focus Group

<table>
<thead>
<tr>
<th>Key Findings</th>
<th>Community Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic</td>
<td>• There are existing congestion, noise, parking and speeding issues in the area;</td>
</tr>
<tr>
<td></td>
<td>• Council needs to set parking requirements in new residential development to</td>
</tr>
<tr>
<td></td>
<td>provide additional visitor parking spaces;</td>
</tr>
<tr>
<td></td>
<td>• Reduce volumes and manage flow of traffic (including trucks);</td>
</tr>
<tr>
<td></td>
<td>• Improve traffic management on Greenacre Road and Stacey Street.</td>
</tr>
<tr>
<td>Improved amenity</td>
<td>• Need for litter reduction programs, including fines;</td>
</tr>
<tr>
<td></td>
<td>• Increase attention to illegal dumping;</td>
</tr>
<tr>
<td></td>
<td>• Improvements and maintenance of open/green space areas;</td>
</tr>
<tr>
<td></td>
<td>• Footpath improvements;</td>
</tr>
<tr>
<td></td>
<td>• Need for more facilities, such as a heated pool, community gardens, educational</td>
</tr>
<tr>
<td></td>
<td>services and playgrounds.</td>
</tr>
<tr>
<td>Safety</td>
<td>• Need for more policing – a high profile on the streets is important;</td>
</tr>
<tr>
<td></td>
<td>• Improvements to street lighting;</td>
</tr>
<tr>
<td></td>
<td>• More community events will bring residents together.</td>
</tr>
<tr>
<td>Development</td>
<td>• Improved development controls for open space and building heights;</td>
</tr>
<tr>
<td></td>
<td>• Council should ensure that overshadowing is controlled;</td>
</tr>
<tr>
<td></td>
<td>• Concerns about the mix of residential and industrial zoning;</td>
</tr>
<tr>
<td></td>
<td>• Multi-storey dwellings should be located near train stations and on major roads;</td>
</tr>
<tr>
<td></td>
<td>• New buildings should meet high level environmental standards (e.g. water and</td>
</tr>
<tr>
<td></td>
<td>energy).</td>
</tr>
<tr>
<td>Communication with the</td>
<td>• Residents expressed the need for feedback from community consultation, and</td>
</tr>
<tr>
<td>community</td>
<td>the need for different communication mechanisms;</td>
</tr>
<tr>
<td></td>
<td>• Ideas from consultation should be shared throughout the LGA;</td>
</tr>
<tr>
<td></td>
<td>• Council should communicate to residents about the environmental measures</td>
</tr>
<tr>
<td></td>
<td>that are being undertaken.</td>
</tr>
<tr>
<td>Employment</td>
<td>• Local employment initiatives are important;</td>
</tr>
<tr>
<td></td>
<td>• Council should facilitate linkages between learning and employment; and</td>
</tr>
<tr>
<td></td>
<td>provide employment mentoring.</td>
</tr>
</tbody>
</table>

These findings have informed the final directions proposed in the later sections of this report.
1.1.8 Council’s Policy and Vision

Council has responded to community aspirations and the policy drivers through the following plans and studies:

- Bankstown Community Plan (2013)
- Residential Development Study (2009)
- Employment Lands Development Study (2009)

These plans and studies are discussed in more detail below.

Bankstown Community Plan (2013)

The Community Plan recognises Bankstown LGA’s strong sense of identity and its growth from working class roots to a commercially diverse area with a focus on specialised industries and jobs for locals. The Plan outlines a 10 year vision for the Bankstown LGA which guides Council’s planning for asset, financial and workforce management.

A comprehensive community engagement strategy was undertaken targeting all of the different community groups within the local area. The results of this community engagement were used to inform the vision and strategy for the next 10 years. A number of distinctive themes emerged from the community engagement and these were used to develop key objectives for the Bankstown LGA. Four of these themes – Liveable, Connected, Green, Invest - are directly relevant in the development of the LAP.
Residential Development Study (2009)

Council’s Residential Development Study (RDS) was developed as part of a memorandum of understanding with the Department of Planning & Infrastructure in recognition of the need to plan for population growth identified in the Metropolitan Plan. The Metropolitan Plan identified a dwelling target of 22,000 additional dwellings by 2031 for the Bankstown LGA.

The RDS noted that most of the land area within the Bankstown LGA has already been developed to some extent. Areas not developed are generally valuable open space or biodiversity corridor and riparian lands adjacent to the Georges River and its tributaries. Any additional dwellings required to meet future demand would therefore need to be provided within the existing urban areas through demolition and rebuild or as alterations and additions to existing dwellings.

An analysis of the capacity for urban growth in the Bankstown LGA was completed for the RDS. This analysis found the Bankstown CBD to be the appropriate location to accommodate the majority of the population growth, with the suburbs of Chester Hill, Bass Hill, Padstow, Revesby, Yagoona and Greenacre to experience medium growth. Other suburbs are forecast to experience low population growth and will primarily see redevelopment in a dispersed pattern.

For the North East Local Area, the most appropriate locations for additional dwellings are within the Greenacre and Punchbowl centres. The dwellings targets for these centres are shown in Table 5.
Table 5: North East Local Area – Centres – Dwelling Targets (2031)

<table>
<thead>
<tr>
<th>Centres</th>
<th>Additional Dwelling Targets (2031)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenacre</td>
<td>210</td>
</tr>
<tr>
<td>Punchbowl</td>
<td>230</td>
</tr>
<tr>
<td>Total</td>
<td>440</td>
</tr>
</tbody>
</table>

Source: BCC, 2009

In addition to the adopted targets, the following recommendations in the RDS will also guide future urban growth in the City:

- The dwelling target of 22,000 will be staged, with phase 1 undertaking 16,000 new dwellings by 2021 and a review of the housing target figures before phase 2 is undertaken.

- 60% of additional dwellings should be provided within centres and 40% as infill development within neighbourhoods. This benchmark is appropriate for the Bankstown LGA context. It reflects the contribution that infill development makes to the dwelling target. This benchmark is also sensitive to the challenge of introducing higher densities in village centres, where lot consolidation is an issue.

- A key direction of planning policy is to focus future housing growth in village centres that offer good access to public transport and good connections between centres. Greenacre and Punchbowl are both centres which are identified for this kind of growth.

- Infill development will be supported in the neighbourhood areas across the City of Bankstown with a target of 6060 additional dwellings by 2031.
**Hume Highway Corridor Strategy (2004)**

The Hume Highway Corridor Strategy (HHCS) was adopted by Council to revitalise the Hume Highway Corridor within the Bankstown LGA. The strategy was commissioned to provide a long term plan to actively promote investment within the Bankstown LGA.

The HHCS aspires to create a new enterprise zone, consolidation of retail and residential uses and to provide landscape improvements to the Remembrance Driveway landscape corridor.

It also aims to provide and reinforce clear gateway sites to the City of Bankstown along the Hume Highway.

**Employment Lands Development Study (2009)**

In order to assist the achievement of Council’s vision, Council prepared an Employment Lands Development Study (ELDS) which investigated the availability of and requirements for employment lands in the Bankstown LGA. It is anticipated that the outcomes of the ELDS will support strategic land use planning for the Council, and provide input to the development of the new comprehensive Local Environmental Plan.

The North East local area does not contain industrial employment lands however the local area is adjacent to the Chullora Industrial/Technology Park Precinct. This policy and implications for the North East are discussed in further detail in the 'Invest' Section.
1.1.9 Summary

There are two centres within the Local Area that are identified in strategic planning as village centres, namely: Greenacre and Punchbowl. The strategic direction is for centres such as these to continue to accommodate the majority of the population growth.

The key directions for strategic planning policy from the local, State and Federal policies combined have the following key directions:

- Support economic development, employment opportunities and investment.
- Provide more housing choice in accessible locations.
- Facilitate liveability and infrastructure provision.
- Improve the function of retail and commercial centres.
- Improve the quality of, and access to open space and essential services.
- Promote sustainable development and protect the natural environment.

Directions For Local Area Planning

*Policy Drivers*

| Ensure future development addresses Federal, State and Local strategic planning policies. |
| Ensure all strategic work reflects the Community Plan vision and directions. |
Section 2
Issues

This section summarises the current issues facing the North East Local Area and provides directions to inform the LAP.
**Liveable**

The Community Plan aims to have liveable places which have good access to public transport, local services and leisure facilities. They are clean, safe and attractive for users.

### 2.1.1 Current Urban form

*Urban form* refers to the way the local area looks and feels. It includes dwelling types and their age, building height, the concentration of dwellings in a given area (or ‘density’), and the public domain areas including footpaths, roads, parks and plazas.

The existing urban form in the two local area centres – Greenacre and Punchbowl – and the neighbourhood areas is discussed below. Both Greenacre and Punchbowl are small village centres which have an approximate radius of 400m.

**Greenacre Small Village Centre**

The Greenacre small village centre is located on Waterloo Road between Macquarie Street and Chiswick Road (Figure 8). The centre has main street activity on both sides, which extends along a small portion of Boronia Road, Juno Road and Banksia Road to the west and Wangee Road to the east.

The street frontage is varied on both sides of the road. The western side of the road is comprised of a long strip of predominantly narrow retail shops between Boronia Road and Banksia Road. This is intersected by a narrow privately owned passage way that provides pedestrian access from Waterloo Road to Community Place. The eastern side of the road is comprised of several shorter strips of predominantly wider lots. The strip is broken up by Juno Parade, Wangee Road, and a small plaza at the western end of Wilbur Street known as McGuigan Place. The portion of the retail precinct on Boronia Road includes a large site which contains a new Coles supermarket.

The built form is generally consistent in character and size. The retail and commercial strip along Waterloo Road is predominantly 1-2 storeys in height. There is also mixed
use development up to 3 storeys in height on the corner of Waterloo Road and Macquarie Street, and on Boronia Road.

Community Place, to the west of the retail strip, is Council owned land which contains a hub of community facilities, including Greenacre Leisure Centre, Greenacre Library, two children’s facilities and a large reserve. It also contains a 20 metre wide power line easement running from north to south through the centre of the area. Community Place is enclosed by residential properties to the north, west and south, and a laneway to the east which provides rear vehicular access to the retail and commercial properties fronting Waterloo Road.

The centre also contains three education facilities, two religious facilities and two reserves, which are well distributed across the locality. It contains five car parks, of which three are adjacent to the retail/commercial strip and two are associated with Council’s community facilities.

A Council land use survey undertaken in 2007 found that most of the buildings in the centre were constructed between 1940 and 1980. Residential development within the centre is comprised of predominantly detached houses on large blocks, some dual occupancies and villas, and some shop top housing along Waterloo Road.

McGuigan Place

Community Place

Source: BCC, 2013

Source: BCC, 2013
Section 2

Waterloo Road

Source: BCC, 2013
Figure 8: Centres Context Map – Greenacre

Source: BCC, 2013
Punchbowl Small Village Centre

The Punchbowl small village centre is located on the border of Bankstown City Council and the City of Canterbury local government areas. The north and south of the centre is divided by Punchbowl Station and the Bankstown Rail Line (Figure 9). North of Punchbowl Road falls in Bankstown’s LGA, while south of Punchbowl Road is Canterbury.

- **Punchbowl Centre South (South of the Bankstown Rail Line & East of Punchbowl Road).** This part of the centre, in the City of Canterbury local government area, contains the majority of retail and commercial activity, which is located on both sides of Punchbowl Road and The Boulevard. The built form is predominantly 2 storeys in height, and the lot sizes and street frontages are varied on both sides of these roads.

  A large mixed use development at the corner of The Boulevard and The Broadway is currently under construction and is estimated to be completed in April 2014. The development will comprise of approximately 8,500sqm of new retail floor space opening in mid 2013 including a Woolworth supermarket, and 152 residential units to be built at a later stage. This development presents challenges for the viability of small businesses in Punchbowl Centre North.

  The southern part of the centre also contains the majority of facilities, including two car parks, three religious facilities, a children’s facility, St Jerome’s Primary School and Punchbowl Community Centre, all of which are within the City of Canterbury local government area.

- **Punchbowl Centre North (North of the Bankstown Rail Line & West of Punchbowl Road).** The northern part of the centre has retail and commercial activity on the northern sides of Breust Place and Punchbowl Road, and both sides of a small portion of Highclere Avenue to the north. The built form is predominantly 2 storeys in height and is varied in character and size. Breust Street consists of narrow retail shops that are 6 metres in width. Punchbowl Road and Highclere Avenue consist of street frontages and lots that are significantly varied in size.

  This part of the centre contains Punchbowl Boys High School and two religious facilities. It also contains a small reserve known as Rest Park and a vacant
children’s facility adjacent to Punchbowl Station, which fall within the City of Canterbury local government area.

The northern part of the centre is quite segregated due to the rail line and the high traffic volume Punchbowl Road. Direct access between the northern and southern parts of the centre is limited to the underpass through Punchbowl Station and a traffic light crossing at the intersection of Punchbowl Road and The Boulevard.

A Council land use survey undertaken in 2007 found that the buildings in the northern part of the centre (Bankstown LGA) were constructed in various decades. Most buildings along Breust Street, the intersection of Punchbowl Road and Highclere Avenue, and the corner of Punchbowl Road adjacent to the rail line were constructed between 1920 and 1940. Most other commercial buildings further out from this central area were constructed between 1940 and 1980. Residential development within the centre is comprised of predominantly detached houses on large blocks, some dual occupancies and villas in the north of the centre, and some shop top housing and contemporary mixed used development along Punchbowl Road.

The Punchbowl Rail Station is located to the south of Punchbowl Road provides direct access to Sydney CBD. Interchanges provide access to other employment centres such as North Sydney and Parramatta. Passengers alighting at Punchbowl exit to The Boulevard or Punchbowl Road to access the southern part of the centre. The connection between the Station and the northern part of the centre is currently poor and is accessed via an underpass beneath Punchbowl Road.

Punchbowl Centre North – Breust Place    Punchbowl Centre North – Punchbowl Road

Source: BCC, 2013    Source: BCC, 2013
Section 2

Punchbowl Centre South – Intersection of Punchbowl Road and The Boulevard (City of Canterbury)

Source: BCC, 2013
Figure 9: Centres Context Map – Punchbowl

Source: BCC, 2013
Other Neighbourhood Centres

The local area contains other smaller neighbourhood centres which, while not reviewed for the Residential Development Strategy (RDS), are considered to have potential for modest growth due to their size, anchor retail (such as supermarkets), street layout and access, and overall amenity. These centres are discussed in the boxes below.

Chullora Marketplace

Chullora Marketplace is a standalone shopping centre on Waterloo Road at the intersection with Como Road, Greenacre. The site is 5.6 hectares in area and is located approximately 1.2 kilometres to the north of the Greenacre Small Village Centre. The shopping centre contains 48 speciality stores, including Woolworths, ALDI and Big W. There is also a small strip of eleven shops at the intersection of Waterloo Road and David Street/Solomon Court approximately 200 metres south of the shopping centre.

The surrounding area comprises of predominantly low density residential dwelling houses, two educational establishments (Chullora Public School and Malek Fahd Islamic School), two public reserves (Lockwood Park and Norfolk Reserve), and some industrial development to the south-east of the Hume Highway. There is the potential for the shopping centre to support medium density development in the surrounding residential areas.

Waterloo Road is a regional road and carries a high volume of traffic. There are no pedestrian crossings provided around the main entrance to the shopping centre and car park, and the provision of public transport in the area is minimal. This presents an access constraint for current and future local residents by means other than private vehicles. Furthermore, the Malek Fahd Islamic School attracts students from a broad catchment area which requires a significant amount of independent car travel and is a high traffic volume generator.

Source: BCC, 2013
Mount Lewis

Mount Lewis contains a small strip of shops along Wattle Street at the corner of Frank Street. The strip consists of nine shops that are predominantly food premises. The built form varies from 1 to 2 storeys in height and is setback from the main road by a landscaped area. The shops have rear lane access via Burgoyne Lane, and there is a one-way access road at the street front with car parking on both sides.

While this small centre is located in the North East local area, it falls within the catchment of the Bankstown CBD Major Centre. It is located approximately 1.2 kilometres to the east of Bankstown Rail Station. The surrounding area comprises of predominantly low density residential dwelling houses on 500sqm to 700sqm lots, one educational establishment (Mount Lewis Infants School K-2), and two public reserves (Mount Lewis Park and Resthaven Reserve). There is a villa development with 11 dwellings to the south-west of the retail strip at the corner of Wattle Street and Stansfield Avenue. While there is little potential for this shopping strip to be further developed, it has the capacity to support some medium density development in the surrounding residential areas given the proximity to Bankstown CBD.

Wattle Street is a regional road and carries a high volume of traffic. There are no pedestrian crossings providing access to the shops from the southern side of Wattle Street, however the traffic is generally well distributed due to the surrounding one-way streets. The limited street parking in the immediate area highlights the need for improved pedestrian access for current and future local residents.

Source: BCC, 2013
**Hume Highway Enterprise Corridor**

The Hume Highway Enterprise Corridor forms the eastern gateway to Bankstown in the North East Local Area, and is predominately located on the southern side of the Hume Highway between Stacey Street and Roberts Road.

This precinct of the Hume Highway Enterprise Corridor contains a mix of houses, motels, shops, industries and major vehicle dealerships (Holden, Nissan, Ford, Toyota and Kia) and is recognised as the ‘Greenacre Motor Alley’. This Greenacre Motor Alley precinct provides access to the Chullora Marketplace and the Greenacre shopping centre. Access to arterial roads is a key strength of this precinct as well as visibility for traffic and the generation of passing trade.

The Hume Highway Corridor Strategy identifies the future character of the precinct to include a new enterprise zone that offers hi-tech industrial, business and highway related uses in a landscaped setting. The strategy also recognises opportunities for home units on large key redevelopment sites within the enterprise zone where the residential use is setback from the Hume Highway.

*Source: Google Maps, 2013*
The local area also contains small neighbourhood shops which are comprised of a corner shop or a small row of shops. The LAP will also consider the potential for some higher density at these locations.

**Neighbourhood Areas**

The neighbourhood areas are those areas outside the centres and are characterised by the following predominant urban form elements (Figure 10):

- The neighbourhood areas are predominantly comprised of low density dwelling houses on moderate to large lots. The majority of residential lots in the North East neighbourhood areas are between 500sqm and 700sqm in size (56%) followed by a relatively even number of lots greater than 700sqm and lots less than 500sqm. Lots which are less than 500sqm in size tend to be the result of subdivision of dual occupancy sites.

- Building Age - The predominant building age in the neighbourhood areas is 1930-1960. Newer separate housing development (1960-1980) is located in the north-east of the local area closer to the Hume Highway and Stacey Street.

- The predominant form of contemporary infill development in the neighbourhood areas has been dual occupancies and villas which are dotted throughout the area. Also the redevelopment of the former Punchbowl railway yard as a housing estate along Stansfield Avenue.
Figure 10: North East Local Area – Land Use

Source: BCC Land Use Survey, 2007
2.1.2 Guiding urban form

Council manages urban form through zoning, floorspace ratio, and development controls for buildings. These elements are discussed in more detail below.

Zoning

Council’s mixed use and residential zones in the North East local area allow certain residential development and prohibit, or discourage, others. The mixed use and residential zones, and the housing type desired in those zones are summarised below (see Figure 11):

- 2(a) Residential Zone – This zone is for separate houses, dual occupancies, villas and row houses. FSR is 0.5:1.
- 2(b) Residential Zone – This zone is for the above development and residential flat buildings. FSRs range from 0.6:1 to 1:1.
- 3(b) Business - Other Centres – This zone is principally for residential flat buildings and mixed use development (ground floors retail/commercial, residential above).
- 3(c) Business – Enterprise – This zone may allow residential flat buildings and villas at certain sites provided the development meets certain criteria such as minimum lot size, minimum setback to the Hume Highway, and landscaping to supplement the Remembrance Driveway landscape corridor.
Figure 11: North East Local Area – Current Zoning

Source: Bankstown Local Environmental Plan 2001
State Government development controls allow certain types in the above zones including:

- Exempt and Complying development for Housing, Commercial and Industrial Development,
- Seniors Housing, and
- Types of Affordable Housing.

The zoning map shows that most of the local area is zoned 2(a) Residential.

**Floor space ratio controls**

Floor space ratio, or FSR, is the relationship between the:

(i) Total area of all floors of a dwelling or building (also called floorspace), and
(ii) The area of the land it is built on.

For an FSR of 0.5:1 the ‘0.5’ refers to the floorspace of a dwelling or building while the ‘1’ refers to the land. This FSR means that the total floorspace of a dwelling or building must not be more than 0.5 (or 50%) of the area of the land. On a 500sqm lot this means the sum of all floors of a dwelling could be up to 250sqm.

**Development Controls for Dwellings and Buildings**

Development controls ensure that a consistent urban form is achieved and is generally focused on building heights, setbacks from boundaries and other controls on features of dwellings and buildings such as the size and location of private and public open space.

Council allows a minimum height of 2 storeys throughout the residential areas however greater heights are permitted on certain village centre sites and business enterprise sites. Setbacks vary depending on the type of dwelling or building proposed.

**Public domain**

Council is responsible for land used as public domain. Public domain includes footpaths, plazas, nature strips, public art and street trees. Good quality public domain contributes to a pleasant streetscape and provides spaces for the community to meet and to express
itself. Council has enhanced the public domain in many village centres through its town centre improvement program.

There are also opportunities to use public domain areas to address other objectives such as supporting using native vegetation and herb gardens by using these species as part of public domain planting to promote biodiversity and awareness.

