

Section 2

Vision

Council's Vision for the City of Bankstown




What is CITYPLAN?

Council's vision for the City of Bankstown is to have:

"a vibrant, strong, attractive City which values its people, its environment and its community. There are opportunities to grow, achieve and live in an environment of compassion and understanding".

Council's Management Plan, CITYPLAN, embodies this vision and is an essential starting point to guide development in the City of Bankstown over the next 25 years.

Extensive community consultation took place to prepare and implement CITYPLAN, and the consultation identifies the significant role that housing plays in residents' perceptions and quality of life. For example some of the important housing concerns are:

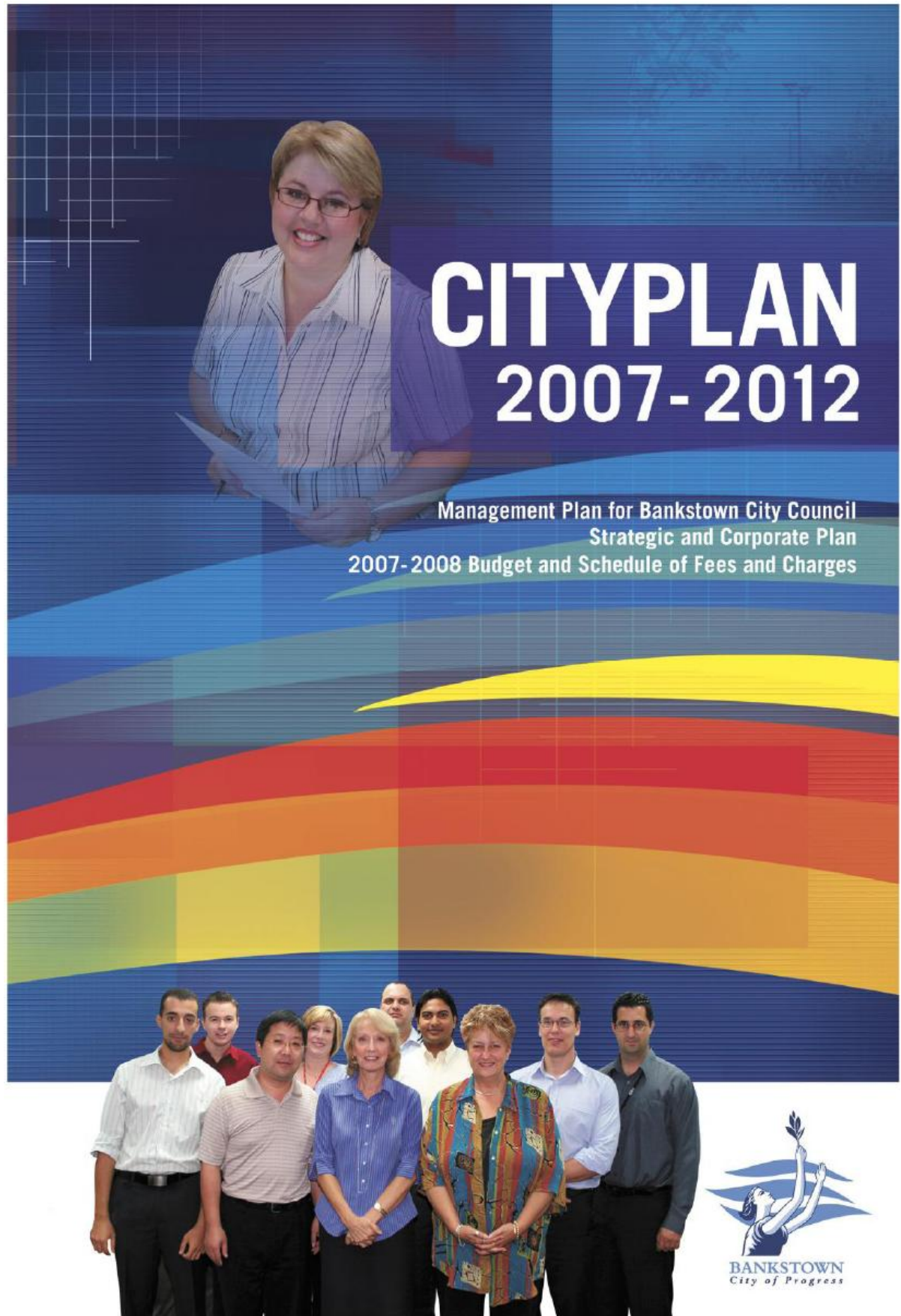
-  A general desire of residents to 'live on a quarter acre block with no neighbours looking into the yard'.
-  A general lack of satisfaction with the attention to privacy in housing development.
-  The increasing perception that urban growth is leading to overdevelopment.

