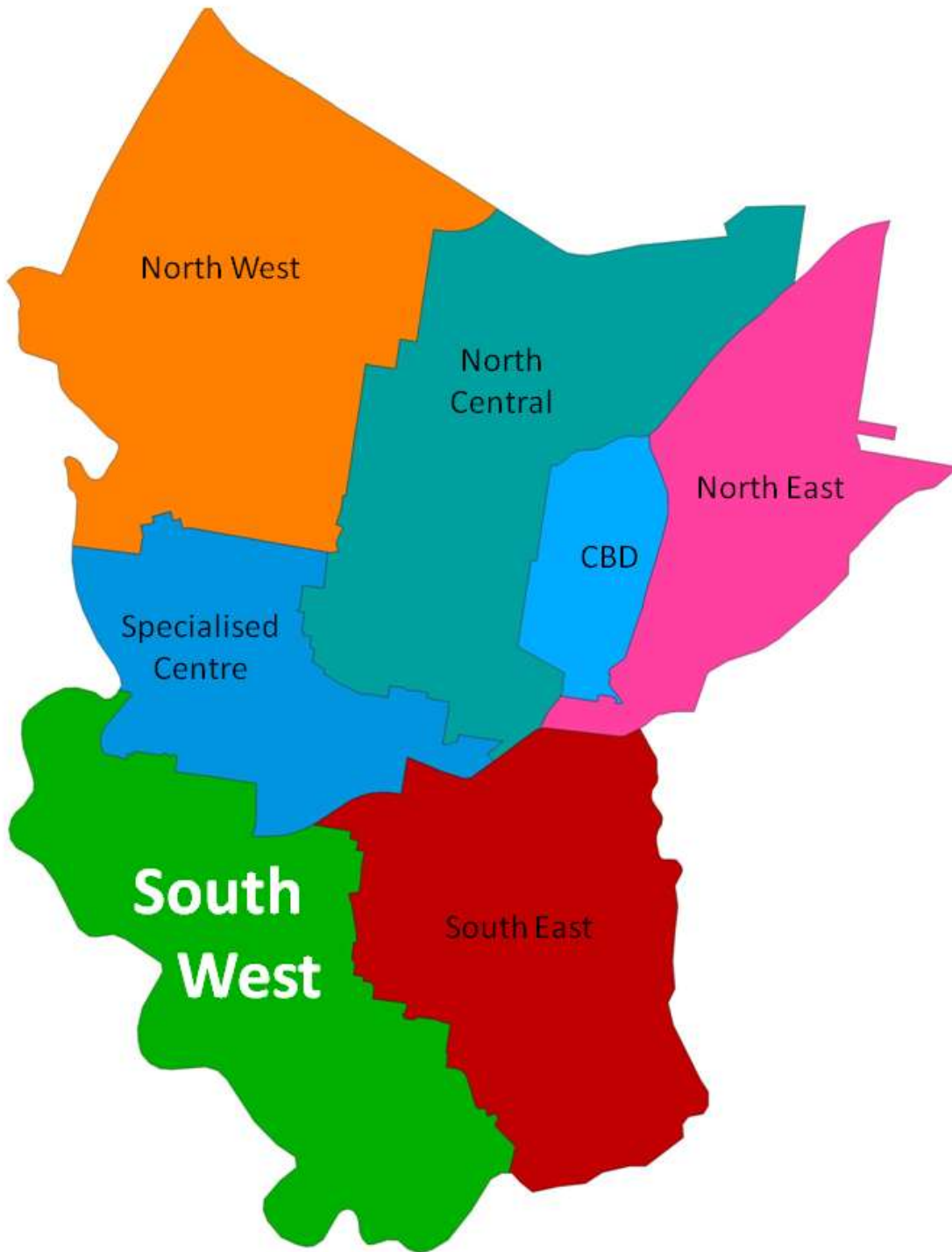




Issues Paper

South West Local Area





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Bankstown City Council
South West 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 **South West Local Area** which includes the suburbs of East Hills, Milperra, Panania and Picnic Point.