2.1.3 New Dwelling Forms

Population growth, household change and policy drivers will require a new approach to urban form which will require a change from the existing approach to urban growth in our centres and neighbourhood areas. The LAP will consider a greater range of new dwelling forms, in particular multi-unit dwellings, within the centres than currently exists in addition to capitalising on the opportunities of catalyst sites.

New Dwelling Forms

The adopted dwelling targets for the Greenacre and Punchbowl centres will address a range of objectives including: accommodating forecast population growth, facilitating the process of household change, implementing the Community Plan vision for active village centres; and capitalising on existing public transport options.

Council is committed to facilitating multi-unit dwelling options within a core area of the centres with a transition to the low density residential neighbourhood areas outside the centres. The LAP will investigate appropriate multi-unit dwelling forms for:

- Low-rise multi-unit residential development – 2 to 4 storeys.
- Medium-rise multi-unit residential development – 4 to 6 storeys.

Opportunity Sites

Opportunity sites are those which provide the focus for renewal activity in a given area. Such sites can be Government owned land (Local, State or Commonwealth), private land or a mixture of these.
Community Place at Greenacre is a significant opportunity site. Through the LAP process Council intends to undertake a whole of lifecycle asset management analysis for all community facilities within the Greenacre small village and examine opportunities to maximise effective community use through consolidation of community assets into one sustainable multipurpose facility.

Council will also explore opportunities to improve public access and interaction with the public land and facilities in Community Place by providing improved access points and sight lines through activating the residential and town centre boundaries of the park. Due to the size of the site, there may also be the potential for some mixed use development. Council will investigate this further through the LAP process.

The Issues Paper also identifies the need to look at opportunities to improve the role of the Stacey Street corridor as a gateway to the city.

### Directions For Local Area Planning

*Urban Form*

- Identify areas in and around the Greenacre and Punchbowl small village centres that are appropriate for mixed use and higher density development close to public transport and services.

- Create a vision for the renewal of Community Place in Greenacre and the Stacey Street Corridor.

- Investigate in and around neighbourhood centres that are appropriate for modest increases in density. These centres include the Chullora precinct.

- Investigate urban forms for higher density development and how these can retain the aspects of the small village centres valued by the community.

- Retain the low density character of the neighbourhood areas consistent with the Residential Development Study 2009.

- Consider public domain improvements required to support higher density residential and mixed use development in the centres.

- Consider public domain connectivity across the local area and identify works to improve these links.
2.1.4 Housing Affordability

Enhancing housing affordability within a given area is a complex issue as there are various groups in the community who need affordable houses to buy or rent. There are various levels of housing affordability needs within a community and the options they can access as shown in Figure 12.

The needs chart shows that certain groups will require affordable housing including groups that will grow according to the demographic analysis. The demographic analysis shows there will be an increase in lone person households. The Bankstown LGA contains a high proportion of key workers in unskilled or semi-skilled in particular, technicians and trades workers, machinery operators and drivers and labourers.

The Bankstown LGA is currently identified as an affordable location for home buyers and private renters and as an alternative to the high purchase and rental values in areas closer to the Sydney CBD. While this is a strength, it should be noted that it addresses just one of the groups who require housing affordability and not the groups identified in Figure 12.

The Federal Government is also providing policy and schemes to facilitate the delivery of affordable housing. This includes the existing *National Rental Affordability Scheme* which offers monetary incentives on the delivery of each additional affordable dwelling subject to rents being capped for a period of up to 10 years. This provides an incentive for private sector developers to construct new dwellings in partnership with public housing providers.
In addition, the Federal Department of Families, Housing, Community Services and Indigenous Affairs have formed the Housing Affordability Fund to investigate ways to increase housing affordability by reducing the cost of building new homes in Australia.

The NSW Government has formed the Affordable Housing Taskforce to address housing affordability and to develop an Affordable Housing Choice policy. The taskforce is consulting with public and private sector stakeholders to understand what affordable housing is, what obstacles exist to its provision, what opportunities there are to deliver the range of affordable housing types. The taskforce acknowledges that a 'one-size fits all' approach will not be able to address this issue due to the following:

- The many different types of housing which may be required.
- The many different stakeholders who are affected.
The need to carefully plan to integrate the development into the local area.

In addition, the NSW Government gazetted the *State Environmental Planning Policy – Affordable Rental Housing 2009* to encourage privately built affordable housing by giving developers additional floor space ratio and specific development controls. The policy aims to provide additional low-cost rental properties for the disadvantaged residents and the properties will be managed by non-profit housing providers for 10 years. After 10 years, the properties will become private properties.

Councils in NSW vary in their approach to affordable housing with varying levels of success. Council is aware of the housing affordability issue. Demand in the LGA is yet to be quantified however this local area planning process is an opportune time to gather comments on this issue and what it means for the Bankstown LGA.

**Directions For Local Area Planning**

*Housing Affordability*

Consider opportunities for addressing housing affordability gaps through the redevelopment of sites and infill areas. A greater understanding of the issue within the LGA will need to inform this work.
2.1.5 Heritage

A heritage review completed for Council sets out the history of lands within the North East local area and their heritage significance. The review included a detailed history of the development of Greenacre and Punchbowl from pre-settlement to post World War II.

The suburb of Greenacre draws its name from ‘the Green Acre’, cleared by the timber-getters attracted to the area’s forests which had grown thick in the absence of Aboriginal fire regimen. In the first decade of the twentieth century Greenacre was still largely semi-rural. However, real estate mogul Arthur Rickard’s Greenacre Park Estate subdivision, coinciding with the extension of the railway line to Bankstown, meant that by 1924 Greenacre was host to more than 300 houses.

Punchbowl takes its name from the ‘Punch Bowl’, a depression where the Cooks River was forded on the way to the Georges River, at Belfield. Punchbowl was until the advent of the railway known as Belmore. The closest station to Belmore when the line went only as far as Burwood Road was named Belmore. When the line was extended in 1909 a new name for the station at ‘Belmore’ was required – hence Punchbowl. Development at Punchbowl took off after the subdivision of property held by Arthur Rickard, centred on the new railway station. By the end of the 1920s Punchbowl was a substantially developed residential suburb dominated by Californian Bungalows.

A wide array of small-scale retail outlets mushroomed in Punchbowl from the 1920s onwards including newsagents, butchers, drapers, boot-repairers, grocers and confectioners. Entertainment venues, such as cinemas, were scattered around the Bankstown Council area, including the Punchbowl Astoria Theatre (1-5 Breust Place) which opened in July 1935 and closed in February 1959. It was subsequently gutted and altered to an office use.

The residential development of the local area was not entirely the result of private enterprise. An important player was the War Service Homes Commission, formed by the commonwealth government. In the wake of the First World War it acquired large areas of land, including around Bankstown, to erect houses using its own staff and later using local builders. Homes were sold to ex-servicemen at lower rates of repayment.
After the Second World War previously rural areas of Bankstown were urbanised. Few factories or industry of any consequence existed in Bankstown before 1945 but this changed dramatically between 1948 and 1954 with increased industrialisation. The population of Bankstown, boosted by incoming migrants and people moving out of crowded industrial areas, increased by approximately 10,000 each year. A large-scale government housing development took place in Greenacre as well as in other areas of Bankstown.

*Heritage Items Currently Listed in LEP 2001*

There are currently five heritage items within the North Central local area that are listed on the Bankstown Local Environmental Plan 2001. These include:

**355 Waterloo Road, Greenacre (Site of Liebentritt’s Pottery)**

The former Liebentritt Pottery site is historically significant as the location of one of metropolitan Sydney’s foremost and influential potteries producing clay products for the building industry. Historically the site is of state significance for this reason. Part of the site was the location of one of Sydney’s first drive in theatres, which opened in December 1956.

The site is almost certain to contain relics and evidence from the time of Liebentritt’s pottery making activities. It is considered to be relatively rare in terms of its archaeological potential and is considered to have been representative of pottery manufacturing sites during the second half of the nineteenth century and into the twentieth century.

It is also noted that the Heritage review identifies the former Liebentritt Pottery site as being occupied (in part) by the sites at 405 and 457 Waterloo Road. Council is currently reviewing the need for the inclusion of these sites as part of the heritage listing in the Bankstown Local Environmental Plan 2001.
105 Waterloo Road, Greenacre (Greenacre Public School)

The buildings that make up Greenacre Public School reflect the growth of population and development in the locality during the inter war period, when numbers had grown sufficiently to justify the erection of a school building. The level of growth in the area is reflected by the construction of two substantial buildings at the end of the 1920s and a major program of development after World War II. The School has been a continuously maintained centre of community involvement and education since the beginning of the 1920s.

Image: Greenacre Public School

2 Mimosa Road, Greenacre (Methodist Hall, 1920’s)

The Greenacre Methodist Church Hall provides tangible evidence of the consolidation of a permanent population in this part of the municipality during the second and third decades of the twentieth century, reflecting sufficient numbers of people and social diversity to enable a smaller denomination to establish its own centre of worship within the community. As with many churches, the building has provided a location for community activity and expression of religious sentiment over the years.

Image: Greenacre Methodist Church Hall
25 Old Kent Road, Greenacre (Hudson’s Design Cottage)

25 Old Kent Road provides evidence of the patterns of subdivision and development that took place during the early twentieth century after the railway line was extended to Bankstown. The cottage demonstrates many of the characteristics of smaller residential cottages that were constructed during the so-called Federation era during the first and second decades of the twentieth century. This type of dwelling is considered to be relatively uncommon in this part of the local government area.

Image: 25 Old Kent Road

33 Catherine Street, Punchbowl (“The Arches”, Arts and Crafts Bungalow)

“The Arches” is a rare, distinctive and unusual example of the Inter war California Bungalow and provides evidence of the early development and consolidation of Punchbowl after the opening of the railway in 1909.

Image: 33 Catherine Street
**Heritage Items Currently Listed on the State Agency Heritage Register**

In addition to the LEP 2001, the NSW Government also identifies two other items of heritage significance on the State Agency Heritage Register. These are:

**1A Henry Street, Punchbowl (Electricity Substation No.1240)**

The Henelly substation is a small purpose designed and constructed Interwar structure. It was built by the Bankstown Municipal Council as a part of a small electricity undertaking run by the Council between 1923 and 1955. It is representative of the approach to distributing electricity by a suburban council operating an independent electricity network in the first half of the 20th century. It is one of a number of former Bankstown Municipal Council substations still operating as a part of the electricity network.

*Image: Electricity Substation No.1240*

**70A Noble Avenue, Greenacre (Electricity Substation No.1257)**

The Noble Avenue substation is a small purpose designed and constructed Interwar structure. It was built by the Bankstown Municipal Council as a part of a small electricity undertaking run by the Council between 1923 and 1955. It is representative of the approach to distributing electricity by a suburban council operating an independent electricity network in the first half of the 20th century. It is one of a number of former Bankstown Municipal Council substations still operating as a part of the electricity network.

*Image: Electricity Substation No.1257*
Buildings of Historic Significance Identified by the Heritage Review

The Heritage Review recognised eleven buildings of local historic significance. The significance of the buildings were identified in accordance with NSW Office of Environment and Heritage criteria:

- Historical significance
- Historical association significance
- Aesthetic significance
- Social significance
- Technical/Research significance
- Rarity
- Representativeness

Visit the website of the NSW Office of Environment and Heritage for further information about the assessment criteria.

The direction is to consider mechanisms to recognise or protect the following buildings of historic significance as identified by the heritage review:

- **187 Old Kent Road, Greenacre (Hanover – Federation Queen Anne style house)**
  - Hanover is of aesthetic and historical significance as a substantial Federation Queen Anne style house built for Robert Meinrath, real estate agent of Bankstown, in 1911, on the 1910 subdivision Green Acre Park Estate. The house remained in the Meinrath family ownership until 1980.

- **17 Margaret street, Greenacre (Federation Bungalow)** – the house is of aesthetic significance as a fine representative Federation Bungalow style dwelling, and of historical significance as a house built circa 1919 by Henry John Giles, building contractor of Waverley, as a speculative venture.
• **116 Waterloo Road, Greenacre (Weatherboard Federation house)** – built circa 1910, and featuring a pair of mature canary island date palms in the front garden, this house dates from the earlier layer of settlement era.

• **7-25 Breust Place, Punchbowl (Breust Place Inter-war shops group)** – the overall form and first floor facade detail of this group of shops remains largely intact and the group is a good representative group of Inter-war period shops. The group excludes the building at No. 1-5 Breust Place, the former Astoria Picture Theatre, which is extensively altered in facade detail, and has been internally gutted.

• **26 Henry Street, Punchbowl (Heather Brae – Inter-war California Bungalow)** – Heather Brae is of aesthetic and historical significance as a substantial, finely detailed Inter-war California Bungalow style dwelling built in 1920 for Frank Scahill, a railway employee, who resided in the house till his death in 1958. Frank Scahill was related through marriage to Henry Joseph Kelly, farmer, who owned the land from 1910 (prior to Scahill’s ownership), and also had extensive land holdings in the area.

• **16 Griffiths Avenue, Punchbowl (Inter-war Old English style house)** – built circa 1928 for owner-occupier John Mattinson, labourer. A covenant applying to the land required a house erected on the land to be valued at 400 pounds or more. The house is unusual for its simple vernacular style and remarkable state of intactness, including its original front fence. It is possible that it was built by Mattinson, its original owner. The house is of local historical and aesthetic significance as a remarkably intact, vernacular version of the style which demonstrates the original covenant on the land.

• **25 Griffiths Avenue, Punchbowl (Inter-war California Bungalow)** – built circa 1928 for owner-occupier Walter Harrison, a produce merchant. A covenant applying to the land required a house erected on the land to be valued at 400 pounds or more. The house is of local historical and aesthetic significance as a remarkably intact, vernacular version of the style which demonstrates the original covenant on the land.

• **43 Kelly Street, Punchbowl (Cambawarra – Inter-war California Bungalow)** – built in 1928, this is a fine representative example of an Inter-war California Bungalow on a prominent corner site.
- **709 Punchbowl Road, Punchbowl (Corner Shop)** – built in 1922 for Salim Nadid Doumany, a retailer of Syrian descent and a benefactor of the Royal South Sydney Hospital, the shop is of local aesthetic and historical significance. The shop is a representative Inter-war period retail building/railway shop which retains its overall form, on a prominent corner site. There have been some alterations (including to the first floor), however the level of integrity is similar to that at No. 743 Punchbowl Road.

- **743-759 Punchbowl Road, Punchbowl (Punchbowl Road Inter-war shops group)** – the overall form and above awning detail of this group of shops remains largely intact (with some 1st floor window alterations) and the group remains a representative group of Inter-war period shops in a prominent location on Punchbowl Road.

- **Current location: above awning of shop at No. 745 Punchbowl Road, Punchbowl (Jack Walsh Bicycle Shop Sign)** – Jack Walsh (1921-2010) OBE, a champion cyclist, operated a bicycle shop on this site from the 1940s till 2008. The sign has social significance for the Australian cycling community and for the local Punchbowl community.
Figure 13: Heritage Items – North East Local Area

Source: BCC, 2012; BLEP 2001
Directions For Local Area Planning

Heritage

Respond to the local character when considering the redevelopment of growth areas.

Consider mechanisms to recognise or protect buildings of historic or significance as identified by the heritage review.
Social Infrastructure

The Bankstown LGA’s social infrastructure includes public and privately owned education, health and community facilities. These facilities are important to the health and well-being of the community.

Council also has certain obligations and responsibilities to provide community facilities and/or services under the Local Government Act 1993.

The current provision of social infrastructure in the Bankstown LGA and local area is discussed in detail below and is represented in Figure 14.
Figure 14: Social Infrastructure – North East Local Area

Source: BCC, 2012
2.2.1 Education and Health Facilities

The Bankstown LGA has a significant number of public and private schools in addition to tertiary educational establishments. Table 6 provides a summary of all educational establishments in the Bankstown LGA and those in the Local Area. There are fifteen (15) educational establishments in the Local Area comprising of public and private schools.

Table 6: Children’s and Education Facilities – Bankstown City and North East Local Area

<table>
<thead>
<tr>
<th>Type</th>
<th>Bankstown City</th>
<th>North East Local Area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Children’s Facilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Long Day Care, Preschools</td>
<td>9</td>
<td>2</td>
<td>Greenacre Community Childcare Centre; Karingal Preschool</td>
</tr>
<tr>
<td>Public Schools</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Schools</td>
<td>28</td>
<td>5</td>
<td>Banksia Road Public School; Bankstown South Infants School and Pre-school; Chullora Public School; Greenacre Public School; Mount Lewis Infants School</td>
</tr>
<tr>
<td>High Schools/Senior Schools</td>
<td>11</td>
<td>1</td>
<td>Punchbowl Boys’ High School</td>
</tr>
<tr>
<td>Private Schools - Religious and Other</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Christian</td>
<td>44</td>
<td>4</td>
<td>Greenacre Baptist Christian Community School; Holy Saviour Melkite Catholic School; St Charbel’s College; St John Vianney’s Primary School</td>
</tr>
<tr>
<td>Islamic</td>
<td>4</td>
<td>3</td>
<td>Al Noori Muslim School; Al Sadiq College (Greenacre Campus); Malek Fahd Islamic School</td>
</tr>
<tr>
<td>Public Tertiary Facilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Western Sydney Institute (TAFE);</td>
<td>3</td>
<td>0</td>
<td><strong>Bankstown Campus</strong> offers specialist qualifications in environmental science and sustainability studies and major provider of off-the-job training for the banking and finance industry. Other specialist areas include animal care, business administration, hairdressing, taught at our new five state-of-the-art hairdressing and beauty salons, and tourism and hospitality qualifications, such as event management and travel. <strong>Padstow Campus</strong> is a metropolitan Centre of Excellence for Horticulture, encompassing arboriculture, bush regeneration, conservation land management, floristry, landscaping, parks and nursery courses. The Padstow College Aeroskills Centre is one of Australia’s largest trainer of non-military aircraft maintenance engineers in Australia. <strong>Chullora Campus</strong> offers a comprehensive range of courses in construction carpentry and joinery, carpentry, residential building studies, electrical, metal fabrication and welding, fitting and machining, industrial electronics, plumbing and sheet metal.</td>
</tr>
</tbody>
</table>

Table 7: Health Facilities and Services – Bankstown City and North East Local Area

<table>
<thead>
<tr>
<th>Facility/Service Type</th>
<th>City Total</th>
<th>North East Local Area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>State Health Facilities:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hospitals</td>
<td>1</td>
<td>0</td>
<td>Bankstown-Lidcombe Hospital - Specialise in Gastroenterology and Liver Services, Aged Care, Allied Health, Cancer Services, Critical Care, Diagnostic Services, Drug and Alcohol Services, Medical Services, Mental Health, Outpatient Clinics, General Surgical Services, Obstetrics and Gynaecology and Paediatrics</td>
</tr>
<tr>
<td>Ambulance Station</td>
<td>1</td>
<td>0</td>
<td>Bankstown Ambulance Station</td>
</tr>
<tr>
<td><strong>Aged Care Facilities:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nursing Homes</td>
<td>16</td>
<td>2</td>
<td>Bankstown Aged Care Facility; Bupa Greenacre</td>
</tr>
<tr>
<td><strong>Council Facilities:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Early Childhood Health Centres</td>
<td>6</td>
<td>1</td>
<td>Greenacre Early Childhood Health Centre (Council)</td>
</tr>
<tr>
<td><strong>Medical and Health Centres:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical Centres</td>
<td>15</td>
<td>2</td>
<td>Chullora Marketplace Medical Centre; Greenacre Natural Therapies</td>
</tr>
<tr>
<td><strong>Support:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>3</td>
<td>2</td>
<td>CAFAG (Concerned Australian Family Action Group); Nick Keams House Youth Refuge</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>42</td>
<td>6</td>
<td></td>
</tr>
</tbody>
</table>

Source: BCC Community Directory, 2012

The North East local area has two (2) private medical centres. Council owns an early childhood facility located in Greenacre however the service from this facility is run by the State Government.

Residents in the local area are located between 1.5km and 6.5 km from Bankstown-Lidcombe Hospital which is located in the south of the North Central local area.

There are two (2) nursing homes in the North East local area. This low provision may have implications for aged residents needing to move out of their existing residences to access nursing homes or assisted living housing. This can affect connections with family and/or social networks as well as removing them from familiar surroundings.

Health facilities are permitted in residential, business, industrial and special use zones. The provision of health facilities depends on the needs identified within a community (including forecast need), the availability of land and funding sources.
Directions For Local Area Planning
Health

Consider approaches to support community health services in the Local Area.

Consider approaches to introduce nursing homes into the local area.

2.2.2 Community Facilities

Community Facilities Provision – Principles and Objectives

Community facilities can be broadly defined as:

Any building or built environment that allows public access to facilitate formal or informal gatherings of community members undertaking social interaction, education, health care services, community services, childcare, performance, exhibition, markets, community festivals, celebration, memorial services, fitness, sports, religious worship or community meetings.

The general principles for the development of Community Facilities have informed ongoing objectives for Community Facilities across the City. The future development of community facilities in the City of Bankstown should:

- Contribute to the health, wellbeing and quality of life of residents.
- Be targeted to local needs and reflective of community priorities.
- Promote equitable access for all sections of the community.
- Provide a range of community services, activities and programs.
- Reflect a ‘whole of Council’ approach.
- Identify opportunities for collaboration and partnerships.
- Involve the community.
- Seek sustainable approaches to management, funding and maintenance.
Community facilities encompass a range of activities and users and the definition and community expectations of a community facility are changing as community needs change. The branding of facilities with a particular title can influence the communities’ perceptions of ownership and services provided in that facility. The correct categorisation of Community Facilities is critical for accurate supply and demand analysis.