The findings of the community surveys reiterate these concerns.

In 2005, the Annual Community Satisfaction Survey interviewed residents and identified overdevelopment, traffic & roads, and population as the top three issues of concern facing the City of Bankstown after crime and safety.

Many residents prefer to see less home units and dual occupancies as they believe medium-density development is leading to overpopulation, traffic congestion, and crime related issues in the City of Bankstown.

CITYPLAN identifies the actions to achieve Council's vision. The actions include preparing a Sustainable Citywide Strategy as a blueprint for the future of the City of Bankstown and a Standard Instrument Principal Local Environmental Plan.





Adopted Policies

What is Council's current housing policy?

Council has played a role in influencing the development of the City of Bankstown.

During the 1980s, Council arrested 10 years of population decline by:

-  Introducing dual occupancies, villas (also known as townhouses) and home units in existing suburbs.
-  Progressively relaxing the development standards to encourage greater development potential. For example, Council changed the density for villas from 1 dwelling per 550m² to 1 dwelling per 300m², the minimum site area from 2,800m² to 1,200m², and the minimum allotment frontage width from 30 metres to 20 metres.

These changes saw a dramatic rise in dual occupancies and villas as these types of development suit the small developer market in the City of Bankstown.

During the 1990s, the State Government pursued a more rigorous approach to urban consolidation by introducing State Environmental Planning Policy 53—Metropolitan Residential Development. The State Government directed councils to prepare a Housing Strategy to identify urban consolidation opportunities. Council adopted its Housing Strategy in 1997.

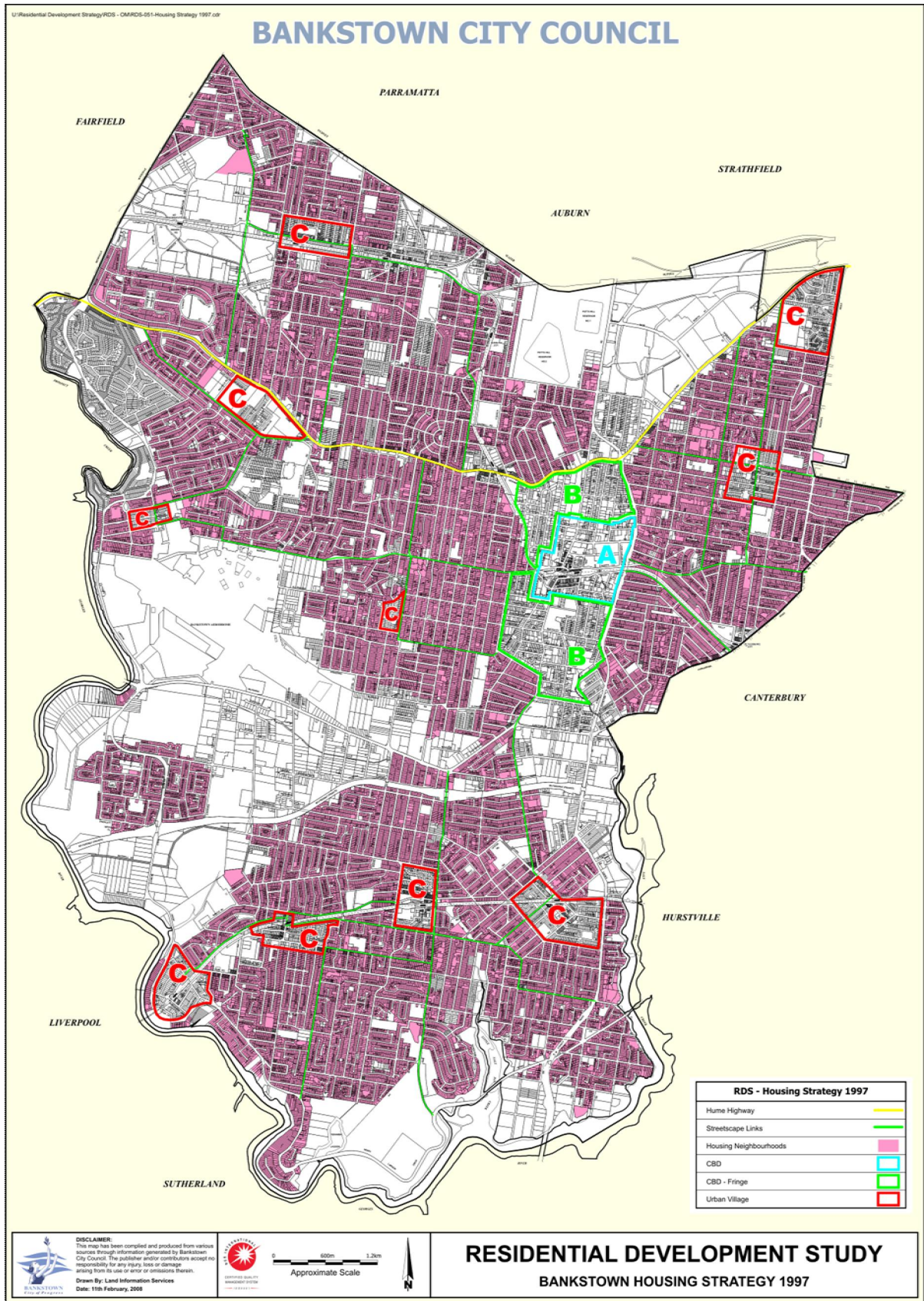
The Housing Strategy created four housing environments to accommodate 15,000 new dwellings by 2021. This equates to an average 600 new dwellings a year. The four housing environments are the Bankstown Central Business District (CBD), the CBD Fringe, the Urban Villages, and the Housing Neighbourhoods.