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

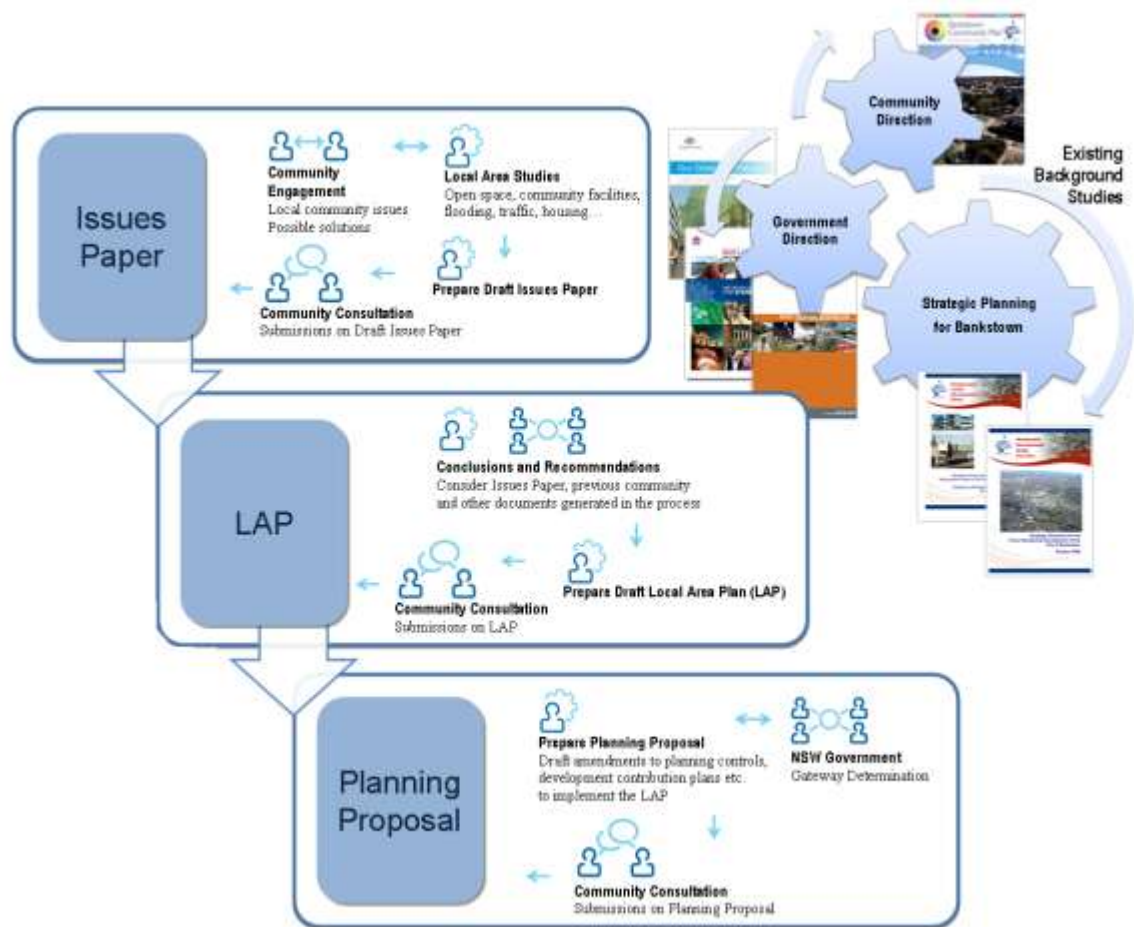
- **Issues Paper** - The Issues Paper sets out the current situation, projected demand for new dwellings, jobs and services, and the implications of this demand for future planning. The Issues Paper is informed by various specialist studies and consultation with the community and other stakeholders.

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.