To ensure consistent categorisation of community facilities, new delivery streams have been identified aiming to group facilities aiming to support shared objectives. The following tables indicate the **Core Objectives and Delivery Streams** under which community facilities can be categorised and the corresponding Council and Non-Council facilities that can support those service outcomes.

### Table 8: City Pride and Citizenship – Core Objective, Delivery Streams, and Supporting Facilities

<table>
<thead>
<tr>
<th>Core Objective: City Pride and Citizenship</th>
<th>Supporting Facilities - Council</th>
<th>Supporting Facilities – Non Council</th>
<th>Existing Council facilities/ assets in NE Local Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Delivery Streams</strong></td>
<td>Village Centres</td>
<td>Greenacre and Punchbowl centres</td>
<td></td>
</tr>
<tr>
<td>Civic Spaces</td>
<td>Plazas / Forecourts</td>
<td>McGuigan Place (Wilbur Street)</td>
<td></td>
</tr>
<tr>
<td><strong>Community Services Facilities</strong></td>
<td>Town Centre Parks</td>
<td>Community Place; Mary Barry Reserve</td>
<td></td>
</tr>
<tr>
<td>War Memorials</td>
<td>Licensed Clubs</td>
<td>Remembrance Driveway</td>
<td></td>
</tr>
<tr>
<td><strong>Community Centres (multi purpose/senior citizens)</strong></td>
<td>Town Hall</td>
<td>Licensed Clubs</td>
<td>Mt Lewis Bowling Club; Croatian Club</td>
</tr>
<tr>
<td><strong>School Halls and Facilities</strong></td>
<td>School Halls and Facilities</td>
<td>Greenacre Citizens Centre; Former SES Head Quarters (Gosling Park)</td>
<td></td>
</tr>
<tr>
<td>Community Halls</td>
<td>Church Halls</td>
<td>Various located within the local area</td>
<td></td>
</tr>
<tr>
<td><strong>Knowledge and Culture</strong></td>
<td>Arts Centre</td>
<td>Licensed Clubs</td>
<td></td>
</tr>
<tr>
<td><strong>Outdoor Performance Spaces</strong></td>
<td>outdoor Performance Spaces</td>
<td>McGuigan Place (Wilbur Street)</td>
<td></td>
</tr>
<tr>
<td><strong>Central and Branch Libraries</strong></td>
<td>UWS / TAFE</td>
<td>Greenacre Library</td>
<td></td>
</tr>
</tbody>
</table>

*Source: BCC, 2012; * Serviced by City-Wide Facility or Asset*
Core Objective: Health and Social Well-being

<table>
<thead>
<tr>
<th>Delivery Streams</th>
<th>Supporting Facilities</th>
<th>Supporting Facilities Non Council</th>
<th>Existing Council facilities/assets in NE Local Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Health Facilities</strong></td>
<td>Respite and Refuge Centres</td>
<td>Greenacre Neighbourhood Centre</td>
<td>Nick Kearns House</td>
</tr>
<tr>
<td></td>
<td>Women’s Health Clinic</td>
<td>*</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Children’s Health Service Facilities</td>
<td>Greenacre Early Childhood Centre</td>
<td></td>
</tr>
<tr>
<td></td>
<td>MOW Distribution Centre</td>
<td>*</td>
<td></td>
</tr>
<tr>
<td><strong>Senior Facilities</strong></td>
<td>Senior Citizens Services</td>
<td>Local Churches</td>
<td>(see Community Centres)</td>
</tr>
<tr>
<td></td>
<td>Ethnic Aged Day Care Facility</td>
<td>*</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Men’s Shed</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Children's Facilities</strong></td>
<td>OOSH Facility</td>
<td>Long Day Care Centre</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>Pre Schools</td>
<td>Privately run kindergartens and pre-schools</td>
<td>Greenacre Community Childcare Centre</td>
</tr>
<tr>
<td></td>
<td>Kindergartens</td>
<td>Karingal Kindergarten</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Playgroup Facilities</td>
<td>Local Churches</td>
<td>Various located within the local area</td>
</tr>
<tr>
<td><strong>Youth Facilities</strong></td>
<td>YMCA</td>
<td>PCYC</td>
<td>Greenacre YMCA</td>
</tr>
<tr>
<td></td>
<td>Scouts Halls</td>
<td>Scouts Association</td>
<td>Greenacre 1st Scouts</td>
</tr>
<tr>
<td></td>
<td>Guides Halls</td>
<td>Guides Association</td>
<td>-</td>
</tr>
</tbody>
</table>

Source: BCC, 2012; * Serviced by City-Wide Asset
Table 10: Objective: Fitness and Leisure – Core Objectives and Delivery Streams

<table>
<thead>
<tr>
<th>Core Objective : Fitness and Leisure</th>
<th>Supporting Facilities Non-Council</th>
<th>Existing Council facilities/ assets in NE Local Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outdoor Sports Facilities</td>
<td>Regional Sports Facilities</td>
<td>Bankstown Showground *</td>
</tr>
<tr>
<td></td>
<td>District Sports Facilities</td>
<td>Gosling Park; Allum Park; Roberts Park; Lockwood Park</td>
</tr>
<tr>
<td></td>
<td>Local Sports Facilities</td>
<td></td>
</tr>
<tr>
<td>Indoor Sports and Leisure Facilities</td>
<td>Regional Indoor Sports Facilities</td>
<td>Commercial Indoor Sports Centres (Regional) *</td>
</tr>
<tr>
<td></td>
<td>District Indoor Sports</td>
<td>Gymnasiums, Fitness Centres, Dance Studios, School Halls Greenacre YMCA</td>
</tr>
<tr>
<td></td>
<td>Local Indoor Sports</td>
<td>School Halls/COLA’s -</td>
</tr>
<tr>
<td>Aquatic Centres</td>
<td>Aquatic Centres</td>
<td>Indoor Learn to Swim Centres                     Greenacre Leisure Centre</td>
</tr>
<tr>
<td>Social Recreation Infrastructure</td>
<td>Cycleways</td>
<td>Dept of Roads and Maritime                       -</td>
</tr>
<tr>
<td></td>
<td>Play and Exercise Equipment</td>
<td>Local Parks and Reserves</td>
</tr>
<tr>
<td></td>
<td>Skateparks</td>
<td>Ultimate Skirmish                                Roberts Park - Skatepark</td>
</tr>
<tr>
<td></td>
<td>Walking trails</td>
<td>Georges River National Park -                    -</td>
</tr>
<tr>
<td></td>
<td>Remote Control Hobbies</td>
<td>Roberts Park - Skatepark</td>
</tr>
<tr>
<td>Waterways Infrastructure</td>
<td>Boardwalks</td>
<td>Salt Pan Creek                                   -</td>
</tr>
<tr>
<td></td>
<td>Public Wharves</td>
<td>*</td>
</tr>
<tr>
<td></td>
<td>Public Boat Ramps</td>
<td>Georges River NP, Carinya Road, Deepwater Motor Boat Club</td>
</tr>
</tbody>
</table>

Source: BCC, 2012; * Serviced by City-Wide Asset
The community facilities offer in the local area include not only Council facilities but also numerous State Government and private recreation facilities.

**Building the Education Revolution - Facilities**

Schools are also a provider of halls and other facilities constructed as part of the Building the Education Revolution (BER) program. As part of the Australian Government’s $42 billion National Building – Economic Stimulus Plan, $16.2 billion has been invested for the Building the Education Revolution (BER) program to fund infrastructure projects at primary and secondary schools.

The BER is providing $14.1 billion for Primary Schools for the 21st Century (P21), $821.8 million for Science and Language Centres for 21st Secondary Schools and $1.28 billion for a National School Pride program.

Through the BER, the Commonwealth is building learning environments to help children, families and communities participate in activities that will support achievement, develop learning potential and bring communities together.

It is a condition of funding under the BER that schools must agree to provide access at no, or low, cost to the community to libraries and multipurpose halls funded under the Primary Schools for the 21st Century element of the BER. This must include reasonable access by any community or not-for-profit groups in the local community. In providing for the community use of the BER facility:

- Schools must agree to advertise the availability of the infrastructure for use by the community through any avenue available to them which does not incur significant cost to the school (e.g. newsletters, school website, and free community papers). Schools may charge a low fee for the use of the facility where the charge is to cover recurrent costs incurred by the school in providing the community access (e.g. electricity, cleaning, security).

- Schools that have facilities funded under the Primary Schools for the 21st Century element of the BER that are not libraries or multipurpose halls must make either their existing library or multipurpose hall (or a comparable facility within the school) available for community use under the same conditions (as if it
were funded under the Primary Schools for the 21st Century element of the BER), unless they have an exemption from the Commonwealth.

- It is understandable that over time recurrent costs may increase or arrangements may change. If this increases the cost for a school to provide community access to the facility schools may choose to increase the fee they charge. A school is not obliged to incur the cost of community usage of their BER libraries and multipurpose halls however schools should not be seeking to make a profit either.

- In making a BER facility available for community use schools are obliged to comply with any relevant local planning and/or council requirements. It is acknowledged that in some circumstances this may impact on a school’s ability to make the BER facility available for community use (e.g. restrictions on the hours of usage).

Within the North East local area there are six (6) State and Private Schools which received funding under the BER Program for the construction of multipurpose halls:

- Chullora Public School ($2,300,000)
- Holy Saviour School ($2,000,000)
- Banksia Road Public School ($2,375,000)
- Greenacre Public School ($2,786,472)
- St Charbel’s College ($3,000,000)
- St Jerome’s School ($1,050,000)

The following two (2) State Schools also received funding under the BER Program for the construction of other facilities:

- Chullora Public School ($200,000 for a community clinic refurbishment)
- Bankstown South Infants School ($950,000 for the construction of a library)

These facilities provide substantial opportunity to meet community needs for a variety of social, recreational, physical and educational activities. Council may be required to take a lead role in co-ordinating access to these facilities and forming partnerships between schools and community groups and associations.
Supply/Demand Analysis

Using an Appropriate Benchmark

Provision of community facilities should be based on an appropriate benchmark and sound needs analysis. The standard community facilities provision benchmark was developed by the Department of Planning and Infrastructure for the purpose of planning for the South West and North West Growth Centres precincts in western Sydney. These outer suburban areas differ significantly from established areas such as the North East local area in terms of urban form and the community profile. Given this, Council must analyse the provision of community facilities in each local area individually to ensure the needs of the community are met with adequate provision and access to either Council or private community facilities. The benchmarks provided below are used as an indicator only as each Local Area in the Bankstown Local Government Area will have unique requirements (Table 11).
Table 11: Benchmark Analysis + Schools and Private Rec Clubs

<table>
<thead>
<tr>
<th>Provision Type</th>
<th>Benchmark (No. Per popln)</th>
<th>Demand for North East local area</th>
<th>Current Council Provision</th>
<th>Current Non-Council Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Childcare Facilities</td>
<td>1 per 4,000/8,000</td>
<td>6.27 Facilities at 1 per 6,000</td>
<td>2 – Greenacre Community Childcare; Karingal Kindergarten</td>
<td></td>
</tr>
<tr>
<td>Youth Facility</td>
<td>1 per 20,000</td>
<td>1.88 Facilities</td>
<td>2 – Greenacre YMCA</td>
<td>1 – Greenacre 1st Scouts*</td>
</tr>
<tr>
<td>Local Community Facility</td>
<td>1 per 6,000</td>
<td>6.27 Facilities</td>
<td>3 – Former SES Headquarters; Gosling Park**</td>
<td>6 – BER Multipurpose Halls</td>
</tr>
<tr>
<td>District Community Facility</td>
<td>1 per 20,000</td>
<td>1.88 Facilities</td>
<td>1 – Greenacre Citizens Centre</td>
<td>Nil</td>
</tr>
<tr>
<td>Branch Library</td>
<td>1 per 33,000</td>
<td>1.14 Facilities</td>
<td>1 – Greenacre Library</td>
<td>Nil</td>
</tr>
<tr>
<td>District Library</td>
<td>1 per 40,000</td>
<td>0.94 Facilities</td>
<td>Nil</td>
<td>Nil</td>
</tr>
<tr>
<td>Performing Arts/Cultural Centre</td>
<td>1 per 30,000</td>
<td>1.25 Facilities</td>
<td>Nil</td>
<td>Nil</td>
</tr>
</tbody>
</table>

* Scouts and Guide Hall are insufficient to meet the requirement of a Youth Facility (an appropriate example of Youth Facility is YMCA)
**Does not meet recommended 2000 -2500sqm

Source: Precinct Development Code, Department of Planning and Infrastructure, 2006.

The table assesses the current supply of Council and Non Council Facilities to meet community needs as defined in the 2006 Department of Planning and Infrastructure Precinct Development Code.

This analysis is based on the prescribed LAP boundaries and may not be reflective of community access to facilities across the entire area. It is recognised that the Bankstown
CBD provides a significant number of facilities which can also be accessed by North East residents, for example the new Bankstown Library and Knowledge Centre.

While the current supply of Council owned local community facilities is well below the established benchmark, small scale community meeting spaces are also provided by licensed clubs, schools and Council owned sports facility club houses.

It should also be noted that there are a number of facilities in the south of Punchbowl that fall within the City of Canterbury local government area. These include two car parks, three religious facilities, a children’s facility, St Jerome’s Primary School and Punchbowl Community Centre. It is important for these facilities to be recognised when considering the provision of additional facilities within the catchment of the Punchbowl small village centre to avoid the oversupply or duplication of facilities.

**Opportunities**

The following opportunities are identified in the North East local area:

- Council owned vacant buildings in Gosling Park that previously housed the SES Headquarters may be suitable for consideration as a men’s shed or other specialised service requiring workshop space. However the condition is poor and the buildings require significant investment.

- The Greenacre Library and Early Childhood Centre are aging facilities that no longer meet community standards. The value of further refurbishments must be balanced against the community benefit and consideration must be given to replacement or incorporation of these facilities into a new multipurpose facility.

- Council currently operates Meals on Wheels from the Greenacre Community Centre. This will influence planning options for this facility and services that can operate there.

- The North East Local Area more than any other Local Area within Bankstown has active interfaces with surrounding Local Government Areas (Strathfield, Canterbury). The social connection of these communities built through common schools, places of Worship and ethnicity supports the concept of developing shared facilities with adjoining Councils.
Planning for Community Facilities within the Bankstown CBD must acknowledge and consider the needs of residents in the southern section of the North East LAP. Relocating facilities further away from the CBD and North East LAP boundary may influence the community’s ability to access Council facilities.

**Directions For Local Area Planning**

*Community Facilities*

- Consider opportunities to co-locate the provision of community facilities (including the Library, the Senior Citizens Centre, Greenacre Leisure Centre and the Early Childhood Centre) with the renewal of Community Place.
- Ensure there are adequate sports and community facilities to meet local and district needs.
- Consider opportunities to facilitate access to community facilities provided by private and government stakeholders.
- Consider opportunities to improve the energy and water efficiency of facilities.
The Community Plan vision for 'Connected' aims to have accessible modes of transport and support all transport users in commuting safely.

2.3.1 The Street Network - Movement and Activity Functions

Streets are the arteries of our communities – a community’s success can depend on how well it is connected to local services. However, traditionally streets in Australia have been designed to serve car movement. In recent years, there has been an increasing emphasis on the other functions of a street, such as a place where people meet each other, a place for public events, everything which makes a street a destination in itself. Identifying the future functions of a street will help to develop the design and assist in establishing regulation for streets and their surroundings.

The challenge is to balance the demand for increased personal mobility and economic growth with the need to provide adequate public places and an acceptable quality of life for all our residents. This means acknowledging the dual functions of a street, as a link between destinations (movement function) and as a destination in itself (activity function). Council is in the process of assessing all streets in relation to their movement and activity functions. This will assist in the future planning for those streets and the lands around them.

Planning for car-based mobility will remain to be an important part of our transport planning activity. However, we have to reconsider our user hierarchy on our street and have to acknowledge the importance of alternative modes of transport, such as public transport (bus and rail), walking and cycling within the mobility chain. All of these activities compete for space within the street environment. The LAP aims to identify a way to manage these various, and sometimes competing, functions.

The ultimate goal is to have activated streets which invite people to spend more time in quality public spaces.
2.3.2 The Mobility Chain

The Mobility Chain is the interrelationship of all available transport modes. It includes walking, cycling, public transport as well as car based transport. The ultimate goal of good transport management is to minimise the need for people to travel to access goods and services or to at least provide a seamless mobility chain between origin and destination using the most efficient transport mode.

A sample of different mobility chains are provided in Figure 15.

Figure 15: Mobility Chains

The type and quality of available transport modes in the local area centres is discussed below.
2.3.3 Public domain

Greenacre Small Village Centre

The Greenacre centre has benefitted from recent town centre improvement works rolled out under Council’s Town Centre Improvement Program. The Town Centre Improvement Program (TCIP) is an initiative which results in major improvements to public domain and physical infrastructure in the priority town centres across the city.

The TCIP occurred in the Greenacre small village centre in 2006-2007, on Waterloo Road from Banksia Road to Boronia Road/Juno Parade. Work was also recently undertaken in late 2012 at the intersection of Waterloo Road and Solomon Court (200 metres south of Chullora Marketplace). The works completed in the centre include:

- Reconstruction of footpath, kerb and gutter sections and kerb ramps.
- Construction of minor stormwater drainage.
- Construction of numerous raised pedestrian crossings to improve pedestrian safety/priority and traffic calming.
- Renewal of street furniture, signage and line marking.
- Planting of street trees.
- McGuigan Place refurbishment.

Old Footpath

Reconstructed Footpath

Source: BCC, 2013

Source: BCC, 2013
Punchbowl Small Village Centre

The Punchbowl centre has also benefitted from recent town centre improvement works rolled out under Council’s **Town Centre Improvement Program**. Work was carried out at Punchbowl Road between Griffiths Avenue to shop No.695 (western side) and the footpath and road at Breust Place. The works completed in the centre include:

- Installation of new footpath pavers
- Construction of new kerb and gutter and part road pavement repair
- Installation of new street furniture and public art at Breust Place
- Minor stormwater improvements
- Landscape improvements

The works commenced in mid October 2011 and was completed in May 2012.

Chullora Marketplace
Chullora Marketplace is a standalone shopping centre therefore the public domain is predominantly within the site and is maintained by the owner.

Improvement works were recently undertaken to the forecourt area and facade of the centre. The external shopfronts provide an active interface between the carpark and the centre.

The site contains some narrow pedestrian walkways within the carparking areas to provide access to the centre. Pedestrians would benefit from the widening of these walkways, and in some places a more clear distinction between designated vehicle and pedestrian areas.

**Mount Lewis**

There is an opportunity to enhance the public domain in the area surrounding the Mount Lewis shops. This would provide pedestrians with improved access to the shops from the southern side of Wattle Street, as well as enhancing the connection to the Bankstown CBD Major Centre.

The existing public domain is comprised of standard grade footpath paving and landscaping. The nature strip between Wattle Street and the shops could be enhanced to increase the natural buffer from the main road and improve the aesthetics of the area.

**Chullora Marketplace Shopfronts**  
**Mount Lewis Shops**

*Source: BCC, 2013*  
*Source: Google Maps, 2013*
2.3.4 Public Transport

**Rail Transport**

The Bankstown line of the CityRail network services the North East local area. The line is currently serviced by all-station trains, although the line divides into two routes at Birrong with services to either Liverpool or Lidcombe.

**Punchbowl** centre is built around the railway station, while **Greenacre** is located 2km from the nearest train station at Punchbowl. As Punchbowl Centre is located on the south-east boundary of the LGA, it does not provide the North East local area with sufficient access to and from the surrounding localities. Furthermore, Punchbowl does not have an accessible railway station which provides direct and safe access for commuters, pedestrians, cyclist and people with disabilities.

The relationship between Punchbowl station and centre is as follows:

- Patrons alighting at the southern side of the centre exit Punchbowl Station between the retail shops fronting The Boulevard. A commuter carpark is located to the east of this exit in the City of Canterbury local government area.

- Patrons alighting on the northern side of Punchbowl Station exit onto Rest Park adjacent to Punchbowl Road. An underpass beneath Punchbowl Road provides access between the station and Breust Place.

The nearest bus interchanges to Punchbowl Station are located in the Bankstown CBD and at Roselands to the south-east of Punchbowl in the City of Canterbury LGA.
Entrance to Punchbowl Station from The Boulevard

Source: BCC, 2013

Carpark adjacent to The Boulevard entrance

Source: BCC, 2013
Section 2

Entrance to Punchbowl Station from Punchbowl Road

Source: Google Maps, 2013

Underpass access to Punchbowl Station from Breust Place (right-hand side of photo)

Source: BCC, 2013
Bus Services

Local bus services are operated by Veolia Transport and Punchbowl Bus Co, and provide access to other destinations in Bankstown LGA including Chullora, Condell Park, Revesby, Panania, East Hills, Bankstown CBD and regional centres such as Strathfield and Hurstville. Most services operate between 5.30am and 6.30pm with lower service on weekends and public holidays:

- 913 – Bankstown to Strathfield via Hillcrest Avenue and Norfolk Road;
- 914 – Greenacre to Strathfield via Roberts Road;
- 925 – Lidcombe to East Hills via Botanica Estate, Bankstown, Condell Park and Panania;
- 939 – Greenacre to Bankstown via Noble Avenue;
- 940 – Hurstville to Bankstown via Penshurst, Narwee, Riverwood and Punchbowl;
- 941 – Hurstville to Bankstown via Penshurst, Narwee, Roselands, Punchbowl and Greenacre;
- 944 – Hurstville to Bankstown via Penshurst, Mortdale, Peakhurst Heights, Riverwood, Narwee, Roselands and Punchbowl;
- 945 – Hurstville to Bankstown via Penshurst, Mortdale, Riverwood and South Bankstown;
- 946 – Hurstville to Bankstown via Beverly Hills, Roselands, Lakemba and Greenacre; and
- S14 – Lakemba to Mount Lewis.