Essentially the CBD, the CBD Fringe, and the Urban Villages will meet half of the dwelling target with a mix of home units and shop-top housing at 1 dwelling per 90–120m².

The Housing Neighbourhoods (predominantly characterised by houses) will meet the remaining half with dual occupancies at 1 dwelling per 250m² and villas at 1 dwelling per 300m².

The Housing Strategy expects the population to reach 191,000 by 2021 based on the dwelling target.

To date, Council has closely followed the Housing Strategy to shape the residential character of the City of Bankstown. The development controls in Bankstown Local Environmental Plan 2001 and Bankstown Development Control Plan 2005 are consistent with the Housing Strategy's recommendations.







What has been the rate of housing production in the City of Bankstown?


The Housing Strategy is currently meeting the urban consolidation objectives set by the State Government by supplying 6,764 new dwellings since 1998. This is a substantial contribution to Sydney's housing stock compared to most established councils.

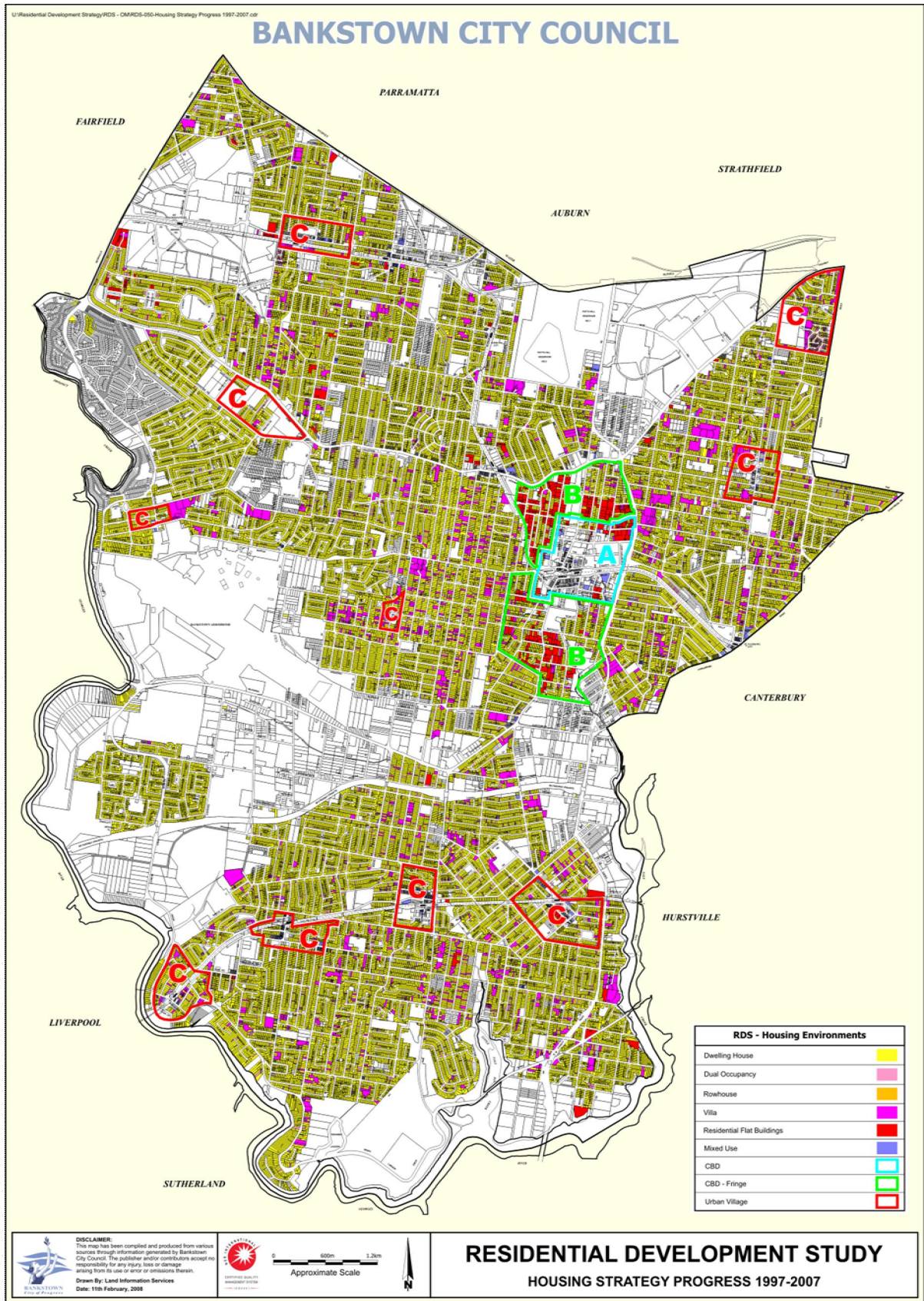
This rate of development is generally consistent with the assumptions underlying the current Housing Strategy. Council recognises the buoyant situation in the housing market during the 1990s may not necessarily reflect future economic forces, and could easily weaken over the life of the Housing Strategy.

The pattern and location of new housing development over the last 10 years can be summarised as follows:

-  The Housing Strategy is generally meeting the target of 600 new dwellings a year.
-  The City of Bankstown recorded the 11th highest increase in new dwellings compared to the 41 councils in Sydney.
-  Over 75% of the new dwellings built since 1997 are dual occupancies, villas and home units. As a result, multi-unit housing represents 26% of the housing stock compared to 6% in 1981.
-  The City of Bankstown has the 4th largest population in Sydney, growing by 12,435 new residents since 1996.

Growth is mostly occurring in Bankstown, Greenacre and Punchbowl, which account for more than one-third of the City's population.






-  Housing development is mostly occurring in the neighbourhood areas, and the distribution of dual occupancies and villas is generally satisfactory. By comparison, some shopping centres are experiencing little or no development.



Why is there little or no development in the centres?

There is little market interest or development activity in shopping centres despite Council increasing floor space ratios, building heights and mixed use potential in the business zones.

Investigations have identified the following constraints to attracting market investment in the shopping centres:

-  Fragmented property ownership, and inability for developers to acquire and consolidate sites at realistic prices.
-  Poor market perception of centres as desirable places to live.
-  Unwillingness of apartment purchasers to pay commercially viable prices.
-  The close alignment of the home unit market in the City of Bankstown with the boom–bust investment cycle.
-  Serious lack of investment in State Government infrastructure.