Section 1

Figure 1: The Local Area Planning Process

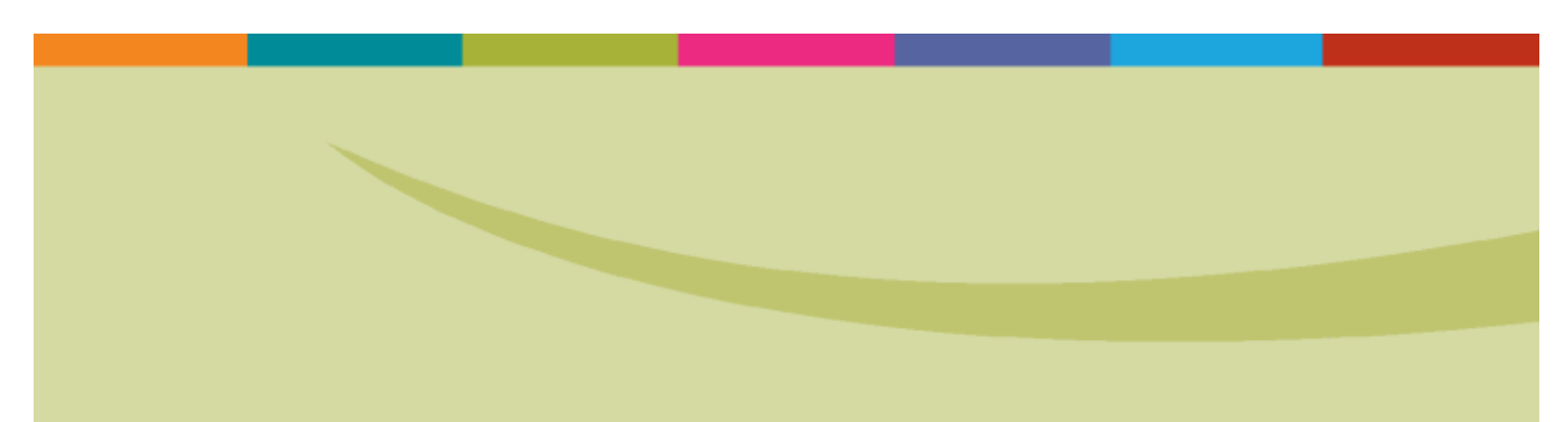


Source: BCC, 2012

- 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

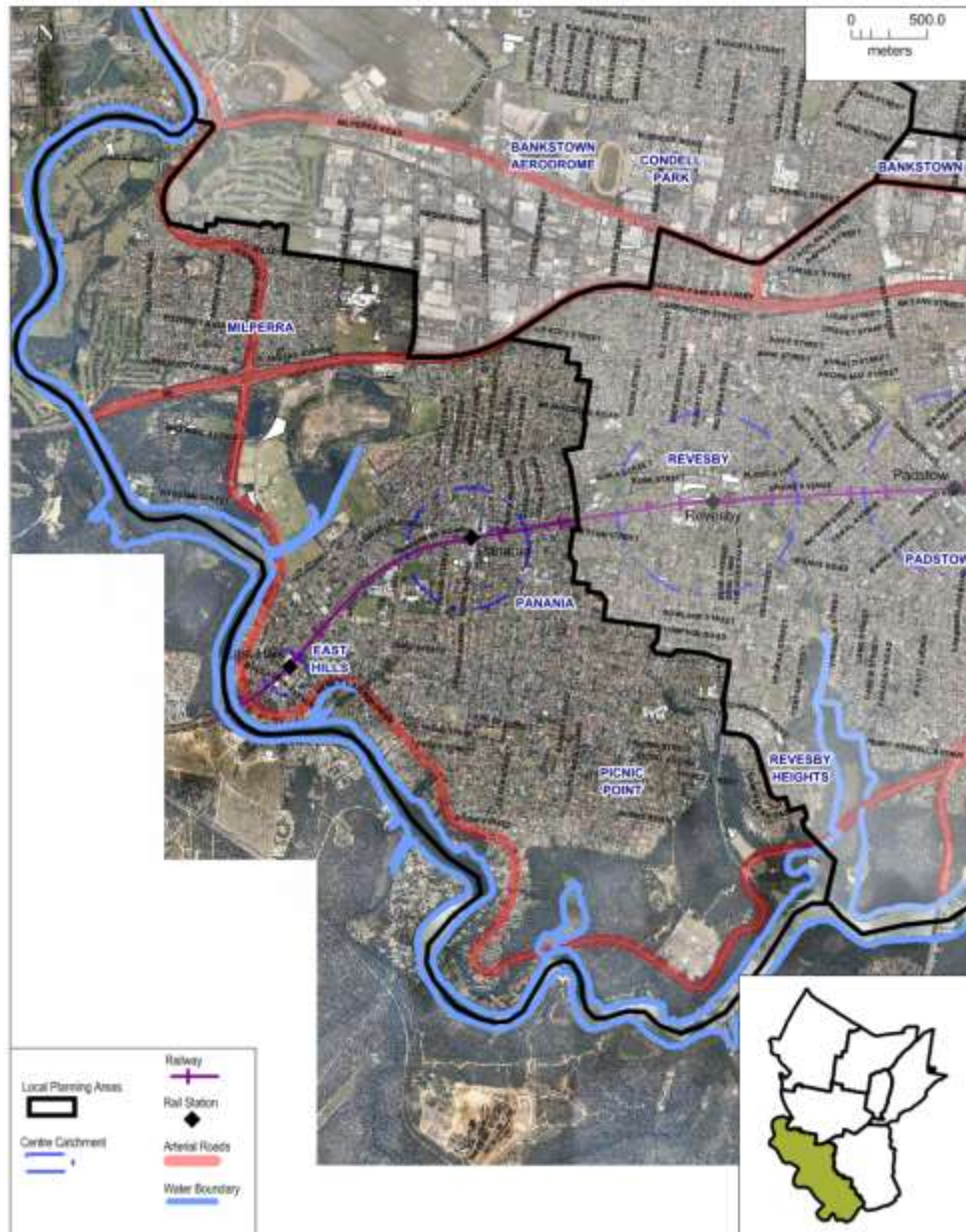
The South West local area is located in the south west of the Bankstown LGA and includes East Hills, Milperra, Panania and Picnic Point. The local area is generally bound