Service frequency for the routes above generally vary between 15 and 60 minutes during the peak hour which is very low compared to other Sydney region (e.g. service frequency in the eastern (Randwick, Bondi), mid-western (Marrickville, Leichhardt) and lower north shore (Chatswood, Mosman) suburbs are about 5 – 10 buses during the peak hour.

The local area is also serviced by the M90 (operated by Metrobus) which provides access from Burwood to Liverpool via Greenacre. This service operates between 5.00am and 11.00pm with lower service on weekends and public holidays. The service frequency for this route varies between 10 and 20 minutes during the peak hour. Although the
service frequency is high, the route only provides for the northern portion of the local area.

**Car Parking**

Off-street car parking is provided in both the Greenacre and Punchbowl small village centres. The existing car parking areas in the Greenacre centre include:

- Three locations in Community Place (approx. 85 spaces in total);
- Sellers Lane car park between Wilbur Street and Wangee Road (approx. 70 spaces);
- Greenacre Citizens Centre car park at 202 Waterloo Road (approx. 45 spaces); and
- Greenacre Hotel car park to the north of Community Place (approx. 90 spaces).

There are no off-street car parking areas in Punchbowl Centre North. However, there are two car parks in Punchbowl Centre South in the City of Canterbury LGA. These include:

- Turner Lane car park between Rossmore Avenue and Arthur Street (approx. 80 spaces); and
- Commuter car park to the south of Punchbowl Station (approx. 150 spaces).

The off-street car parking in the Greenacre and Punchbowl centres are generally well used, particularly the commuter car parking adjacent to Punchbowl Station.

**Other**

*Taxi zones* are provided in both town centres in the vicinity of the railway station.

**2.3.5 Cycling Infrastructure**

Cycling is the most energy efficient and the most environmentally friendly form of transport for short to medium distance trips up to 6 km.
Cycling infrastructure includes, but is not limited to, safe on and off road cycleway paths, traffic management measures, signage and other bike user facilities. Case studies show that greater investment in cycling infrastructure is necessary to establish cycling as an attractive transport option.

However, a good cycle network cannot be provided in a piecemeal fashion and must be part of a broader strategy for Bankstown City. Council is in the initial stages of developing such a strategy and the LAP process will assist in identifying place specific opportunities to improve cycling infrastructure.

2.3.6 Road Infrastructure

Council is in the process of reviewing the movement function of our local road network. This is the role they play in the road network.

Currently, roads in NSW are categorised based on a hierarchical system developed by the former Roads and Traffic Authority (RTA). These are:

- State Roads – Hume Highway; Stacey Street; Fairford Road, Punchbowl Road; Roberts Road; Boronia Road; Juno Parade;
- Regional Roads – Waterloo Road; Wattle Street; and
- Local Roads - All other roads.

Given that Council is completely responsible for local roads, a Bankstown-specific approach has been developed to redefine the movement function and allow proper planning and design of our road network.

Roads within Bankstown LGA will fall into one of the following classes:

- Arterial Roads;
- Major Collectors;
- Minor Collectors;
- Major Access Roads; and
- Minor Access Roads.
Council is in the process of ascribing the relevant road category to every road in the local area for both existing and desired movement function. A clear understanding of the role of each section of road according to its class will provide an input in to the movement/activity analysis (discussed previously in section 2.3.1) and will allow Council to provide specific design guidelines for the various movement/activity types across the local area and City-wide. These design guidelines will guide traffic management measures and work together with other transport policies. This work will also complement continuing advocacy by Council for improved traffic management of State roads.

Council acknowledges that traffic congestion is a major issue for the North East local area and will continue to advocate for improved infrastructure. In particular, traffic around schools, churches and shopping centres along Waterloo Road in Greenacre is an issue which needs to be addressed. Council will complement this advocacy with development of approaches that will alleviate the need for car-based travel in addition to the management of road traffic. Such policies will include promoting public transport, pedestrianisation, integrating land-use patterns with public transport and in creating liveable urban environments.
**Stacey Street**

The Stacey Street Corridor functions as a state road. It provides north-south regional access for motorists between Parramatta and Wollongong. It also acts as a gateway to the city of Bankstown from the M5 motorway, and allows local traffic to access the surrounding neighbourhoods. However the corridor does not offer a safe environment or high amenity for other users such as pedestrians and cyclists.

There are 'bottle-necks' occurring on Stacey Street causing congestion across the road network, particularly in the peak periods. Lower order roads which connect to these are invariably affected by this congestion.

In November 2009, the NSW Government announced a proposal to widen the M5 corridor. The M5 West Widening project includes widening the M5 South West Motorway from two to three lanes in each direction generally from King Georges Road, Beverly Hills to Camden Valley Way, Prestons. This widening is likely increase the amount of freight and vehicle traffic on Stacey Street.

Council will continue to advocate for a more strategic approach to traffic congestion management which includes works to minimize bottle-necks on Stacey Street between the Hume Highway and Macauley Avenue.

Council will also look at opportunities to improve the role and image of Stacey Street as a gateway to the city.

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**Hume Highway and Roberts Road**

The Hume Highway is a major inter-city highway/motorway running for 807 kilometres between Sydney and Melbourne, and also services Albury-Wodonga and Canberra. It is part of the Auslink National Network and is a vital link for road freight to transport goods between these cities.

In Sydney, the Hume Highway begins at Parramatta Road in Summer Hill. The highway is intersected by the M5 South Western Motorway which provides access to Sydney Airport and the CBD, and the Westlink M7 which provides access to Newcastle and Brisbane.

The Hume Highway intersects with Roberts Road which provides more direct access to the M5 Motorway and Sutherland to the south via King Georges Road. To the north, Roberts Road provides access to the M4 Western Motorway, Parramatta Road and Sydney Olympic Park via Centenary Drive.

Council will continue to advocate for a more strategic approach to traffic congestion management for the Hume Highway and Roberts Road, which includes works to minimise bottle-necks on the regional road network including at Stacey Street, Centenary Drive, Henry Lawson Drive and Woodville Road.
Freight Movements

The Sydney Ports Corporation Intermodal Logistics Centre is located in Enfield to the north-east of the local area. This facility operates in accordance with the freight rail line which connects Port Botany to the terminal at Enfield. Freight is predominantly uploaded and transported by trucks to destinations in Western Sydney, and some freight is loaded for return by rail to Port Botany.

The Hume Highway and Roberts Road are major freight routes that run through the North East local area. Trunk movements on regional and local roads in Greenacre are also frequent.

The Enfield Intermodal Logistics Centre is an important element in managing the growth of freight access and is an important component of Sydney’s infrastructure. However, the terminal and associated road and rail freight movements present a number of challenges for the local area in need of consideration, namely:

- **Traffic impacts** – in particular the impact on arterial road congestion and adjoining residential land uses within the local area.
- **Noise impacts** – predominately affecting the residents of Greenacre during the operation of the facility and local road freight movements.
- **Air quality impacts** – predominately affecting the residents in close proximity to arterial roads that experience a high frequency of freight movements.

Council will continue to advocate for a more strategic approach to freight management. This includes works to minimise the impacts of associated trunk movements on arterial roads such as the Hume Highway and Roberts Road, controlling truck movements on local roads, and ensuring that new residential development is located in areas that are not adversely affected by traffic, noise and air quality impacts.
2.3.7 Planning for the future

The LAP is the process through which Council, with community input, will identify the desired movement and activity functions of the streets within the local area, in particular the streets within the centres.

Council will also consider ways to enhance the transport options to and from the village centres and the local area through the LAP process.

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**Directions For Local Area Planning**

*Connected*

- Review the user hierarchy of our streets and places.
- Identify the desired future function of our streets within our small village centres.
- Identify ways to increase accessibility to and within our small village centres for all users.
- Increase travel options for the current and future population and encourage the use of the most efficient mode for each trip purpose.
- Review the supply of car parking in the small village centres.
Green

The Community Plan aims to have a City that successfully balances development and the built environment with green living spaces. Sustainable growth enhances the natural environment through good planning.

The growth of the population and the need to provide for additional dwellings and jobs in the centres can increase pressure on our environment and the need for open space. The following section identifies Council’s approach to the management of our environmental assets and how this may be impacted by urban growth.

2.4.1 Open Space

Open space has significant benefits for the community. There is wide acceptance today that contact with open space, both formal and natural, can have a positive effect on public health and well-being. Visiting public open spaces can improve your physical, mental, spiritual, social and environmental well-being.

Public open space has considerable social benefit to the community as it provides a setting for social interaction, celebration and events. This strengthens the social and cultural identity of a community creating a sense of place and belonging.

Maintaining a network of public open space can also provide environmental benefits including conservation of the natural environment, biodiversity, air and water quality. Contact with natural environment can increase community enjoyment of, concern for and care for the local environment.

Public open space can also have economic benefits to the community as quality open space attracts an increase of visitors to the area. Areas with enhanced amenity often attract new businesses and residents. Active Living Research (May, 2010) identified that open space, particularly parks, have positive flow on effects to nearby residential home and property values. Although less apparent, a monetary figure can be attributed to open space functioning as a natural system against flooding etc and other natural weather events.

Figure 16 shows the location of existing open space parcels in the local area.
Figure 16: Open Space Lands in North East Local Area

Source: BCC, 2012
### Table 12: Open Space Assets [refer to Figure 16]

<table>
<thead>
<tr>
<th>Map Number</th>
<th>Open Space Asset Name</th>
<th>Map Number</th>
<th>Open Space Asset Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bromley Reserve</td>
<td>24</td>
<td>Riga Reserve</td>
</tr>
<tr>
<td>2</td>
<td>Mimosa Reserve</td>
<td>25</td>
<td>Rosalie Reserve</td>
</tr>
<tr>
<td>3</td>
<td>Kareela Reserve</td>
<td>26</td>
<td>Peter Reserve</td>
</tr>
<tr>
<td>4</td>
<td>Buckwall Reserve</td>
<td>27</td>
<td>Lee Park</td>
</tr>
<tr>
<td>5</td>
<td>Roberts Park</td>
<td>28</td>
<td>Lockwood Park</td>
</tr>
<tr>
<td>6</td>
<td>Allum Park</td>
<td>29</td>
<td>Norfolk Reserve</td>
</tr>
<tr>
<td>7</td>
<td>Fairland Reserve</td>
<td>30</td>
<td>Tweedie Park</td>
</tr>
<tr>
<td>8</td>
<td>Gosling Park</td>
<td>31</td>
<td>Bryant Park</td>
</tr>
<tr>
<td>9</td>
<td>Leo Reserve</td>
<td>32</td>
<td>Mount Lewis Park</td>
</tr>
<tr>
<td>10</td>
<td>Stiller Reserve</td>
<td>33</td>
<td>Resthaven Reserve</td>
</tr>
<tr>
<td>11</td>
<td>Suva Park</td>
<td>34</td>
<td>Unnamed Reserve - 22, 26 &amp; 28 Prairie Vale Road*</td>
</tr>
<tr>
<td>12</td>
<td>Greenacre Heights Reserve</td>
<td>35</td>
<td>Wattle Reserve</td>
</tr>
<tr>
<td>13</td>
<td>Unnamed Reserve - 180 &amp; 186 Old Kent Road*</td>
<td>36</td>
<td>Sidings Park</td>
</tr>
<tr>
<td>14</td>
<td>Salamander Reserve</td>
<td>37</td>
<td>Blanche Barkl Reserve</td>
</tr>
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<td>15</td>
<td>Unnamed Reserve - 30 Goodwin Avenue</td>
<td>38</td>
<td>Gardenia Avenue Reserve</td>
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<td>16</td>
<td>Bettina Reserve</td>
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<td>Dorothy Park</td>
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<td>17</td>
<td>Unnamed Reserve - 9B Abel Street</td>
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<td>18</td>
<td>Juno Reserve</td>
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<td>19</td>
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<td>Norm Neilson Reserve</td>
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<td>Arthur Park</td>
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<td>Unnamed Reserve - 235 Roberts Road</td>
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<td>Hoskins Reserve - Adept Lane Reserve</td>
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<td>22</td>
<td>Northcote Park</td>
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<td>Community Place**</td>
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<td>23</td>
<td>Giller Reserve</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Also contains Nick Keam’s House

**Also contains Greenacre Leisure Centre, Greenacre Library, KU Karingal Pre-school, and Greenacre Early Childhood Centre

Source: BCC, 2012
The North East local area contains **32.7 hectares** of Council owned open space. Table 13 shows the supply of open space by the existing main use of the open space.

**Table 13: Open Space Categories* and Provision within North East Local Area**

<table>
<thead>
<tr>
<th>Categories</th>
<th>Parameters</th>
<th>Within North East Local Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Area</td>
<td>Supports bushland, wetland, escarpment, watercourse or foreshore.</td>
<td>3</td>
</tr>
<tr>
<td>Sportsground</td>
<td>Supports organised and informal sporting activities</td>
<td>4</td>
</tr>
<tr>
<td>Park</td>
<td>Supports recreational activities and casual playing of games.</td>
<td>36</td>
</tr>
<tr>
<td>General Community Use</td>
<td>Supports recreation, physical, cultural and social gatherings of local community.</td>
<td>0</td>
</tr>
<tr>
<td>Cultural Significance</td>
<td>Supports cultural history of the area (i.e. Heritage listed parks)</td>
<td>0</td>
</tr>
</tbody>
</table>

*Source: BCC, 2012 * Categories reflect the NSW Local Government Act 1993 categorisation

**Demand Analysis**

Council is in the process of assessing the adequacy of the open space provision in Bankstown City’s local areas. This includes an analysis of the following different analyses:

- Provision of open space against standard benchmarks
- Distribution of open space in the local area and City
- Current and future uses of open space based on identified trends

These analyses are discussed in more detail below.

**Provision of Open Space against standard benchmarks**

Council has undertaken a preliminary analysis of open space provision using a standard benchmark developed by the Department of Planning and Infrastructure which is **2.83 hectares** per 1,000 people. Figure 17 shows how the provision of open space in the North East local area performs against this benchmark.
The chart shows that the provision of open space in the North East local area is significantly below the benchmark standard.

The Department of Planning and Infrastructure warns that such benchmarks should only be a starting reference point and that over reliance on such standards in lieu of rigorous and consultative research into the community’s requirements may produce unsatisfactory results in terms of rates of provision and the location of open space. For this reason Council will also consider the distribution of open space and key trends in relation to how open space is used by the community.
Distribution of open space within the North East local area

The ability of open space lands to be used for such purposes is affected by the distribution of the land throughout the local area. Council has completed a preliminary analysis which identifies the number of properties within 400m of an open space asset. This roughly equates to a 5 minute walk. The results of the accessibility analysis are shown in Figure 18.

The buffer analysis shows that almost all of the North East local area lands are within 400m of an open space area with only a small area to the north of the Punchbowl centre within 800m of a Bankstown City Council open space asset. As this portion of the local area shares a boundary with the City of Canterbury, the open space in close proximity to the border should be considered. It is noted that Parry Park to the south-east of Koala Road and Rest Park to the south-east of Punchbowl Road may be available for use by residents of the local area; however the level of accessibility and the provision of outdoor facilities in these parks requires further investigation.

It should be noted that this is an “as-the-crow-flies” analysis which does not consider:

- Delays caused by certain physical barriers such as high traffic volume roads, railway line corridors and security fencing. These elements may require people walk further to gain access to a park or reserve.
- Uses available in the closest park or reserve. People may have fewer choices depending on the use they are seeking. For example, parents may be looking for a park with playground equipment.

Council will be refining the open space analysis as part of the LAP process to see how such delays and use options affect the attractiveness of parks and reserves. This analysis is combined with an understanding of trends in open space usage to ensure that provision matches desired use.
Figure 18: Open Space - Buffer Analysis – North East Local Area

Source: BCC, 2013
Trends which affect open space provision

There are many trends which affect the way open space is used by various groups within the population. Understanding these trends will assist Council to tailor open space to best address the needs of these groups. The key trends identified relate to social, environmental, economic and other trends and challenges. These are discussed in more detail below.

Social trends and challenges

The following social trends and challenges will affect open space provision:

- **Population Growth** - It’s anticipated that the population of the North East local area will grow to around 39,200 residents by 2031. Growth to the area is expected to place additional pressure on existing infrastructure and services provided by Council including open space.

- **Increased Density** - As there are no Greenfield sites available across the City, the only solution to accommodate population growth is through urban infill. Intensification of medium to high density residential development tends to be associated with a decline in the average size of private open space. This places more demand on public open space.

- **Age Profile** - Nationally it is acknowledged that Australia’s population is ageing. Nevertheless, the LGA remains an attractive location for the young to mature adult age group.

- **Social Equity** - Socio-economic circumstances can have an effect on a person’s ability to access open space, which may also negatively impact on the well-being of a community.

- **Cultural Identity** - One of the greatest strengths of the City is its unique culturally diverse community. Open space allows the opportunity for communities to engage with the natural and built environment, to celebrate the cultural identity of places and to foster social cohesion.

- **Changing Preferences** - Australia is recognised for its outdoor lifestyle and sporting pursuits, however our preferences for types of sport, recreation or exercise are constantly evolving. Age has a contributing influence on preference, particularly for organised and non-organised activities.
Environmental trends and challenges

The following environmental trends and challenges will affect open space provision:

- **Biodiversity** - Open space plays a significant role in providing “nodes” in the Council adopted biodiversity corridor network supporting the overall function of corridors and the movement of animals and genetic material across urbanised landscapes.

- **Tree Management** - In the past there has been no strategic approach to the management of trees within open space settings. Trees have predominately been planted to improve the aesthetics and amenity of an open space. The species used included a mixture of natives and exotics. Long term management of the environmental and cultural values within open space requires active intervention, strategic planning and coordination in order to maintain, enhance and conserve these values.

- **Climate Change** - Council is working to make Bankstown City a resilient City to reduce the impacts of climate change and in particular extreme weather events. An area of concern is dealing with the potential impacts of climate change most importantly the potential for greater occurrences of extreme weather events over time. Such events include heatwaves and excessive flooding which we have all witnessed or experienced in recent times. These events create a greater demand on energy sources (such as air-conditioning during heatwaves) and a very real potential for damage to property and loss of life from flooding events. These events also have potential to damage transport infrastructure and other infrastructure.

Economic trends and challenges

The following economic trends and challenges will affect open space provision:

- **Active Living** - Mental and physical diseases such as type II diabetes, heart disease, cancer, obesity and depression continue to be an ongoing concern for the health industry nationally and are estimated to cost the community an estimated $1.5 billion a year (Heart Foundation, 2011). The Heart Foundation has undertaken extensive research that supports the fight against lifestyle related diseases through regular participation in physical exercise (Heart Foundation, 2011). The built and natural environment can contribute to the extent that a community is physically active. The accessibility, equity, diversity and quality of open space can assist in improving the overall health, happiness and well-being of the community.
• **Medium House Prices and Land Value** - Over the last decade housing prices in Sydney have doubled, with the medium house price reaching $600,000 in 2010 (J. Mahar and E. Jensen, 2010). The Australian market forecasts are currently indicating a decline in housing prices, however, Sydney is expected to experience between a zero to four percent increase by the end of 2012 (C. Zappone, 2011). One implication of rising market value is a negative impact on the financial ability of Council to acquire land for the purpose of open space.

• **Community Expectations** - Council measures the community’s satisfaction with services each year through a questionnaire. The outcome of this research assists with identifying needs and aspirations of the community to inform service delivery. One area that continually rates highly and is considered to be core strength of Council is the ‘maintenance of local parks and gardens’.

**Other trends and challenges**

Other trends and challenges that will affect open space provision are:

• **Park Usage** - Current patterns of open space usage, particularly of sportsgrounds, demonstrate over use of some grounds while others remain under utilised. Capacity issues have long term implications for asset management and service delivery to the community.

• **Conflict of Use** - With the reduction in access to private open space as more people opt for apartment living, the role and importance of public open space is evolving. As the popularity of open space increases there is the potential for conflict of use between members of the community, with more people seeking to utilise the same location for different activities such as cycling, outdoor fitness, social gatherings, walking the dog or competing in sports competitions. It is likely that conflict of use will be a long term issue as the population grows and will need to be carefully managed to ensure that the space can be used by all groups.

• **Limiting Public Use** - Community public land has been set aside for the use and enjoyment of the community, however granting of leases, licenses and other estates has the ability to limit this public use by facilitating private use of a site to an applicant (Department of Local Government, 2000). Expressly authorising such activities on public open space will need to be carefully managed in the long term as demand and/or pressure grows.
Council will assess the best way to address social, environmental, economic and other trends and challenges to ensure that current and future open space assets provide a range of uses to accommodate the various groups within the local area. This may require changes to the uses facilitated within a park or reserve, improvements to the access points to a park or reserve or investigation of the potential to acquire new open space land.

**Future of Certain Open Space Lands**

Open space is generally land in public ownership by either the Crown or Council and is for the enjoyment of the community. Such land is usually zoned 6(a) – Open Space under Bankstown Local Environmental Plan 2001 (BLEP).

However, some open space is held in private ownership or is not zoned for this purpose. Council has reviewed the extent of such open space in the local area as follows:

- **Open space land in private ownership** – A review of existing 6(a) – Open Space zoned land found one site which is presently under private ownership. This parcel is at 49 Mimosa Road, Greenacre and adjoins Mimosa Reserve.