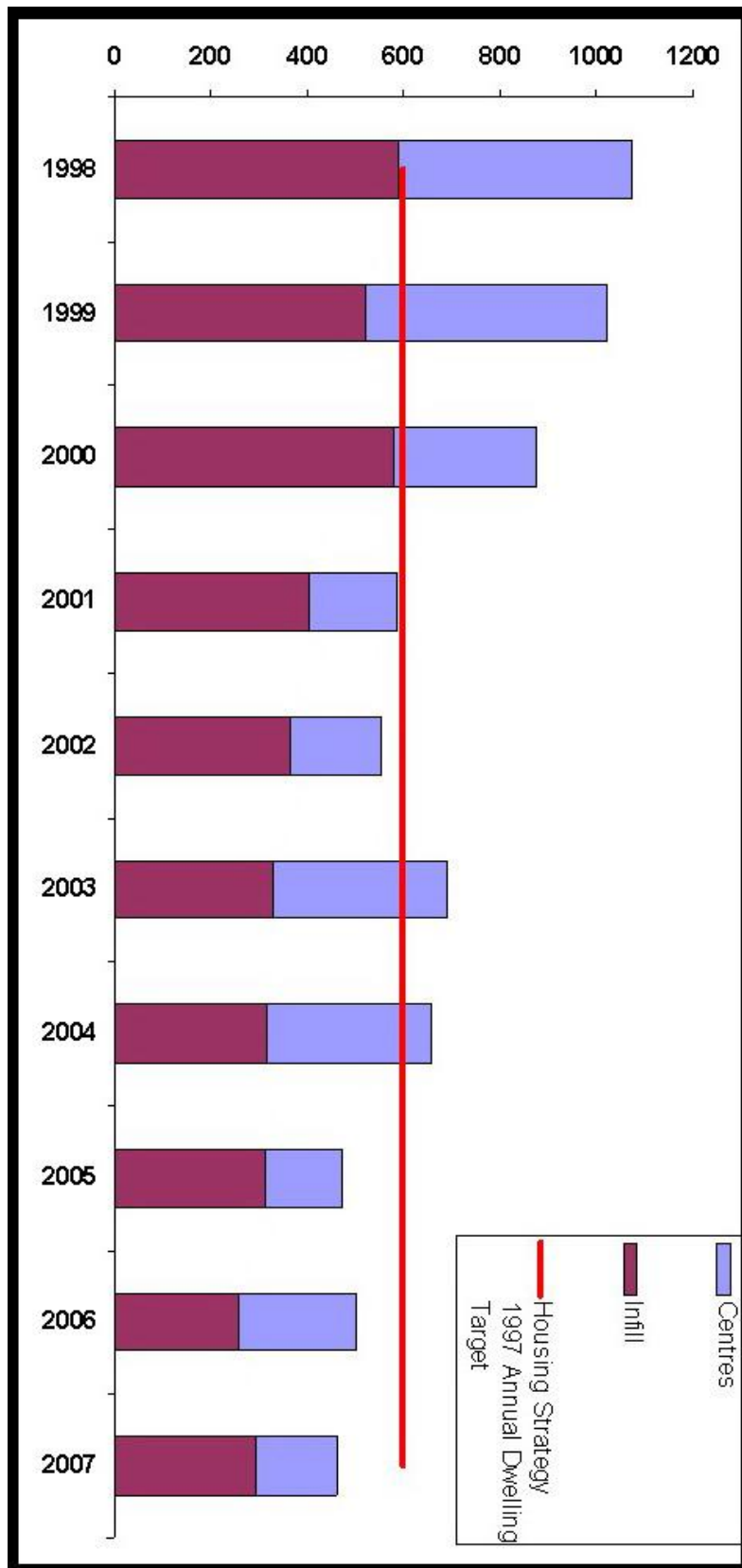
Research by the Department of Planning supports this finding. The table below highlights the low level of development activity in the shopping centres over the past 10 years.

CENTRES	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
Bankstown	126	229	170	69	62	170	216	27	136	52
Bass Hill	0	2	1	1	0	3	1	5	0	1
Birrong	29	38	0	10	3	1	2	3	2	2
Chester Hill	77	9	12	2	25	2	3	2	6	2
East Hills	13	34	3	16	1	5	3	9	4	10
Greenacre	18	0	1	0	2	3	1	1	0	2
Leightonfield	0	1	1	0	0	1	2	3	0	2
Padstow	65	18	19	16	3	67	12	30	34	10
Panania	33	24	14	7	12	6	10	20	7	11
Punchbowl	20	20	1	0	11	9	31	3	5	7
Revesby	35	21	20	16	20	66	22	22	11	19
Sefton	17	9	3	10	17	2	10	11	1	3
Yagoona	54	98	54	36	35	31	27	25	39	5
INFILL AREAS	588	520	578	405	364	326	317	312	254	202
TOTAL	1075	1023	876	586	555	692	657	473	499	328

Source: Department of Planning's Metropolitan Development Program 2008

Bankstown City Council

This graph shows the net dwelling increases that have occurred between 1998–2006, with growth mainly occurring as infill development in neighbourhood areas.