by the Georges River to the south and west, Bankstown Golf Club lands, the Milperra Industrial precinct and the UWS Bankstown Campus to the north, and the Revesby/Revesby Heights residential areas to the east (Figure 2).

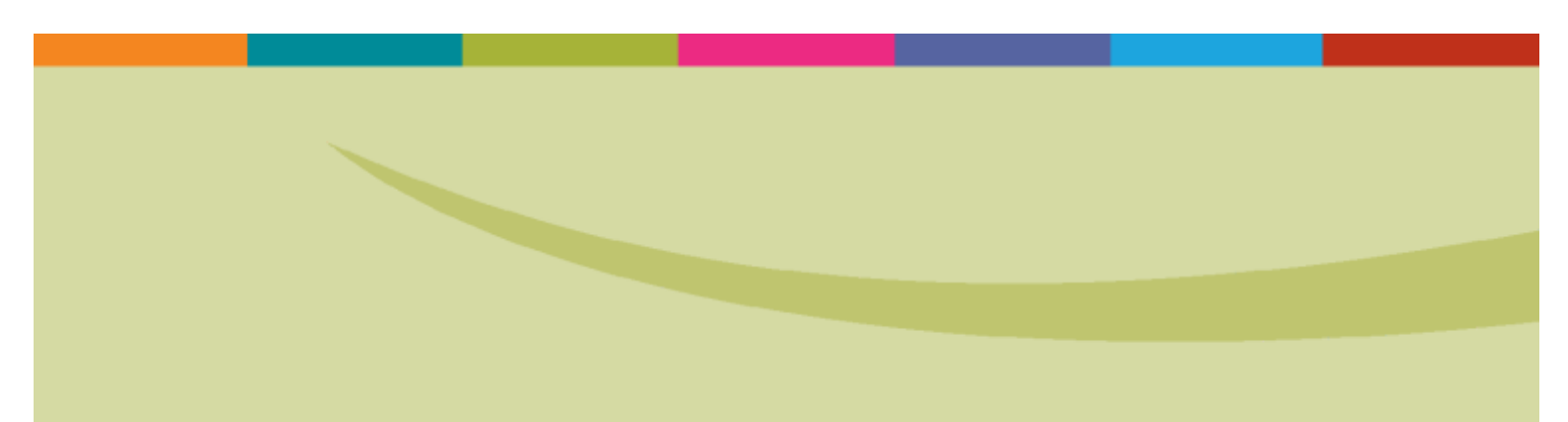
Section 1

Figure 2: The South West Local Area



Source: BCC, 2012

The area is predominantly residential and generally set out in a grid like pattern. It contains a large centre (Panania) and two smaller neighbourhood centres (East Hills and Panania Top of the Hill). Other neighbourhood corner shops also provide access to daily items such as milk and bread. These are located in Milperra, Panania, and Picnic Point.



The local area has good vehicular access to the Central Sydney, Sydney Airport and south western New South Wales via the M5 motorway which runs through the northern portion of the local area. Bankstown Airport is situated to the north of the study area and is easily accessed via the M5 motorway. The commercial centre of Bankstown is situated to the north east of the study area and is accessed via Fairford Road.

Both Panania and East Hills are located on the Airport-East Hills Railway Line which provides an excellent transport link to Central Sydney/Sydney Airport. The local area also contains a number of local bus routes which provide access to destinations within the local area, other destinations in Bankstown LGA including Revesby, Padstow, Condell Park, Bankstown CBD and regional centres such as Lidcombe.