- **Open space land not currently zoned for this purpose** – Open space land within the North East local area which is zoned for a purpose other than open space is as follows:

<table>
<thead>
<tr>
<th>Reserve/Park</th>
<th>Zone</th>
<th>Reserve/Park</th>
<th>Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gosling Park</td>
<td>6a/2a*</td>
<td>Unnamed Reserve - 235 Roberts Road</td>
<td>4b</td>
</tr>
<tr>
<td>Stiller Reserve</td>
<td>2a</td>
<td>Bryant Park</td>
<td>2a</td>
</tr>
<tr>
<td>Suva Park</td>
<td>6a/2a</td>
<td>Wattle Reserve</td>
<td>2a</td>
</tr>
<tr>
<td>Salamander Reserve</td>
<td>2a</td>
<td>Sidings Park</td>
<td>2a</td>
</tr>
<tr>
<td>Bettina Reserve</td>
<td>2a</td>
<td>Blanche Barki Reserve</td>
<td>2a</td>
</tr>
<tr>
<td>Unnamed Reserve - 9B Abel Street</td>
<td>2a</td>
<td>Dorothy Park</td>
<td>6a/2a*</td>
</tr>
<tr>
<td>Norm Neilson Reserve</td>
<td>2a</td>
<td></td>
<td></td>
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</tbody>
</table>

*2a zoning for accessway only
Wattle Reserve and the unnamed reserve at 9B Abel Street are considered to be operational land as they are not readily open to the general public. These sites will require further detailed assessment to determine the appropriate classification in accordance with the Local Government Act 1993.

In addition, the following sites should be considered for consolidation:

- Unnamed Reserve 180 & 186 Old Kent Road Mount Lewis (and consider the long term land use of Nick Kearn’s House); and
- Unnamed Reserve 22, 26 & 28 Prairie Vale Road Bankstown with Resthaven Reserve.

Formalising the open space zoning of these lands will be part of the development of the LAP.

**Directions For Local Area Planning**

- Identify an approach for servicing areas outside a 400m walking catchment of an open space asset.
- Complete a further needs analysis to understand the potential for open space land to cater for the range of needs within the Local Area.
- Consider opportunities for open space lands, or part of, to contribute to public domain links across the City.
Section 2

2.4.2 Remembrance Driveway Landscape Corridor

The Remembrance Driveway Landscape Corridor extends from Macquarie Place, Sydney to the Australian War Memorial, Canberra. A section of the corridor passes through the Bankstown LGA to create a valuable image to the Hume Highway. In the North East local area, the continued implementation of the Hume Highway Corridor Strategy will augment existing sites and seek new opportunities to expand the Remembrance Driveway as priority actions.

2.4.3 Biodiversity

The local area supports significant local and regional biodiversity values and features.

The identification and management of biodiversity values in the LGA has been informed by the Biodiversity Strategy adopted by Council in 2002. Since the adoption of this strategy, Council has enhanced its understanding of these community environmental assets and has identified areas of high value remnant native vegetation, biodiversity corridors and threatened flora and fauna (plants and animals). Land of particular significance for biodiversity conservation includes:

- Land occurring within identified Biodiversity Corridors, especially when in public ownership.
- Land supporting other native vegetation which provides habitat for native fauna or landscape connectivity.

Biodiversity Corridors

The biodiversity corridors are linear landscape features that connect two or more larger patches of habitat for native plants and animals. They assist in allowing movement and gene-flow among native flora and fauna across the landscape, both within and adjoining the Bankstown LGA. This movement is essential for maintaining biodiversity, especially in highly urbanised areas.

Council’s Biodiversity Strategy identified three corridors as occurring within or partly within the local area (see Figure 19). These include:
- Alternative East West Corridor
- North East Stormwater Drain
- Salt Pan Creek Corridor

Maintaining and promoting native vegetation cover and reducing fragmentation are essential within the identified corridors in order to maintain their biodiversity conservation function.

**Remnant Native Vegetation**

Within the Local Area there are 147 patches of remnant native vegetation greater than 1000sqm in size within the Local Area (Figure 20). Smaller patches of unmapped native trees also remain in the area. The remnant native vegetation is essential for the conservation and management of biodiversity, but it continues to be progressively lost from urban areas as a result of development, fragmentation or degradation due to the effects of threatening processes.

Some of the mapped remnants occur within Council parks, but a significant number also occur on private land.
Figure 19: Biodiversity Corridors – North East Local Area

Figure 20: Remnant Vegetation – North East Local Area

Source: *DECCW (2009) Native Vegetation of the Sydney Metropolitan Catchment Management Authority* - DRAFT
All native vegetation communities provide important habitat for native plants and animals, some of which are listed as endangered at a State, National or International level. Of the 147 mapped patches, 12 have been identified as Endangered Ecological Communities (EEC’s) scheduled and protected under the NSW Threatened Species Conservation Act 1995 (TSCA) and/or the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBCA).

EEC’s identified in the area include:

- Cooks River/ Castlereagh Ironbark Forest
- Shale Gravel Transition Forest in the Sydney Basin Bioregion

**Threatened Species**

Recorded sightings of threatened species and populations in the North East local area include scheduled flora, fauna and other populations. There are 17 recorded flora species being Acacia pubescens and Epacris purpurascens var. purpurascens. There is also 1 recorded fauna species, Green and Golden Bell Frog, and 1 recorded population, Wahlenbergia multicaulis.

Council is required to ensure that the actions contained within Recovery Plans or Priority Action Statements prepared for species, populations and ecological communities scheduled under the TSCA and EPBCA are implemented in accordance with its land use, management and planning responsibilities.

**Biodiversity and Land Use**

Within the North East local area, a number of sites have been identified which have specific local or regional conservation significance. These include:

- Community land (parks and reserves) which are covered by Council’s Bushland Plans of Management;
- Parcels of community land (parks) which are not covered by a Bushland Plan of Management, but which occur within the footprint of identified biodiversity corridors;
- Ecologically sensitive sites identified in the Bankstown Development Control Plan (DCP);
- Significant native vegetation occurring along drainage lines;
- Significant native vegetation occurring on private land.
- Land supporting the presence of threatened species, endangered populations, endangered ecological communities or their habitat.

Council will continue to assess and evaluate the conservation value of land in the Local Area and the LGA. This information will inform any high level concept plans for urban renewal which comes out of the LAP process.

**Directions For Local Area Planning**

*Biodiversity*

- Protect and manage local and regional significant conservation lands in the Local Area.
- Consider the feasibility of implementing measures to integrate the objectives of the biodiversity corridors into current and future land uses.
- Review opportunities to facilitate tree preservation / remnant vegetation preservation across the Local Area.
2.4.4 Waterways

The sub-catchments comprising the local area include Greenacre Park, Cooks River, Punchbowl and Salt Pan Creek (Figure 219). These stormwater catchments form the majority of the broader Cooks River and Salt Pan Creek catchments.

Council is committed to improving the waterways by taking the following aspects into consideration in its strategic planning processes:

- Flooding and flood mitigation
- Climate change
- Stormwater water quality
- Vegetation communities and biodiversity
- Riparian corridor and aquatic habitat health.
Figure 219: North East Local Area – Stormwater Sub-Catchments

Source: BCC, 2013
Stormwater Flooding

Stormwater flooding affects all sub-catchments in the local area (Figure 22). Stormwater is the water that flows down our gutters and into stormwater drains and waterways when it rains. While new developments are often designed to retain a certain amount of stormwater, there is still a considerable volume of run-off generated from existing roofs, driveways, roads and pavements that needs to be managed.

Figure 22: Stormwater Flooding – North East Local Area

Source: BCC, 2012
This includes parts of the local area centres and some residential lands in the neighbourhood areas. New development in the centres and infill development in such areas will need to consider these impacts. Some small areas of the Greenacre and Punchbowl centres are affected by the medium flood risk precinct for stormwater flooding. From a development point of view, these affectations present no significant practical limitations to development, other than the maintenance of the existing overland flow path.

**Stormwater Levy**

Bankstown City Council uses the funds collected through a Stormwater Levy to reduce flash flooding, control pollution run-off, plan for the future, educate our community and make better use of storm water. The levy will generates approximately $1.8 million each year and applies to all commercial and residential property except Department of Housing land and properties where the dominant land use is open space.
Water Quality Considerations

Impacts on the quality of stormwater and riverine water from urban and industrial development can have impacts on aquatic habitats. Stormwater run-off can carry topsoil, chemicals, rubbish, nutrients and other pollutants such as oil and grease off roads.

Stormwater can also infiltrate and overwhelm sewage systems, cause sewerage to overflow to waterways and contaminate it with pathogens and nutrients. Even at low levels:

- Sediments can limit light penetration resulting in decreased light and plant growth.
- Nutrient pollution can promote the growth of algae and plants. This can result in an excess of oxygen in the water which can in turn impact on aquatic animals.

Water Sensitive Urban Design (WSUD) can be used to minimise the impacts of development on the stormwater and the broader urban water cycle. WSUD typically refers to green infrastructure such as gross pollutant traps, vegetated swales and buffers, bioretention systems and wetlands which are used to treat stormwater by removing litter, sediments and nutrients prior to discharging to the receiving water body. WSUD can also improve aesthetics and the liveability of an area.

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**Directions For Local Area Planning**

**Waterways**

Ensure the growth areas for future housing and jobs do not exacerbate existing stormwater flooding.

Review opportunities to improve water quality in the Local Area, particularly by incorporating water sensitive urban design principles into Council’s planning controls.

Consider measures to implement Water Sensitive Urban Design (WSUD) in particular to manage stormwater run-off.
2.4.5 Resource Management

Council is committed to the proper management and use of natural resources. The Bankstown Environmental Action Plan 2010-2014 (BEAP) in addition to other projects and programs provides the framework for Council to achieve this goal.

The BEAP is based on the principles of Ecologically Sustainable Development which are:

- **Conservation of biological diversity and ecological integrity.** The health of our natural environment, native plants, animals and their habitats will be maintained and enhanced.

- **Precautionary principle.** The possibility of serious environmental damage will be avoided, even when scientific knowledge is incomplete or inconclusive.

- **Inter-generational equity.** The health, diversity and productivity of our environment is maintained and/or enhanced for future generations.

- **Improved valuation and pricing of environmental resources.** Environmental and economic considerations are integrated into Council’s policies and decision-making processes.

The BEAP provides works projects, engagement projects and areas of advocacy related to Energy; Water; Biodiversity; Transport; Waste; and Sustainable Corporate Processes.

Other important policies and programs which support better resource management include supporting sustainable urban form; making Bankstown a resilient City; and providing green infrastructure:

- **Sustainable Urban Form**

  The comprehensive strategic planning framework acknowledges the pressures urban growth will have on the environment and our enjoyment of it. For this reason the overwhelming direction at the Federal, State and Local level is to ensure that future housing and jobs are located in proximity to public transport and within centres to capitalise on the existing public transport network and services. This is to reduce travel times to work and therefore reduce carbon emissions from road traffic. This will also enhance the utilisation of existing infrastructure.
• **A Resilient Bankstown City**

An area of concern is dealing with the potential impacts of climate change most importantly the potential for greater occurrences of extreme weather events over time. Such events include heatwaves and excessive flooding which we have all witnessed or experienced in recent times. These events create a greater demand on energy sources (such as air-conditioning during heatwaves) and a very real potential for damage to property and loss of life from flooding events. These events also have potential to damage transport infrastructure and other infrastructure.

Climate Change is a major global challenge requiring urgent action and collaboration by all levels of government. Council recognises its role in the global response - as the level of government closest to the community. Council must work to make Bankstown City a resilient City to reduce the impacts of climate change and in particular extreme weather events.


A *Community Climate Change Risk Assessment* (2010) was prepared by Council to address the potential impacts to built, social, environmental and economic environments. Council is now devising a suite of policy initiatives to reflect the importance of climate change and sustainability considerations.

In the second half of 2013 Council will work with the NSW Office of Environment and Heritage (OEH) to assess the vulnerabilities and risk of climate change on social, economic and biophysical systems. This will determine future actions and any further planning reforms needed to ensure predicted levels of growth can be accommodated within sustainable communities.
• Green Infrastructure

Council has secured a Federal Government grant to assist in the delivery of a trigeneration plant for the Civic Tower. This project will eventually allow Council to generate its own power, heating and cooling for the Civic Tower and reduce its reliance on electricity from coal-fired power stations.

This project is a sign of a new era in building design and function in Bankstown City and demonstrates Council’s commitment to adopting new technology which reduces the impacts of urban development on the natural environment.

Directions For Local Area Planning

**Resource Management**

- Investigate approaches to implement water and energy efficiency to inform the local area planning process and contribute to meeting Council's sustainability targets. This may include mechanisms such as grey water infrastructure and water harvesting.

- Ensure that actions in the LAP support appropriate development controls for future higher density development which promotes high quality design, energy and water efficiency and provision of appropriate waste management services.

- Ensure that residents and business within the area are informed of, and encouraged to pursue, energy and water efficiency improvements.

- Continue to identify ways to apply development control standards whose aim is to deliver greater sustainability outcomes.
2.4.6 Land Contamination

The land within Bankstown has many different uses including residential development, agricultural, industrial, and commercial purposes. Some of these uses may cause land to become contaminated due to generation of waste products and the use of chemicals, oils and fuels. For example, a site that has been used for the storage of pesticides may have traces of these chemicals in the surrounding soil. Historically, contamination of land and groundwater has principally resulted from industrial activities, such as the disposal and use of chemicals. However, contamination of land is not solely limited to previous or current industrial sites. Residential land can also be chemically contaminated.

If land is contaminated, it can have serious effects on human health and the environment. These effects can have an immediate impact or become a problem in years to come. It is therefore important the land is free from contamination so that we can live safely, and the environment we have today can be enjoyed by future generations.

When carrying out planning functions, Council is required by legislation to consider whether a previous land use has caused contamination of a site, (this includes the potential risk of any future contamination). This is why Bankstown City Council requires applicants to provide information about contamination with Development Applications.

To effectively manage contaminated sites in Bankstown and to meet legal obligations, Council has adopted a Policy for the Management of Contaminated Land. This policy addresses the following issues:

- Procedures for Council officers to follow when assessing rezoning and development applications for contaminated sites;
- Council requirements for remediation;
- Independent auditing requirements for contaminated sites.

**Implications for urban growth**

The local area contains a small portion of industrial land in the south. It also contains lands where contaminated land impacts may need to be considered. These include sites where Council records identify previous land uses which may have potentially contributed to the contamination of that land.
The implication for future development is that certain locations within the local area may need to consider the historic development of the locality and whether there is a potential for land contamination. In particular, lands identified on Council’s register.

In addition, if Council considers rezoning sites from special use to another zone, this process is subject to State Environmental Planning Policy 55 (Remediation of Land). A preliminary site investigation (Phase 1 Environmental Site Assessment) may need to be undertaken to determine if the site is suitable for rezoning to a more sensitive use (e.g. residential).

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**Directions For Local Area Planning**

*Land Contamination*

- Consolidate information on historic land uses in the locality and whether these uses may have resulted in land contamination.
- Undertake site contamination assessments of any special uses zoned land identified for urban renewal.

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**2.4.7 Other Environmental Impacts**

There are a range of other environmental affectations that will need to be considered by future development in the North East local area as detailed below.

*Road Traffic Noise*

Noise from high volume road traffic affects people differently and it varies depending on the type of road a residence is located on or in proximity to. Guidelines have been prepared by the State Government which set out appropriate noise level benchmarks for a range of sensitive land uses which include residential development, schools, hospitals, child care facilities, and places of worship. Figure 23 shows the extent of Road Traffic Noise in the local area.
Obstacle Height Limitations

The Obstacle Height Limitations are triggers for consultation with the Federal Government to ensure the safe operation path for aircrafts. Should development propose to exceed the heights set out in this mapping, Council must obtain Federal Government approval to do so. Figure 24 shows the extent of the height areas on the local area.

Acid Sulfate Soils

Acid Sulfate Soils occur naturally in both coastal (tidal) and inland or upstream (freshwater) settings (Figure 25). Left undisturbed, these soils are harmless, but when excavated or drained, the sulfate within the soil react with the oxygen in the air, forming sulphuric acid. This acid, together with associated toxic elements (heavy metals and other contaminants), can kill plants and animals, contaminate drinking water and aquatic flora and fauna, and corrode concrete and steel.

The higher classes of potential for acid sulfate soils (Classes 1 to 3) are predominantly in the southern part of the LGA immediately adjacent to the Georges River. In the North East local area, lands affected by acid sulfate soils are minimal. There is a small area affected by Class 3 (lower class) acid sulfate soils in the south-west of the local area at the intersection of Canterbury Road and Punchbowl Road. This area is predominantly comprised of residential properties, with some commercial properties on Canterbury Road. Any new development on these specific sites needs to consider the impacts of acid sulfate soils and ensure disturbance of these soils is minimised or not required.

Directions For Local Area Planning

Other Environmental Concerns

Ensure that areas identified for additional dwellings (including infill development in the neighbourhood areas) do not expose residents to unacceptable environmental impacts.
Figure 23: Road Traffic Noise – North East Local Area

Source: BCC, 2013
Figure 24: Obstacle Height Limitations – North East Local Area

Source: BCC, 2013; Commonwealth Civil Aviation Safety Authority (CASA)
Figure 25: Acid Sulfate Soils – North East Local Area

Source: BCC, 2013
Invest

The Community Plan aims to encourage investment and economic growth in the City of Bankstown, which is essential to moving forward.

The comprehensive strategic planning policy directions are clear about the importance of supporting economic development and providing greater employment opportunities and investment. Council has already committed to retaining strategic employment land and will be enhancing activity in the Bankstown CBD and other village centres.

2.5.1 Employment Lands

The Bankstown LGA offers a range of employment opportunities. In 2006, there were approximately 60,000 jobs in the Bankstown LGA. This is 22 per cent of all jobs offered in the West Central Subregion (comprised of the Auburn, Holroyd, Bankstown, Fairfield, and Parramatta LGAs).

Employment lands within the local area are comprised of strategic employment lands as well as business zoned land within the local area centres. These include:

Bulky Goods and Industrial Precinct
(Corner of Canterbury Road and Stacey Street)

The precinct is strategically located near the M5 motorway and has a number of key assets and opportunities including the benefit of four key bus corridors (providing access to Burwood, Liverpool, Hurstville, and Miranda), and its proximity to the Bankstown CBD where future job and housing growth is proposed. Other assets include Homemaker City, as a key ‘bulky goods’ retail drawcard.

The precinct is characterised by large engineering companies, furniture manufacturers, food distributors, warehouses, smash repair workshops and bulky goods complexes.
In 2006, the precinct contained around **8,600 jobs**, a slight increase since 2001. Some of the older manufacturing industries in the precinct are threatened by economic restructuring.

**Other Industrial Land**

There are three small parcels of isolated industrial land in the North East local area. These include:

- 91-103 Wattle Street, Punchbowl;
- 229 Roberts Road, Greenacre; and
- 457 Waterloo Road and 67-75 Lawford Street, Greenacre.

Through the Local Area Plan process Council will investigate the current industrial uses on these sites and review the viability of the uses in these locations.

**Hume Highway Enterprise Corridor**

The Hume Highway Enterprise Corridor is a significant economic asset for the North East local area and the City of Bankstown. The section of the enterprise corridor in the North East local area contains a mix of shops, industries, motels and major motor vehicle dealerships. The continued implementation of the Hume Highway Corridor Strategy will reinforce the enterprise zone that offers high tech industrial, business, car yards and highway related uses in a landscaped setting.

**Chullora Technology Park**

The Chullora Technology Park, while not located within the North East local area, is an important strategic employment site which provides employment opportunities to the local area and the LGA. The precinct contains approximately 234 hectares of industrial zoned land much of it within a business park to the north. Key activities in the south include large engineering companies, clothes distributors, smash repair workshops, self storage facilities and car dealerships to the south.

The Precinct accommodates the largest industrial lots in the Bankstown LGA (bulk over 30,000sqm) with these concentrated along the Hume Highway. The Hume Highway Enterprise Corridor is a key asset and opportunity, particularly for the movement of
freight, as is the location of the Chullora TAFE which acts as a key training provider for the metal manufacturing industry.

The Chullora Technology Park contains around **8,100 jobs** or 12 percent of total jobs in the LGA. The key industries include Manufacturing, Transport, Postal and Warehousing and information media.

- Manufacturing at 33 percent;
- Transport, Postal and Warehousing at 17 percent; and
- Information Media and Telecommunications at 10 percent.

**Enfield Intermodal Logistics Centre**

The Enfield Intermodal is constructed on a 60 hectare site located within the Strathfield LGA, bordering the Bankstown LGA. The site is situated around 18 Kilometres from Port Botany and is located between three major road networks (the M4, M5 and the Cumberland Highway).

The site consists of a wide range of transport-related activities, incorporating:

- 12 hectare intermodal facility to move containers on and off trains and trucks;
- Six warehouses totalling approximately 60,000sqm;
- Light industrial/commercial area along Cosgrove Road;
- Two road access points;
- Empty storage areas; and
- 6 hectare community and ecological areas.

The Enfield Intermodal terminal is a key off-site facility required to enable the growth of shipments through Port Botany and specifically to divert a substantial portion from road to rail transport. It also provides opportunity to move some freight functions (eg break bulk) from the relatively constrained Port Botany to a central Sydney location that was previously underutilised. It is estimated that the Enfield Intermodal terminal will handle
300,000 TEU (twenty foot equivalent units) containers per year with a focus on increasing freight through the rail network to 40 percent.

The Enfield Intermodal Logistics Centre is expected to help boost the local and regional economy and job creation, with an estimated provision of 510 jobs. Overall, the Centre provides a positive contribution to growth in Western Sydney providing significant transport links to larger companies in the region and rapid movement of imports and exports.