Source: Department of Planning's Metropolitan Development Program 2008






Why do people prefer to live in the neighbourhood areas?

In 2001, a Councillor Task Force reviewed the progress of the Housing Strategy and conducted focus groups to find out residents' level of satisfaction with the location and quality of dual occupancies, villas and home units, and their preferred image for the City of Bankstown.

The group discussions and surveys indicate that despite vocal opposition at times, there is a general acceptance within the community of the Housing Strategy's current approach to allow dual occupancies and villas throughout the City of Bankstown (as opposed to home units). This is consistent with their desire to see the City continue as a residential suburban area that promotes low scale housing, open space and greenery.

The Housing Strategy Review is consistent with the findings of the Annual Community Satisfaction Survey over the last ten years.

At its meeting held on 26 November 2002, Council adopted the Policy Paper on the "Housing Strategy Review" with actions that recognise:

-  The consensus among residents is to see houses and gardens remain the dominant features in their street to visually maintain their desire for a suburban life.
-  Should dual occupancies and villas continue to be permitted, residents prefer to see a mix of housing types (in the form of single and two storey development) with houses remaining the dominant feature.
-  Residents want to see the natural features of the City of Bankstown protected from overdevelopment.
-  Residents do not want to see the City of Bankstown become another Hurstville or Sutherland with new dwellings (in the form of high-rise home units) concentrated mainly around the Bankstown CBD and the shopping centres.
-  Residents choose not to live near the shopping centres or in home units based on their perceptions that these forms of housing are associated with overcrowding, poor amenity, traffic, and crime.

Bankstown City Council

How is Council continuing to implement the Housing Strategy?

In 2004/2005, Council approved considerable investment in the City of Bankstown including residential development valued at \$250 million.

Council is continuing to explore new housing and investment opportunities that are consistent with the Housing Strategy. This demonstrates Council is proactive in achieving the State Government's urban consolidation policies and has substantially accommodated a fair share of Sydney's population growth. Actions to meet the current target of 15,000 new dwellings include:

Zoning changes in Bankstown LEP 2001		Gazettal Date	Number of dwellings
Amendment No 1	Adopting the Revesby Village Masterplan	02/08/02	400
Amendment No 2	Rezoning a surplus depot site to allow housing in Picnic Point	05/07/02	80
Amendment No 8	Rezoning the Bass Hill Drive-In Theatre site to allow housing	22/11/02	140
Amendment No 12	Rezoning surplus industrial land to allow housing in Regents Park	08/05/05	140
Amendment No 19	Rezoning Bankstown CBD Assets to allow mixed uses and facilities	18/09/09	706
Amendment No 21	Increasing housing density at the Revesby Workers Club site	01/09/06	80
Amendment No 25	Adopting the Hume Highway Corridor Strategy to revitalise this important Enterprise Corridor and increase housing densities	01/12/06	490
Amendment No 34		01/09/06	455
Amendment No 26	Rezoning surplus Commonwealth land to allow housing in Villawood	10/02/06	181
Amendment No 28	Adopting the Sefton Urban Village Masterplan	01/09/06	100
Amendment No 32	Rezoning surplus school land to allow housing in Bass Hill	10/03/06	60
Amendment No 35	Adopting the Yagoona Town Centre Renewal Strategy	13/11/09	1,200
Amendment No 39	Rezoning a surplus depot site to allow housing in Greenacre	27/09/07	40
Amendment No 43	Increasing housing density in the Rookwood Road Precinct	Awaiting gazettal	450
The Department of Planning is assessing a Part 3A application to allow housing on surplus Sydney Water land in Potts Hill			320

TOTAL = 4,842

Examples of the Yagoona Renewal Strategy to encourage mixed use development