**Retail and Commercial Centres**

The retail and commercial centres – Greenacre and Punchbowl – provide essential retail and commercial services. They can contribute to an area’s sense of place providing the focus for an area as well as providing spaces for people to catch-up and spend time together.

The Greenacre and Punchbowl centres and Chullora Marketplace provide a broad range of retail and commercial opportunities (Figure 26).

The local area direction to increase densities in, and around, centres with access to good transport services will have a positive impact on the village centres. This policy will increase the resident population generating a greater demand for retail and commercial services.

The recent Coles development at Greenacre and the recent ALDI development at Chullora Marketplace will assist in maintaining the viability of the centres, through the support of large businesses and the attraction of residents from a broader catchment area. However, these retailers may also create challenges for the small local businesses and speciality food shops in the area.

Community Place has the potential to function as an activity core in the Greenacre centre due to the concentration of several community facilities in one location. This highlights the need for Council to consider Community Place as a catalyst site for redevelopment through the Local Area Plan process.
Section 2

Figure 26: Business Areas – North East Local Area

Source: BCC, 2012
Neighbourhood Centres and Shops

Outside of the larger centres, employment is provided in smaller neighbourhood centres across the local area. The neighbourhood centres and shops in the suburban areas generally provide day-to-day services for the local residents and the workforce, such as takeaway shops and local grocery stores.

In the North East local area, the Mount Lewis neighbourhood shops provide a more modest range of retail and commercial opportunities to the local area.

Neighbourhood shops are permitted in business and residential zones. They can often include shop-top housing. Council will investigate the building envelopes of these locations as part of the LAP.

Directions For Local Area Planning

Invest

Increase the population density within the small village centres to increase demand for retail and commercial services and enhance local economic activity. Support neighbourhood centres through land use and housing provisions.

Enhance the employment opportunities for residents and workers in the local area to provide more jobs closer to home.

Support growth sectors and major employment sectors through appropriate land use and supporting strategies.
Summary of Local Area Directions

The table below provides a summary of the local area directions drawn from the detailed investigations. These directions will be further refined to provide place-based directions for the village centres, neighbourhood areas and industrial precincts. The directions have been numbered for ease of referencing.

**Table 15: Summary of Local Area Directions**

<table>
<thead>
<tr>
<th>Now and in 2031 Local Area Context</th>
<th>1. Demographics</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1.1. Provide medium density dwelling options to cater to the expected growth in smaller households and allow residents wishing to downsize to remain in the local area close to their family and other networks. This will include a mix of shop-top housing, mixed used development, dual occupancies, townhouses and home units.</td>
</tr>
<tr>
<td></td>
<td>1.2. Ensure that adequate land, infrastructure, facilities and open space are available and appropriately located to sustainably accommodate future housing and employment needs.</td>
</tr>
<tr>
<td></td>
<td>2.2. Ensure all strategic work reflects the Community Plan vision and directions.</td>
</tr>
<tr>
<td>3. Urban Form</td>
<td>3.1. Identify areas in and around the Greenacre and Punchbowl small village centres that are appropriate for mixed use and higher density development close to public transport and services.</td>
</tr>
<tr>
<td></td>
<td>3.2. Create a vision for the renewal of Community Place in Greenacre and the Stacey Street Corridor.</td>
</tr>
<tr>
<td></td>
<td>3.3. Investigate areas in and around neighbourhood centres that are appropriate for modest increases in density. These centres include the Chullora precinct.</td>
</tr>
<tr>
<td></td>
<td>3.4. Investigate urban forms for higher density development and how these can retain the aspects of the small village centres valued by the community.</td>
</tr>
<tr>
<td></td>
<td>3.5. Retain the low density character of the neighbourhood areas consistent with the Residential Development Study 2009.</td>
</tr>
<tr>
<td></td>
<td>3.6. Consider public domain improvements required to support higher density residential and mixed use development in the centres.</td>
</tr>
<tr>
<td></td>
<td>3.7. Consider public domain connectivity across the local area and identify works to improve these links.</td>
</tr>
<tr>
<td>4. Housing Affordability</td>
<td>4.1. Consider opportunities for addressing housing affordability gaps through the redevelopment of sites and infill areas. A greater understanding of the issue within the LGA will need to inform this work.</td>
</tr>
<tr>
<td>5. Heritage</td>
<td>5.1. Respond to the local character when considering the redevelopment of growth areas.</td>
</tr>
<tr>
<td></td>
<td>5.2. Consider mechanisms to recognise or protect buildings of historic or significance as identified by the heritage review.</td>
</tr>
</tbody>
</table>
### Table 16: Summary of Local Area Directions (cont)

<table>
<thead>
<tr>
<th>6.2</th>
<th>Consider approaches to introduce nursing homes into the local area.</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.3</td>
<td>Consider opportunities to co-locate the provision of community facilities (including the Library, the Senior Citizens Centre, Greenacre Leisure Centre and the Early Childhood Centre) with the renewal of Community Place.</td>
</tr>
<tr>
<td>6.4</td>
<td>Ensure there are adequate sports and community facilities to meet local and district needs.</td>
</tr>
<tr>
<td>6.5</td>
<td>Consider opportunities to facilitate access to community facilities provided by private and government stakeholders.</td>
</tr>
<tr>
<td>6.7</td>
<td>Consider opportunities to improve the energy and water efficiency of facilities.</td>
</tr>
</tbody>
</table>

#### 7. Connected

<table>
<thead>
<tr>
<th>7.1</th>
<th>Review the user hierarchy of our streets and places.</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.2</td>
<td>Identify the desired future function of our streets within our small village centres.</td>
</tr>
<tr>
<td>7.3</td>
<td>Identify ways to increase accessibility to and within our small village centres for all users.</td>
</tr>
<tr>
<td>7.4</td>
<td>Increase travel options for the current and future population and encourage the use of the most efficient mode for each trip purpose.</td>
</tr>
<tr>
<td>7.5</td>
<td>Review the supply of car parking in the small village centres.</td>
</tr>
</tbody>
</table>

#### 8. Open Space

<table>
<thead>
<tr>
<th>8.1</th>
<th>Identify an approach for servicing areas outside a 400m walking catchment of an open space asset.</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.2</td>
<td>Complete a further needs analysis to understand the potential for open space land to cater for the range of needs within the Local Area.</td>
</tr>
<tr>
<td>8.3</td>
<td>Consider opportunities for open space lands, or part of, to contribute to public domain links across the City.</td>
</tr>
</tbody>
</table>

#### 9. Biodiversity

<table>
<thead>
<tr>
<th>9.1</th>
<th>Protect and manage local and regional significant conservation lands in the Local Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.2</td>
<td>Consider the feasibility of implementing measures to integrate the objectives of the biodiversity corridors into current and future land uses.</td>
</tr>
<tr>
<td>9.3</td>
<td>Review opportunities to facilitate tree preservation / remnant vegetation preservation across the Local Area.</td>
</tr>
</tbody>
</table>

#### 10. Waterways

<table>
<thead>
<tr>
<th>10.1</th>
<th>Ensure the growth areas for future housing and jobs do not exacerbate existing stormwater flooding.</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.2</td>
<td>Review opportunities to improve water quality in the Local Area, particularly by incorporating water sensitive urban design principles into Council’s planning controls.</td>
</tr>
<tr>
<td>10.3</td>
<td>Consider measures to implement Water Sensitive Urban Design (WSUD) in particular to manage stormwater run-off.</td>
</tr>
</tbody>
</table>

#### 11. Resource Management

<table>
<thead>
<tr>
<th>11.1</th>
<th>Investigate approaches to implement water and energy efficiency to inform the local area planning process and contribute to meeting Council’s sustainability targets. This may include mechanisms such as grey water infrastructure and water harvesting.</th>
</tr>
</thead>
<tbody>
<tr>
<td>11.2</td>
<td>Ensure that actions in the LAP support appropriate development controls for future higher density development which promotes high quality design, energy and water efficiency and provision of appropriate waste management services.</td>
</tr>
<tr>
<td>11.3</td>
<td>Ensure that residents and businesses within the area are informed of, and encouraged to pursue, energy and water efficiency improvements.</td>
</tr>
<tr>
<td>11.4</td>
<td>Continue to identify ways to apply development control standards whose aim is to deliver greater sustainability outcomes.</td>
</tr>
</tbody>
</table>
12. Land Contamination

12.1. Consider the historic uses in the locality and whether these uses may have resulted in land contamination.

12.2. Undertake site contamination assessments of any special uses zoned land identified for urban renewal.

Table 17: Summary of Local Area Directions (cont)

<table>
<thead>
<tr>
<th>13. Other Environmental Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>13.1. Ensure that areas identified for additional dwellings (including infill development in the neighbourhood areas) do not expose residents to unacceptable environmental impacts.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>14. Invest</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.1. Increase the population density within the small village centres to increase demand for retail and commercial services and enhance local economic activity. Support neighbourhood centres through land use and housing provisions.</td>
</tr>
<tr>
<td>14.2. Enhance the employment opportunities for residents and workers in the local area to provide more jobs closer to home.</td>
</tr>
<tr>
<td>14.3. Support growth sectors and major employment sectors through appropriate land use and supporting strategies</td>
</tr>
</tbody>
</table>
Section 3
Summary of Opportunities and Constraints

This section provides greater detail on how the local area directions overlay on the employment precincts. In particular, the opportunities and constraints towards achieving the local area directions are discussed for the:

- Greenacre Small Village Centre
- Punchbowl Small Village Centre
- Chullora Precinct
- Bulky Goods and Industrial Precincts
- Hume Highway Enterprise Corridor
- Neighbourhood Precinct
Opportunities and Constraints

Opportunities are features of an area which will allow Council to achieve the vision for the City as set out in the Community Plan. Opportunities for urban renewal of the village centres and enhancing the services for existing residents will be explored.

Constraints are features of an area which will affect the ability for the vision and urban renewal to be achieved to some extent. Council has classed the range of constraints which affect the local area into high, moderate and low level constraints:

- **Low** level constraints are features which will not discourage urban renewal and change.
- **Moderate** level constraints can be addressed through design, implementation of building standards or specific land preparation works. As such they do not in themselves discourage urban renewal and should be prioritised as the focus of any renewal activity.
- **High level constraints.** New development on such lands is not appropriate as it may significantly increase environmental impacts or processes. The potential to mitigate, or ease, the constraint impact is low. This is due to the high cost of such mitigation or the impact that mitigation required will have on the amenity of the locality. Development on land with such constraints is often prohibited by planning or other legislation. Some constraints are also in place to protect high value environmental and heritage values.

The following section identified opportunities and assesses the level of constraint within the village centres and neighbourhood areas.
3.1.2 Greenacre Small Village Centre

**Opportunities**

The Greenacre small village centre is considered appropriate for urban renewal due to the following opportunities:

- Potential to enhance activity in the retail and commercial core.
- Urban renewal of lands within the centre which contains low density housing coming to the end of its life.
- Council-owned lands and major sites in private ownership which could provide catalyst redevelopment and public domain improvement opportunities, such as Community Place.
- Existing access to district and local level community facilities including Greenacre Library, Greenacre Leisure Centre, Greenacre Community Childhood Centre, Karingal Kindergarten, Greenacre Citizens Centre and Greenacre YMCA. There is an opportunity to enhance and improve the community facilities offer in the centre.
- Existing access to district and local level open space including Roberts Park, Allum Park, Bromley Reserve and Community Place. There is an opportunity to enhance and improve the open space offer in the centre, especially in the southern part of the centre.
- There is an opportunity to enhance and improve the quality of biodiversity lands.
- Council has invested significantly in road and public domain improvements over the past 7 - 8 years.
Section 3

Constraints

The Greenacre small village centre is not significantly affected by constraints as shown in the following constraints analysis.

Figure 27 maps these constraints within the Greenacre small village centre while Table 18 to Table 21 describes how they affect the Centre. Consideration of these constraints shows that there is potential for urban renewal in the Greenacre small village centre.

Table 18: High Level Constraints Analysis – Greenacre Small Village Centre

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Extent within Greenacre Small Village Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Flood Risk Precincts (Riverine and/or Stormwater)</td>
<td>There are no riverine high flood risk precincts within the centre. There are some small areas affected by stormwater high flood risks, however this is minor and is unlikely to impact upon development.</td>
</tr>
<tr>
<td>Recent building stock</td>
<td>There are limited lots within the centre which contain new building stock. The majority of lots are commercially zoned and have been developed throughout the 1940s to 1970s. The few that contain newer building stock are unlikely to be redeveloped in the short to medium term given the level of investment already outlayed by property owners.</td>
</tr>
<tr>
<td>Level Land Contamination</td>
<td>There is no record of contamination of council owned lands, however contamination of privately or state owned lands will need to be considered as part of the LAP.</td>
</tr>
</tbody>
</table>

Source: BCC, 2013
Figure 27: Greenacre Small Village Centre – Constraints Analysis

Source: BCC, 2013
Table 19: Moderate Level Constraints Analysis – Greenacre Small Village Centre

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Extent within Greenacre Small Village Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Moderate level constraints</strong>: Moderate and low level constraints can be addressed through design, implementation of building standards or specific land preparation works. As such they do not in themselves preclude urban renewal.</td>
<td></td>
</tr>
<tr>
<td><strong>Small lots with fragmented lot ownership</strong></td>
<td>The retail and commercial lands in the centre are comprised of small lots with multiple owners. Incentives for lot amalgamation will be required to stimulate renewal of these blocks.</td>
</tr>
<tr>
<td>Precincts with multiple owners are often difficult to renew. This is due to the cost of a person acquiring enough land to consider redevelopment for higher density under Council’s current controls.</td>
<td></td>
</tr>
<tr>
<td><strong>Medium Flood Risk Precincts (Riverine and/or Stormwater)</strong></td>
<td>The centre does not contain any land that is affected by Riverine medium flood risk precincts. The western and eastern parts of the centre (predominantly the land at Community Place, Bromley Reserve and Allum Park) are subject to Stormwater medium flood risks. Design options must consider how any new building footprint would impact on the flood flows through these sites.</td>
</tr>
<tr>
<td>Redevelopment on such lands will require consideration of flooding and this may affect the design of a new development which could also increase the cost of such development.</td>
<td></td>
</tr>
<tr>
<td><strong>Heritage Significance</strong></td>
<td>Greenacre Public School and Greenacre Methodist Church Hall are two local listed heritage items in the south of the centre. Any future development in close proximity to these sites will have to be sensitive to the heritage qualities of these items. New potential heritage listings within the centre are currently under review.</td>
</tr>
<tr>
<td>Council’s heritage items, and potential heritage items and environmentally significant sites are highly valued and redevelopment of these sites is supported where the significance can be retained. Heritage significance presents both an opportunity and constraint.</td>
<td></td>
</tr>
<tr>
<td><strong>Biodiversity Corridor</strong></td>
<td>The biodiversity corridor affects land outside of the centre. Council will consider how the lands within the corridor can contribute to the connection of these areas.</td>
</tr>
<tr>
<td>The biodiversity corridors areas that connect two or more larger patches of habitat for native plants and animals. They assist in allowing movement and gene-flow among native flora and fauna across the landscape, both within and adjoining the Bankstown LGA. This movement is essential for maintaining biodiversity, especially in highly urbanised areas.</td>
<td></td>
</tr>
</tbody>
</table>

Source: BCC, 2013
### Moderate Level Constraints

**Moderate level constraints:** Moderate and low level constraints can be addressed through design, implementation of building standards or specific land preparation works. As such they do not in themselves preclude urban renewal.

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Extent within Greenacre Small Village Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Traffic Generation</strong></td>
<td>The Greenacre small village centre has been identified for urban growth and as such road network enhancements will need to be considered in the LAP.</td>
</tr>
<tr>
<td>A traffic study found that urban renewal will require road network enhancements to ensure the functionality of the network is maintained.</td>
<td></td>
</tr>
<tr>
<td><strong>Land Contamination</strong></td>
<td>The centre contains lands where contaminated land impacts may need to be considered. These include sites where Council records identify previous land uses which may have potentially contributed to the contamination of that land.</td>
</tr>
<tr>
<td>Land contamination may require investigation and clean-up prior to supporting the use of land for sensitive land uses such as residential development.</td>
<td></td>
</tr>
<tr>
<td><strong>Obstacle Height Limitation</strong>*</td>
<td>The land in the south-west of the Greenacre small village centre has an OHL of 45.72m. This would be equivalent to a 15 storey building. This means that building heights exceeding this requirement would require approval from the Commonwealth.</td>
</tr>
<tr>
<td>Any proposed development which is higher than the OHL requires approval from the Commonwealth Government.</td>
<td></td>
</tr>
</tbody>
</table>

*Source: BCC, 2012; *Not shown on constraints map however individual affectation map provided in Section 2*
### Table 21: Low Level Constraints Analysis – Greenacre Small Village Centre

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Extent within Greenacre Small Village Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Low level constraint:</strong> These constraints would not impede most forms of development.</td>
<td></td>
</tr>
<tr>
<td><strong>Low Flood Risk Precincts (Riverine and/or Stormwater)</strong></td>
<td>Riverine and Stormwater low flood risk precincts do not affect the centre.</td>
</tr>
<tr>
<td>This is the risk precinct at the edge of the floodplain. Most types of development can be considered with appropriate building standards and management measures.</td>
<td></td>
</tr>
<tr>
<td><strong>Acid Sulphate Soils</strong></td>
<td>The centre does not contain land affected by Acid Sulfate Soils.</td>
</tr>
<tr>
<td>These acidic soils oxidise when exposed to air and can cause building damage. Class 1 is the highest class of such soils down to Class 5. Soil treatment can make the land suitable for redevelopment.</td>
<td></td>
</tr>
</tbody>
</table>

*Source: BCC, 2013.*
3.1.3 Punchbowl Small Village Centre

Opportunities

The Punchbowl small village centre is considered appropriate for urban renewal due to the following opportunities:

- Potential to enhance activity in the retail and commercial core, and promote further commercial development along Highclere Avenue.

- Urban renewal of lands within the centre which contains low density housing coming to the end of its life.

- Council-owned lands and large sites in private ownership which could provide catalyst redevelopment and public domain improvement opportunities. In particular, the sites at the corner of Breust Place and Highclere Avenue and the corner of Punchbowl Road and South Terrace present good opportunities for redevelopment.

- The Punchbowl small village centre is already well-serviced by bus and rail infrastructure providing residents with access to public transport options and an opportunity to reduce reliance on private vehicles.

- Existing access to district and local level community facilities, particularly those in the south of the centre. There is an opportunity to enhance and improve the community facilities offered in the centre by working with the City of Canterbury.

- Working with the City of Canterbury to undertake improvements to enhance the interface with Punchbowl Rail Station and Rest Park on the northern side of the centre.

- Council recently invested in road and public domain improvements.
**Constraints**

The Punchbowl small village centre is not significantly affected by constraints as shown in the following constraints analysis.

Figure 28 maps these constraints within the Punchbowl small village centre while Table 22 to Table 25 describes how they affect the Centre. Consideration of these constraints shows that there is potential for urban renewal in the Punchbowl small village centre.

Table 22: High Level Constraints Analysis – Punchbowl Small Village Centre

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Extent within Punchbowl Small Village Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Flood Risk Precincts (Riverine and/or Stormwater)</td>
<td>The potential for loss of life and damage to property in such precincts is high and as such redevelopment of such lands is not supported. There are no riverine high flood risk precincts within the centre. There are some small areas affected by stormwater high flood risks, however this is minor and is unlikely to impact upon development.</td>
</tr>
<tr>
<td>Recent building stock</td>
<td>There are limited lots within the centre which contain new building stock. The majority of business zoned lots to the north of the rail line have been developed throughout the 1920s to 1940s, while the majority of lots to the south have been developed throughout the 1940s to 1970s. The few that contain newer building stock are unlikely to be redeveloped in the short to medium term given the level of investment already outlayed by property owners.</td>
</tr>
<tr>
<td>Level Land Contamination</td>
<td>There is no record of contamination of council owned lands, however contamination of privately or state owned lands will need to be considered as part of the LAP.</td>
</tr>
</tbody>
</table>

Source: BCC, 2013
Figure 28: Punchbowl Small Village Centre – Constraints Analysis

Source: BCC, 2013
Table 23: Moderate Level Constraints Analysis – Punchbowl Small Village Centre

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Extent within Punchbowl Small Village Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Small lots with fragmented lot ownership</strong></td>
<td>The retail and commercial lands in the centre are comprised of small lots with multiple owners. Incentives for lot amalgamation will be required to stimulate renewal of these blocks.</td>
</tr>
<tr>
<td><strong>Medium Flood Risk Precincts (Riverine and/or Stormwater)</strong></td>
<td>The centre does not contain any land that is affected by Riverine medium flood risk precincts. The northern and southern parts of the centre are subject to minimal Stormwater medium flood risks.</td>
</tr>
<tr>
<td><strong>Heritage Significance</strong></td>
<td>33 Catherine Street, Punchbowl (The Arches – Arts and Crafts Bungalow) is a listed heritage item located in the North East centre.</td>
</tr>
<tr>
<td><strong>Biodiversity Corridor</strong></td>
<td>The biodiversity corridor affects land in the western part of the centre. Council will consider how the lands within the corridor can contribute to the connection of these areas.</td>
</tr>
</tbody>
</table>

**Source:** BCC, 2013
Table 24: Moderate Level Constraints Analysis – Punchbowl Small Village Centre (cont.)

**Moderate level constraints:** Moderate and low level constraints can be addressed through design, implementation of building standards or specific land preparation works. As such they do not in themselves preclude urban renewal.

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Extent within Punchbowl Small Village Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Traffic Generation</strong></td>
<td>The Punchbowl small village centre has been identified for urban growth and as such road network enhancements will need to be considered in the LAP.</td>
</tr>
<tr>
<td>A traffic study found that urban renewal will require road network enhancements to ensure the functionality of the network is maintained.</td>
<td></td>
</tr>
<tr>
<td><strong>Land Contamination</strong></td>
<td>The centre contains lands where contaminated land impacts may need to be considered. These include sites where Council records identify previous land uses which may have potentially contributed to the contamination of that land. Land around the railway station may be considered for urban renewal. It is recommended that a land contamination assessment be required.</td>
</tr>
<tr>
<td>Land contamination may require investigation and clean-up prior to supporting the use of land for sensitive land uses such as residential development.</td>
<td></td>
</tr>
<tr>
<td><strong>Obstacle Height Limitation</strong></td>
<td>The land in the west of the Punchbowl small village centre has an OHL of 45.72m. This would be equivalent to a 15 storey building. This means that building heights exceeding this requirement would require approval from the Commonwealth.</td>
</tr>
<tr>
<td>Any proposed development which is higher than the OHL requires approval from the Commonwealth Government.</td>
<td></td>
</tr>
</tbody>
</table>

*Source: BCC, 2012; * Not shown on constraints map however individual affectation map provided in Section 2*
### Table 25: Low Level Constraints Analysis – Punchbowl Small Village Centre

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Extent within Punchbowl Small Village Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Low level constraint:</strong> These constraints would not impede most forms of development.</td>
<td></td>
</tr>
<tr>
<td><strong>Low Flood Risk Precincts (Riverine and/or Stormwater)</strong></td>
<td>Riverine and Stormwater low flood risk precincts do not affect the centre.</td>
</tr>
<tr>
<td>This is the risk precinct at the edge of the floodplain. Most types of development can be considered with appropriate building standards and management measures.</td>
<td></td>
</tr>
<tr>
<td><strong>Acid Sulphate Soils</strong></td>
<td>The centre does not contain land affected by Acid Sulfate Soils.</td>
</tr>
<tr>
<td>These acidic soils oxidise when exposed to air and can cause building damage. Class 1 is the highest class of such soils down to Class 5. Soil treatment can make the land suitable for redevelopment.</td>
<td></td>
</tr>
</tbody>
</table>

*Source: BCC, 2013.*
3.1.4 Employment Lands

The following table provides a summary of the opportunities and constraints for other employment lands outside of the village centres, including Chullora Marketplace, the Mount Lewis shops and the Hume Highway Corridor.

<table>
<thead>
<tr>
<th>Opportunities</th>
<th>Constraints</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chullora Precinct (Figure 29)</td>
<td>• The shopping centre was constructed in 1998 and therefore is unlikely to be substantially redeveloped in the short to medium term.</td>
</tr>
<tr>
<td>• The residential properties immediately south of the shopping centre were predominantly built between the 1940s to 1960s, which presents an opportunity for higher density residential development.</td>
<td>• The shopping centre is under a single ownership which presents the opportunity for further improvements and commercial growth.</td>
</tr>
<tr>
<td>• The shopping centre is located on part of the former Leibentritt Pottery site, a local listed archaeological heritage item. Future development will have to be sensitive to this matter, particularly with regard to excavation.</td>
<td>• The biodiversity corridor affects the majority of the site and the surrounding area. Future development will have to be sensitive to this matter.</td>
</tr>
</tbody>
</table>
### Bulky Goods and Industrial Precincts
- Canterbury Road, Fairford Road and the M5 transverse the precinct and play a key role in the accessibility of the area.
- The precinct is serviced by four key bus corridors providing access to Burwood, Liverpool, Hurstville and Miranda.
- The precinct is in close proximity to the Bankstown CBD Major Centre where future jobs and housing growth is proposed.
- There may be sites within the precinct which contain contaminated land. Future land use on these sites will need to investigate potential site contamination and remediation.
- Medium and high risk stormwater flooding occurs across a significant portion of the precinct. Future development will have to be sensitive to this matter.

<table>
<thead>
<tr>
<th>Hume Highway Enterprise Corridor</th>
</tr>
</thead>
<tbody>
<tr>
<td>The corridor is well-connected and accessible as it is part of a major east-west link that runs across the LGA connecting the centres of Bass Hill, Yagoona and Chullora Marketplace.</td>
</tr>
<tr>
<td>The corridor is in close proximity to the Bankstown CBD Major Centre and the Chullora Industrial/Technology Park precinct where supporting employment and businesses are located.</td>
</tr>
<tr>
<td>The significant mix of 3(c) Business Enterprise and 2(b) Residential zones along the south-eastern side of the corridor presents challenges for compatible future land uses and development, and streetscape considerations.</td>
</tr>
<tr>
<td>Future development along the Hume Highway, particularly between Highview Avenue and Boronia Road, may be difficult due to small lot sizes and multiple ownership.</td>
</tr>
</tbody>
</table>
Figure 29: Chullora Marketplace – Constraints Analysis

Source: BCC, 2013.
3.1.5 Neighbourhood Precinct

The neighbourhood areas are the residential lands and other land use lands outside the village centres. They are served by the nearest village centre and by smaller neighbourhood centres comprised of a small strip of shops or a corner shop.

The development of the LAP will consider opportunities facilitate infill development in the neighbourhood area. Infill housing in the neighbourhood areas have traditionally been the predominant way that additional dwellings have been delivered in the local area. Council’s Residential Development Study (2009) recommends 60% of new dwellings to be provided in centres and 40% provided as infill development within neighbourhoods.

Council is currently exploring different infill development types to understand what types are most feasible to build yet continue to contribute positively to the streetscape of the neighbourhood area. This will assist in developing development controls for this type of housing.

Infill development in the neighbourhood areas will need to have regard to the high, moderate and low level constraints affecting the area.

Council will also consider opportunities to:

- Facilitate shop top housing for neighbourhood shops.
- Enhance the open space and community facilities offer in the local area.
- There is an opportunity to enhance the community facilities offer to meet best practice principles through a review of various options including: construction of new facilities; enhancement of facilities; maintenance and retention; consideration of alternate uses and divestment / rationalisation.
- Enhance pedestrian and cycle paths and links to and from the larger centres.
- Develop appropriate controls around heritage significant sites, schools, open space, biodiversity parcels and lands adjacent to our creeks and rivers.
- Consider opportunities to augment biodiversity parcels within the corridor.
- Develop appropriate controls for high, moderate and low level constrained lands and appropriate land uses.
Consider opportunities to improve transport options, connections, accessibility and mode share.
Section 4
Place - Based Local Area Directions

Council wants to ensure that the Local Area remains a place that is liveable, green, connected and attracts investment. This issues paper has identified the direction for a range of issues related to the provision of housing, employment, open space, community facilities, good transport networks.

This section has reorganised the local area directions into place-based directions. This section will inform the development of the LAP with the specific directions that will be considered.
### Areas for New Housing

The LAP will identify areas in and around the Greenacre small village centre appropriate for higher density dwelling options. The priority will be investigation of areas identified as having modest to low level constraints.

Planning for this new housing will consider the Residential Development Study target for the Greenacre centre of 210 additional dwellings by 2031.

### Urban Form

Council will investigate urban forms for higher density development and how these forms can retain the aspects of the village centres valued by the community.

New development within the village centres will respond to local character attributes including heritage significance.

The LAP will support appropriate development controls for future higher density development which promotes high quality design, energy and water efficiency and provision of appropriate waste management services.

### Open Space & Public Domain

Council will continue to develop its open space strategy including a more detailed needs analysis to understand the potential for open space land to cater for a range of different needs groups within the centre and local area. This work will inform detailed actions related to in and around the centre.

The LAP will identify opportunities to enhance the public domain network within the centre. This will include an examination of renewal options for the community and mixed use precinct.

### Community Facilities

Consider opportunities to co-locate the provision of community facilities (including the Library, the Senior Citizens Centre, Greenacre Leisure Centre and the Early Childhood Centre) with the renewal of Community Place.

The approach to the provision of community facilities in the LAP will be informed by delivery of community facilities which enhance: City Pride and Citizenship; Health and Social Well-Being and Fitness and Leisure activities.

The LAP will explore options for the renewal of the community and mixed use precinct.

The LAP will also consider ways to facilitate the use of facilities provided by private and government stakeholders including the schools located in the centre.
## Jobs and Economic Activity

The LAP will identify ways to maintain and enhance the employment opportunities in the Greenacre centre to provide jobs closer to home. This will include increasing the population density in and around the centres to increase demand for retail and commercial services and enhance economic activity.

## Opportunity Sites

Redevelopment of certain sites has the potential to kick-start urban renewal in the centre and as such is considered ‘catalyst sites’. These sites include Council-owned land in the retail core such as the Community Place site. Design options for these sites will be developed as part of the LAP.

## Integrated Transport

The LAP will review the movement and activity functions of each section of road in the Greenacre centre and identify the desired future function of our streets.

The LAP will identify ways to improve accessibility to and within the Greenacre centre.

The LAP will identify ways to increase travel options for the current and future population in the centre and encourage use of the most efficient mode for each trip purpose.

## Protecting our Environment

The LAP will identify appropriate controls to deliver high quality design, energy and water efficiency and provision of appropriate waste management services.
Figure 30: Greenacre Small Village Centre – Constraints Analysis

Source: BCC, 2013.

Investigation Areas:
- Mixed Use
- Medium Density
## Punchbowl Small Village Centre

### Areas for New Housing

The LAP will identify areas in and around the Punchbowl small village centre appropriate for higher density dwelling options that will support the retail core on the southern side of the railway line. The priority will be investigation of areas identified as having modest to low level constraints.

Planning for this new housing will consider the Residential Development Study target for the Punchbowl centre of 230 additional dwellings by 2031.

### Urban Form

Council will investigate urban forms for higher density development and how these forms can retain the aspects of the village centres valued by the community.

New development within the village centres will respond to local character attributes including heritage significance.

The LAP will support appropriate development controls for future higher density development which promotes high quality design, energy and water efficiency and provision of appropriate waste management services.

### Open Space & Public Domain

Council will continue to develop its open space strategy including a more detailed needs analysis to understand the potential for open space land to cater for a range of different needs groups within the centre and local area. This work will inform detailed actions related to in and around the centre.

The LAP will identify opportunities to enhance the public domain network within the centre.

### Community Facilities

The approach to the provision of community facilities in the LAP will be informed by delivery of community facilities which enhance: *City Pride and Citizenship; Health and Social Well-Being and Fitness and Leisure* activities.

The LAP will also consider ways to facilitate the use of facilities provided by private and government stakeholders including the schools located in the centre.
### Jobs and Economic Activity
The LAP will identify ways to maintain and enhance the employment opportunities in the Punchbowl centre to provide jobs closer to home. This will include increasing the population density in and around the centres to increase demand for retail and commercial services and enhance economic activity.

### Integrated Transport
The LAP will review the movement and activity functions of each section of road in the Punchbowl centre and identify the desired future function of our streets.

The LAP will identify ways to improve accessibility to and within the Punchbowl centre, which includes advocating for an accessible railway station. Council will also continue to work with Transport for NSW to improve the interface between the railway station and the centre.

The LAP will identify ways to increase travel options for the current and future population in the centre and encourage use of the most efficient mode for each trip purpose.

### Protecting our Environment
The LAP will identify appropriate controls to deliver high quality design, energy and water efficiency and provision of appropriate waste management services.
Figure 31: Punchbowl Small Village Centre – Draft Structure Plan

Source: BCC, 2013.
### Chullora Precinct

<table>
<thead>
<tr>
<th>Areas for New Housing</th>
<th>The LAP will identify areas around Chullora Marketplace appropriate for higher density dwelling options. The priority will be investigation of areas identified as having modest to low level constraints.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Form</td>
<td>Council will investigate urban forms for higher density development and how these forms can retain the aspects of the locality as valued by the community. The LAP actions will support appropriate development controls for future higher density development which promotes high quality design, energy and water efficiency and provision of appropriate waste management services.</td>
</tr>
<tr>
<td>Open Space &amp; Public Domain</td>
<td>Council will continue to develop its open space strategy including a more detailed needs analysis to understand the potential for open space land to cater for the range of needs within the Local Area. This work will inform detailed actions related to open space. The LAP will consider opportunities to enhance the public domain network within the locality.</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>The approach to the provision of community facilities in the LAP will be informed by delivery of community facilities which enhance: City Pride and Citizenship; Health and Social Well-Being and Fitness and Leisure activities. The LAP will also consider ways to facilitate the use of facilities provided by private and government stakeholders including the schools located in the area.</td>
</tr>
<tr>
<td>Jobs and Economic Activity</td>
<td>The LAP will identify ways to maintain and enhance the employment opportunities in the locality to provide jobs closer to home. This will include a modest increase in the population density around the shopping centre to increase demand for retail and commercial services and enhance economic activity.</td>
</tr>
</tbody>
</table>
### Integrated Transport

The LAP will review the movement and activity functions of each section of road in the Chullora Marketplace locality and identify the desired future function of our streets.

The LAP will identify ways to increase access and accessibility to Chullora Marketplace.

The LAP will identify ways to increase travel options for the current and future population in the locality and surrounding residential areas and encourage use of the most efficient mode for each trip purpose.

### Protecting our Environment

The LAP will identify appropriate controls to deliver high quality design, energy and water efficiency and provision of appropriate waste management services.
Figure 32: Chullora Marketplace – Draft Structure Plan

Source: BCC, 2013.

Investigation Areas:
- Mixed Use
- Medium Density
### Neighbourhood Precinct

<table>
<thead>
<tr>
<th>Areas for New Housing</th>
<th>The LAP will identify appropriate building envelopes and controls for infill development in the neighbourhood areas.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Form</td>
<td>Council will investigate urban forms for infill development and how these forms can retain the aspects of the village centres valued by the community. New development within the neighbourhood areas will engage with any identified heritage or environmental significance. The LAP will identify appropriate building envelopes and development controls for future infill development which promotes high quality design, energy and water efficiency and provision of appropriate waste management services.</td>
</tr>
<tr>
<td>Public domain</td>
<td>The LAP will consider opportunities to enhance the public domain within the neighbourhood area in particular focusing on links to open space, neighbourhood shops and village centres.</td>
</tr>
<tr>
<td>Jobs and Economic Activity</td>
<td>The LAP will investigate the current provision of neighbourhood shops and the current and potential provision of shop-top housing.</td>
</tr>
<tr>
<td>Integrated Transport</td>
<td>The LAP will review the movement and activity functions of each section of road in the local area and identify the desired future function of our streets. The LAP will identify ways to increase access and accessibility to and within the local area. The LAP will identify ways to increase travel options for the current and future population in the centres and surrounding residential areas and encourage use of the most efficient mode for each trip purpose.</td>
</tr>
</tbody>
</table>
### Open Space Provision

Council will continue to develop its open space strategy including a more detailed needs analysis to understand the potential for open space land to cater for the range of needs within the Local Area. This work will inform detailed actions related to open space in the neighbourhood areas.

The LAP will identify an approach for dealing with areas not within walking distance of an open space asset. This includes a pocket of residential development south of the Punchbowl small village centre.

### Community Facilities

The approach to the provision of community facilities in the LAP will be informed by delivery of community facilities which enhance: *City Pride and Citizenship; Health and Social Well-Being and Fitness and Leisure* activities.

The LAP will review the community facilities offer in the local area and identify opportunities for refurbishment, consolidation and disposal. The LAP will also consider ways to facilitate the use of facilities provided by private and government stakeholders.

### Protecting our Environment

The LAP will identify appropriate controls to deliver high quality design, energy and water efficiency and provision of appropriate waste management services.
The Bulky Goods and Industrial Precincts

Council and the State Government recognise the importance of our industrial precincts as employment generating areas. Council also recognises the need to transition older industrial lands so they may be attractive to modern industrial sectors.

The Employment Land Development Study prepared for Council will inform the LAP for the Bulky Goods and Industrial Precincts.

**Modernise and reposition Industry to build on location advantage**

- Retain large lots in Industrial Areas and focus on attracting transport and logistics companies needing good access to the Enfield Intermodal Facility.
- Consider land uses in industrial zones and how they align with modern industrial sector processes.

**Enhance functionality of key employment centres**

- Ensure appropriate road design in industrial precincts. Ensure internal truck access is suited to the industry activities and use. Activity in the industrial precincts should be monitored. If there are early signs of increased Freight & Logistics activity detailed traffic studies will be required to determine where road upgrades are required to cope with high mass vehicles.
- Improve local amenity through regular maintenance programs. Improving amenity is vital to promoting Bankstown as a suitable location for businesses to locate.
- Investigate options to improve safety, and perceptions of safety, within employment centres. Improving safety around industrial precincts and centres will help promote ‘peace of mind’ from existing businesses, new businesses, employees and customers.
- Promote alternative transport options, such as public transport and car-pooling, to combat existing pressure on car parking. The use of alternative transport options is becoming more evident as private transportation costs continue to rise.
- Investigate new techniques of industrial ecology and environmental innovation to reduce greenhouse gas emissions in key industrial precincts. Various styles of eco-industrial park development exist ranging from industrial parks with single by-product exchange pattern or network of exchanges through to recycling business clusters, ‘Green Theme’ development and mixed use development. Major businesses within the LGA should be encouraged to act as pioneer in introducing these innovative approaches.
### Major Corridors

| **Urban Form and Public Domain** | The LAP will continue to implement the Hume Highway Corridor Strategy to strengthen the Hume Highway Enterprise Corridor and the Remembrance Landscape Corridor.  

The LAP will investigate urban forms and public domain improvements which promote high quality design along Stacey Street. |
|---|---|
| **Jobs and Economic Activity** | The LAP will strengthen employment opportunities in the major corridors to provide jobs closer to home.  

The LAP will identify ways to renew the older industrial precincts. |
| **Integrated Transport** | The LAP will review the movement and activity functions of each section of road in the major corridors and identify the desired future function of our streets.  

The LAP will identify ways to increase travel options for the current and future residents and workers and encourage the use of the most efficient mode for each trip purpose. |
| **Protecting our Environment** | The LAP will identify appropriate controls to deliver high quality design, energy and water efficiency and provision of appropriate waste management services. |
Section 5
Next Steps
The next part of the local area planning process will be to prepare the Local Area Plan (Stage 3). This plan will be informed by:

- The directions identified in this Issues Paper,
- Amendments made following a review of any submissions made to this Issues Paper, and
- The outcome of any additional studies or consultation completed by Council.
- Council resolutions
- Current NSW State Government Planning Policy.

Next Stage
References

DATA

ID Consulting, 2012, Demographics and Forecasting Data
Bankstown City Council (BCC), 2013, GIS Data

COMMONWEALTH DOCUMENTS

Commonwealth Government, 2011, National Urban Policy

COUNCIL DOCUMENTS

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Bankstown City Council, 2009, Employment Lands Development Study
Bankstown City Council, 2010, Community Climate Change Risk Assessment
Bankstown City Council, 2011, Bankstown Environment Action Plan
Bankstown City Council, 2013, Bankstown Community Plan

STUDIES

Phibbs, P. and Gurran, N., 2011, Affordable Housing Forum

STATE DOCUMENTS

Department of Planning and Infrastructure, 2007, Draft West Central Subregional Strategy
Department of Planning and Infrastructure, 2010, Metropolitan Plan 2036
Department Premier and Cabinet, 2011, NSW 2021 Plan
Department of Planning and Infrastructure, 2010, Recreation and Open Space Planning Guidelines for Local Government
November 2013
Ordinary Council Report and Attachments
ITEM 4.3 Submissions to the North East Issues Paper

ECM SUBJECT Local Area Plan–North East

DELIVERY PROGRAM (2013-2017) TA 1. Council will have integrated plans for local areas that recognise each location’s unique characteristics and heritage that guides the future development of our city.

AUTHOR City Planning and Environment

ISSUE
This report considers the issues raised during the exhibition of the North East Local Area Issues Paper and how these matters will inform the development of the North East Local Area Plan.

RECOMMENDATION That –

1. Council note the Issues raised in this report and detailed in Attachment A.

2. This feedback be considered as part of the development of the North East LAP.

BACKGROUND
At the Ordinary Meeting of the 23 July 2013, Council resolved to exhibit the Issues Paper for the North East Local Area which includes the suburbs of Greenacre, Punchbowl and Mount Lewis.

The exhibition took place from 6 August to 19 September 2013 and included:

- Newspaper advertisements.
- Information provided on Council’s website and Council’s interactive website (www.haveyoursaybankstown/nelap).
- Letters to property owners within the industrial precincts and neighbourhood centres, and in and around the village centres.
- Notification letters to properties identified as having historic significance.
- Display at Council’s Customer Service Centre and Greenacre Library.
- Drop-in sessions for residents, businesses and other stakeholders to speak with relevant Council staff about the Issues Paper. Around 100 people attended the sessions. The key issues raised at the drop-in sessions include the need for more visitor and commuter car parking in the Punchbowl Centre, and safety improvements around the Punchbowl Railway Station.
REPORT

North East Local Area – Issues Analysis

Council received fourteen submissions from North East residents and business owners and two submissions from Government stakeholders. The submissions discussed increased residential densities and were predominately in support for increased residential density in village centres.

Key issues raised in the submissions include the following:

- Increased Residential Density
- Heritage Significance

These issues are discussed in more detail.

1. Increased Residential Development

Council received twelve resident submissions supporting higher residential density in specific areas in the Punchbowl and Greenacre centres as being appropriate for this form of development. The majority of residents express an understanding that an increase in residential density is likely to support continued urban renewal and provide high quality development across the North East Local Area.

The residents and private stakeholders identified the following areas for possible change:

- The owners of Nos. 795 to 809 Punchbowl Road, Punchbowl support the stimulation and redevelopment of this portion of the city. They recommend a review of the development controls for these properties which includes an FSR greater than 0.7:1 and a height limit greater than 3 storeys.
- The owner is requesting a rezoning of the properties at Nos. 16 and 18 South Terrace to allow a 6 storey mixed use development with commercial use on the ground floor.
- The owners of Nos. 116 and 118 Waterloo Road, Greenacre is requesting a mixed use zoning.
- The residents are requesting Council to rezone the properties at Nos. 38, 49 and 51 Highclere Avenue, Punchbowl to a mixed use zone.
- This owner seeks a height limit up to 25 storeys at No. 18 Highclere Avenue in Punchbowl.
- The owners in Breust Place, Punchbowl suggest to:
  - Install surveillance cameras and better lighting along the Railway underpass.
  - Improve parking within the centre and invest in all-day parking for train users.
- The owner is requesting Council to rezone the properties at Nos. 921–925 Punchbowl Road and 21 Canterbury Road, Punchbowl to a mixed use zone with a greater density and building envelope.

In addition, the residents attending the drop-in sessions raised the following key concerns:
• The need for more visitor and commuter car parking in the Punchbowl Centre.
• Improve the surveillance and lighting around the Punchbowl Railway Station.

State agency submissions relating to increased residential development are as follows:

• NSW South Western Sydney Local Health District would like Council to consider the increasing need for affordable housing and accommodation that is appropriate for seniors and other members of the community. They suggest that this can be achieved through redevelopment of different sites in the area that have connected and networked transport options.

• NSW Land and Housing Corporation (LAHC) have forecast a substantial deficiency in housing choice to meet the future demographic trends of the North East local area. The LAHC therefore strongly supports Council’s recognition of the need for medium and high density dwelling options throughout the local area.

**Considerations for North East LAP**

The submissions from property owners, residents and government stakeholders highlight the following matters that will need to be addressed in the North East Local Area Plan.

• **Appropriate locations for rezoning sites and higher density development** – The LAP will investigate the future direction and growth needs of the North East Local Area to decide suitable locations for rezonings and higher densities to support this growth. The investigation will refer to detailed urban design analysis and economic feasibility, and will reflect the centres hierarchy and the scale of growth supported by Council.

• **Public domain improvements for the community** - The LAP will investigate the connectivity and safety of the public domain across the local area and identify works to improve these links.

• **Commuter Parking** – The LAP will need to identify approaches to dealing with the growing demand for access to the Punchbowl Railway Station for current and future populations.

• **Provision of Infrastructure** – The LAP will need to identify land use changes to balance the demands for future growth and will ensure adequate infrastructure and open space is appropriately located to accommodate housing needs.

• **Seniors Housing** – The demand for appropriately located seniors housing, close to transport and services, will grow. The LAP will consider locations for seniors housing within centres and how Council can facilitate delivery of such housing.

2. **Heritage Significance**

Council received four submissions and two petitions that object to the heritage review completed for the North East Local Area.
A number of submissions highlight that a potential heritage listing will impose limitations that may restrict future development and prove to be financially limiting. The submissions include;

- Nos. 15 and 17 Breust Place, Punchbowl – The heritage review recognises the building as having historical significance as an inter-war shop built following the extension of the railway line in 1928. Elements of Vernacular Federation detailing and design elements have been recognised to contribute to the sites aesthetic significance. The preliminary heritage review recognises the site to be considered as part of a group listing.

- The owners of Nos. 15 and 17 Breust Place comment that this building is not a good representation of inter-war railway shops and objects to the potential listing. They suggest the properties have been extensively altered and exposed to significant fire damage in the past. The owners recommend the group of inter-war shops do not present the true historic value or significance as a result of such modification. This submission included a petition with 34 signatures which do not support the potential listing of the shops in Breust Place, Punchbowl.

- The owner objects to the potential listing of No. 23 Breust Place, Punchbowl. The owner highlights that this listing will reduce the development potential, and notes many properties have undergone extensive alteration from the original specifications. This submission included a petition from the owners of 7, 11, 13, 17, 19, 23, 25 Breust Place. The petition objects to Council’s proposal of listing properties in Breust Place Punchbowl as a group heritage significant site. The petition recommends that the listing of these properties will prevent future redevelopment and further deprecate the value of the properties. It also proposes that the properties have been subject to extensive alteration, with most of the historic features since lost.

- No. 25 Breust Place, Punchbowl – The heritage review recognises the building as having historical significance as part of the inter-war suburban development of Punchbowl. No.25 Breust Place is believed to be rare for its historical association with its funeral business use. The heritage review recognises Inter-war Stripped Classical style design elements of the property and proposes the site to be considered as part of a group listing for Breust Place.

- The owner of No. 25 Breust Place objects to the potential listing of the property as it will impose limitations on any future site development and contribute to financial loss. The owner questions the historical association as a funeral business as the Commonwealth Bank of Australia and Messrs Shad and Co Solicitors previously occupied the building.

- No. 116 Waterloo Road, Greenacre – The heritage review recognises the building as having historical significance as a house built circa 1921 on a later subdivision of the Green Acre Park Estate subdivision of 1910. The house is of aesthetic significance as a representative vernacular example of the Federation Filigree style. The site is also of aesthetic significance for its contemporary landscape setting including mature palms.

- The owners of No. 116 Waterloo Road do not support the potential listing of the property. The submission indicates that the dwelling has been extensively
altered internally and contains little internal fabric. Alterations include the removal of original ceilings and walls, replacement of timber work, removal of and alteration of the fireplace as well as a rear addition and attached garage.

Considerations for North East LAP

The submissions from residents and property owners highlight the following matter that will need to be addressed in the North East Local Area Plan:

- **Heritage Significance** – The LAP will respond the local character when considering the redevelopment of growth areas. Possible measures to either protect or recognise properties with heritage value will be considered further as part of the LAP process.

Other Considerations for the North East LAP

**Hume Highway Corridor**

The preparation of the Local Area Plan will review the development controls along the Hume Highway Corridor to identify if any changes are required to address current development trends.

NEXT STEPS

The North East LAP will be informed by the feedback provided as set out in this report. This will require some additional investigations including:

- **Urban design analysis** to identify appropriate building heights and land uses in the centres. This analysis will also consider aspects such as building design and overshadowing.

- **Analysis of the movement and activity functions** of our streets, how this might change to 2031 and the implications of this for the local areas.

Feedback will be sought from the community on a draft North East Local Area Plan in 2014. Additional community engagement opportunities may also be provided at that time.

POLICY IMPACT

The North East Local Area Plan Issues Paper will inform the development of the North East Local Area Plan.

FINANCIAL IMPACT OF RECOMMENDATIONS

There are no financial implications at this stage of the Local Area Planning Process.

RECOMMENDATION

That –

1. Council note the Issues raised in this report and detailed in Attachment A.

2. This feedback be considered as part of the development of the North East LAP.
ATTACHMENTS
A. Summary of Submissions
## Attachment A: Summary of Submissions

<table>
<thead>
<tr>
<th>Submissions</th>
<th>Summary of Issues</th>
<th>Council Response</th>
<th>City Directions</th>
<th>NE Directions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>The owners of Nos.795 to 809 Punchbowl Road, Punchbowl support the stimulation and redevelopment of this portion of the city. They recommend a review of the development controls for these properties which includes an FSR greater than 0.7:1 and a height limit greater than 3 storeys for the following reasons: 1. The site has extremely good transport links with excellent bus and rail network. 2. The site is located close to the existing shopping strip and also the new shopping centre adjoining Canterbury Council. 3. The site does not present any heritage or flooding concerns.</td>
<td>Detailed urban design analysis will consider the most appropriate building envelopes for the centre which reflects its role in the centres hierarchy and the scale of growth supported by Council. This will be considered further as part of the LAP.</td>
<td>Liveable</td>
<td>Urban Form</td>
</tr>
<tr>
<td>2</td>
<td>The owner is requesting a rezoning of the properties at Nos.16 and 18 South Terrace to allow a 6 storey mixed use development with commercial use on the ground floor. This will promote an equitable expansion of the existing commercial centre; provide a ‘gateway’ into the Punchbowl centre and improve the public domain and streetscape.</td>
<td>The LAP process will investigate the future direction of the Punchbowl centre in conjunction with Canterbury Council to help determine the extent of the mixed use zone.</td>
<td>Liveable</td>
<td>Urban Form</td>
</tr>
<tr>
<td>3</td>
<td>This submission also supports the request to rezone the properties at Nos.16 and 18 South Terrace, Punchbowl to allow a 6 storey mixed use development with commercial use on the ground floor.</td>
<td>The LAP process will investigate the future direction of the Punchbowl centre in conjunction with Canterbury Council to help determine the extent of the mixed use zone.</td>
<td>Liveable</td>
<td>Urban Form</td>
</tr>
</tbody>
</table>
The resident also recommends that Council should encourage more arts in the community and consider the operation of a theatre in Punchbowl. This facility could lead to the Punchbowl area being recognised as an anchor for performing arts in Sydney, and would provide additional benefits such as employment and domain improvements.

Potential sites for the theatre include the properties at Nos. 16 and 18 South Terrace or 761 Punchbowl Road.

The LAP will consider opportunities to facilitate access to cultural facilities provided by private and government stakeholders.

| 4 | The owner of No. 156 Old Kent Road, Mount Lewis is interested in acquiring a small portion of 16 Salamander Place, Mount Lewis. | The direction for the LAP will include a further needs analysis to understand the potential for open space to cater for the range of needs within the Local Area and potential areas where land is surplus to needs. | Liveable | Social Infrastructure |

| 5 | The owner of No. 118 Waterloo Road, Greenacre is requesting a mixed use zoning for this property for the following reasons;  
1. The property is one of three isolated by an education facility and church to the north and commercial development to the west.  
2. The property is in close proximity to the commercial centre of Greenacre.  
3. The three properties together represent an ‘island’ of low density single residential development surrounded by much more intensive land uses. | The LAP process will investigate the future direction and growth needs of the Greenacre centre to decide the suitable extent of the mixed use zone. | Liveable | Urban Form |

| 6 | The owner of No. 116 Waterloo Road, Greenacre is requesting a mixed use zoning for this property for the following reasons;  
1. The property is in very close proximity to the Greenacre commercial and retail area.  
2. The properties of no. 116 and no. 118 Waterloo Road are enclosed by non-residential land uses and no longer achieve the primary objectives of the current 2(a) zoning.  
3. The immediate character is no longer single dwelling residential for this property and the two house properties to the north due to enclosure by a school, church and commercial development further to the north and north east.  
4. The proximity of non-residential uses to the subject site and its enclosing effect has adversely affected the living environment and amenity for a low density residential environment.  
5. The subject site and the properties to the immediate north. | The LAP process will investigate the future direction and growth needs of the Greenacre centre to decide the suitable extent of the mixed use zone. | Liveable | Urban Form |
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<td>appear as an obvious site for mixed use development such as shop top housing.</td>
<td>The owner objects to the potential listing of 116 Waterloo Road, Greenacre. The owner indicates the house has been altered (e.g. removal of original ceilings and walls, as well as a rear addition and attached garage) and contains little original fabric.</td>
<td>The directions of the Local Area Plan aim to respond to the local character when considering the redevelopment of growth areas. Possible measures to either protect or recognise properties with heritage value will be considered further as part of the LAP process.</td>
<td>Liveable</td>
<td>Heritage</td>
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<td><strong>7</strong></td>
<td>The resident is requesting Council to rezone the property at No. 38 Highclere Avenue, Punchbowl to a mixed use zone.</td>
<td>The resident recognises the property is within proximity of the existing commercial centre and a northward extension of the Punchbowl centre would be rational. The resident also highlights the property has access to local bus routes and the Punchbowl Railway Station.</td>
<td>The LAP process will investigate the future direction of the Punchbowl centre in conjunction with Canterbury Council to help determine the extent of the mixed use zone.</td>
<td>Liveable</td>
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<td><strong>8</strong></td>
<td>The resident is requesting Council to rezone the properties at Nos. 49 and 51 Highclere Avenue, Punchbowl to a mixed use zone.</td>
<td>The resident highlights that the combined sites will promote a seamless expansion of the existing commercial centre. The resident recognises that a mixed use development will provide a transition in the built form and contribute to the retail core of Punchbowl. The zone change will encourage an urban form that is responsive to the context of the area and will make the best use of the combined sites for the expansion of the existing centre.</td>
<td>The LAP process will investigate the future direction of the Punchbowl centre in conjunction with Canterbury Council to help determine the extent of the mixed use zone.</td>
<td>Liveable</td>
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<td><strong>9</strong></td>
<td>This owner seeks a height limit up to 25 storeys at No. 18 Highclere Avenue in Punchbowl.</td>
<td>The additional height will promote an equitable expansion of the existing commercial centre and accommodate a significant portion of affordable housing.</td>
<td>Detailed urban design analysis will consider the most appropriate building envelopes for the centre which reflects its role in the centres hierarchy and the scale of growth supported by Council. This will be considered further as part of the LAP.</td>
<td>Liveable</td>
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</tbody>
</table>
The owner also suggests that the site should be considered by Council given:
- The site is approximately 50 metres from the Punchbowl Railway Station and the commercial centre.
- The site is supported by medical centres, schools and bus services.
- The development will be supported by the future retail and commercial development in Canterbury.
- Allowing a 25 storey building height will be economically viable and support development similar to Randwick, Top Ryde and Green Square.

### Summary of Issues

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
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<tr>
<td>10</td>
<td>This owner objects to the potential heritage listing of No. 25 Breust Place, Punchbowl. The owner highlights that a listing will impose limitations on any future site development and contribute to financial loss. The owner suggests that the heritage study has incorrect details of previous uses on the site. The owner also questions the historic link between the building and the tenant as the property might be occupied by future entities which do not perform the same nature of work as Eternity Funerals.</td>
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<td>11</td>
<td>The owners object to the potential heritage listing of No. 17 Breust Place, Punchbowl. The owners suggest that such a listing will impose limitations that will restrict any future development they may plan. The owners highlight a restriction could be both financially limiting and will not support the desired future growth Breust Place can offer. The submission is supported by a petition with 34 signatures. The owners also highlight that Council should reconsider the Heritage Data Form and the recommendation to list 7-25 Breust Place Punchbowl as a group item of inter-war railway shops given: Not all affected owners have knowledge of the Heritage Data Form. The Heritage Data Form is unclear, incomplete and lacks information. This includes incorrect details of the alteration to shops and the current tenure of the businesses. Breust Place is not a good representation of inter-war railway shops and does not present true historic value as a result of</td>
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### Council Response

- The directions of the Local Area Plan aim to respond to the local character when considering the redevelopment of growth areas. Possible measures to either protect or recognise properties with heritage value will be considered further as part of the LAP process.

### City Directions

- Liveable

### NE Directions

- Heritage
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|   | the alteration. Significant fire damage has also occurred in the past to this shop group.  
- There are many similar inter-war period railway shop groups with Vernacular Federation, Mediterranean, Art Deco and Stripped Classical styles in Sydney and across NSW. |   |
| In terms of general improvements to the Punchbowl centre, the owners suggest to:  
- Install surveillance cameras and better lighting along the underpass to Punchbowl Railway Station from Breust Place.  
- Advocate for additional police presence within the centre.  
- Install surveillance cameras on Breust Place and on Quine Lane to deter rubbish dumping. Council needs to educate residents not to dump rubbish and further prosecute offenders.  
- Convert the unused block of land on the corner of Quine Lane and Highclere Avenue to a car park for community use. A multi-storey car park will encourage more people to catch the train.  
- Improve parking within the centre and invest in all-day parking for train users. | The direction of the LAP will aim to identify ways to increase accessibility and safety to and within the Punchbowl centre for all users through improved design and physical improvements.  
Broader policing and safety matters are the responsibility of the NSW Government and are outside the LAP process.  
The LAP will review the provision of visitor and commuter car parking in the Punchbowl centre. | Liveable | Urban Form Public Domain |
| 12 | The owner objects to the potential listing of No. 23 Breust Place, Punchbowl. The owner highlights that this listing will reduce the development potential, and notes many properties have undergone extensive alteration from the original specifications.  
The submission is supported with a signed petition from 8 owners within Breust Place. | The directions of the Local Area Plan aim to respond to the local character when considering the redevelopment of growth areas. Possible measures to either protect or recognise properties with heritage value will be considered further as part of the LAP process. | Liveable | Heritage |
| 13 | The owner is requesting Council to rezone the properties at Nos. 921-925 Punchbowl Road and 21 Canterbury Road, Punchbowl to a mixed use zone for the following reasons;  
- To diversify the impediments faced by the club and ensure its long-term viability as a community gathering place.  
- The site enjoys good transport accessibility from frontages to both Punchbowl and Canterbury Roads and proximity to Punchbowl Railway Station.  
- The zoning should be applied consistently to reflect the adjoining zoning and permissible uses on the land located directly opposite the subject site within the Canterbury LGA.  
- The site’s substantial size under single ownership.  
- There is potential for a catalyst development in a location on a major arterial road which is traditionally difficult to activate.  
- The redevelopment and enhancement of the existing club | The LAP process will investigate the future direction of the Canterbury Road Corridor in conjunction with Canterbury Council to help determine the extent of the mixed use zone. | Liveable | Urban Form Public Domain |
could provide a significant opportunity to enhance employment opportunities for residents and workers in the local area.

<table>
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<tr>
<th>State Agency Submissions</th>
<th>Council Response</th>
<th>City Directions</th>
<th>NE Directions</th>
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<tr>
<td><strong>14</strong></td>
<td>The NSW Land and Housing Corporation (LAHC) recognises a substantial deficiency in housing choice to meet the future demographic trends of the local areas. LAHC strongly supports the need for medium and high density dwelling options and recommends;</td>
<td>The Issues Paper identifies the desired character for the low density residential zone and any review of the development controls would need to be consistent with this desired character.</td>
<td>Liveable</td>
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<td>1.</td>
<td>The single storey height limit for rear dwellings of multi-dwelling (villa) development significantly lowers development yields and reduces the viability of sites. The height control clause is therefore recommended to be removed to ensure greater investment towards low-scale medium density development.</td>
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<td>2.</td>
<td>The minimum site area of 300m² per Dwelling for multi-dwelling (villa) development with the low density residential zone is inconsistent with the needs of social housing tenants. It is requested that the minimum site area per dwelling for multi-dwelling (villa) developments be reduced.</td>
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<td><strong>15</strong></td>
<td>NSW South Western Sydney Local Health District (SWSLHD) supports the directions in the Issues Paper. Overall it is recognised that the local area directions identified in the Issues Paper have a focus on factors which can have a positive impact on health.</td>
<td>The comments are noted.</td>
<td></td>
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<tr>
<td>Housing Affordability – Council should consider the increasing need for housing that is appropriate for seniors and for health and social services that are accessible to these groups of people.</td>
<td>The Issues Paper considers housing for seniors and for health and social services. This will be investigated further in the LAP.</td>
<td>Liveable</td>
<td>Housing Affordability</td>
</tr>
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<td>Social infrastructure – Council should focus on enhancing the promotion of activities within the community facilities. It is recommended that Council develop a Community Plan of Activities to promote the use of facilities.</td>
<td>Council provides a range of community facilities across the City. Demand and promotion of community facilities will be informed by an analysis of needs in the local area to 2031.</td>
<td>Liveable</td>
<td>Social Infrastructure</td>
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<td>Topic</td>
<td>Text</td>
<td>Category</td>
<td>Subcategory</td>
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<td>Connected – consider cycling infrastructure to safely connect people</td>
<td>The LAP process will include developing a strategy that will assist</td>
<td>Connected</td>
<td>Transport</td>
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<td>with destinations. This will enhance and encourage physical activity</td>
<td>the LAP process in identifying place specific opportunities to improve</td>
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<td>and environmental sustainability.</td>
<td>cycling infrastructure.</td>
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<td></td>
<td>The LAP process will include developing a strategy that will assist</td>
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<td>the LAP process in identifying place specific opportunities to improve</td>
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<td>cycling infrastructure.</td>
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<td>Health and Well-being – Council should include a Health direction</td>
<td>The Issues Paper considers approaches to support community health</td>
<td>Liveable</td>
<td>Social Infrastructure</td>
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<td>which could have a more overt focus on health throughout the document.</td>
<td>services in the local area. This will be investigated further in the</td>
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<td>This direction could promote planning to ensure access to fresh food</td>
<td>LAP.</td>
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<td>including ready access to fresh food outlets or provisions of space</td>
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<td>for community gardens.</td>
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<td>Environmental sustainability- the principles of environmentally</td>
<td>The direction of the North East Issues Paper aims to protect and</td>
<td>Green</td>
<td>Resource Management</td>
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<td>sustainable development (e.g. the precautionary principle,</td>
<td>manage local and regional significant conservation lands in the local</td>
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<td>intergenerational equity, conservation of biological diversity and</td>
<td>area. Council is committed to the proper management and use of</td>
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<td>the polluter pays principle) should be applied to all local area</td>
<td>natural resources across the entire LGA.</td>
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<td>issues papers.</td>
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<td>Water and Energy Efficiency – Council should continue to investigate</td>
<td>Council will continue to investigate opportunities to improve water</td>
<td>Liveable</td>
<td>Social Infrastructure</td>
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<td>approaches to implement water and energy efficiency.</td>
<td>and energy efficiency through the local area planning process. The LAP</td>
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<td>will ensure that growth areas for housing and jobs do no exacerbate</td>
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<td>existing stormwater flooding. Mechanisms such as the use of grey</td>
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<td>water infrastructure and stormwater harvesting will also be</td>
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<td>considered.</td>
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