South West Local Area: Now and in 2031

This section summarises the:

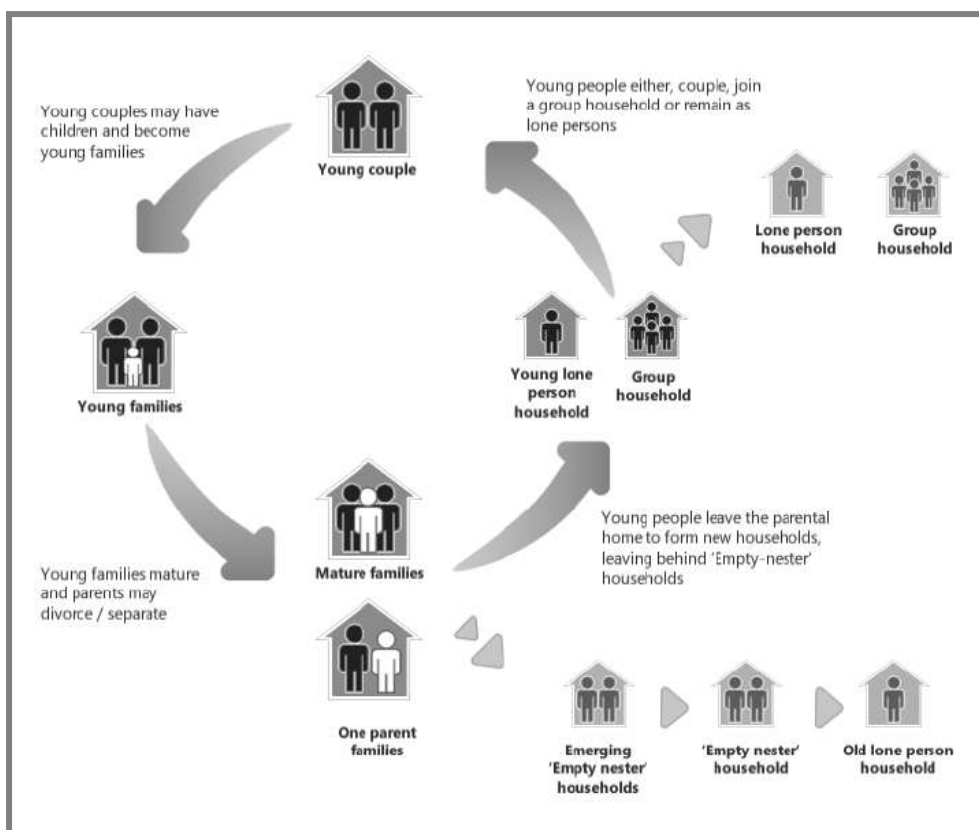
1. Current and forecast change in population and households in the Local Area.
2. The key objectives of the Federal, State and Local planning policies and obligations under those policies for Local Government.
3. Community aspirations for the Local Area.

Demographics – Now to 2031

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: 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.

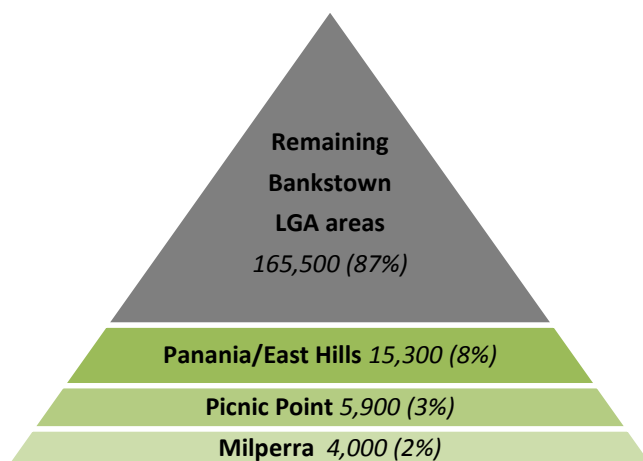
1.1.3 Population

Current and Forecast Population

The South West local area had a population of around **25,200** residents in 2011 according to government census data. The area experienced modest growth since the last census in 2006 where the population was around **23,800**. This rate of growth is slightly less than the rate of growth of Bankstown City in the same period.

In 2011, Panania/East Hills had a significantly higher share of the population with **15,300** residents while Picnic Point had **5,900** and Milperra had **4,000**. This is 13 per cent of the total population of the Bankstown LGA.

Figure 4: Small Area Population – Panania/East Hills, Picnic Point, Milperra - 2011



Source: ID, 2012

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 South West local area will grow to around **28,300** residents by 2031. This is an increase of around **3,100** people and will be 13 per cent of the total growth expected for the Bankstown City LGA.

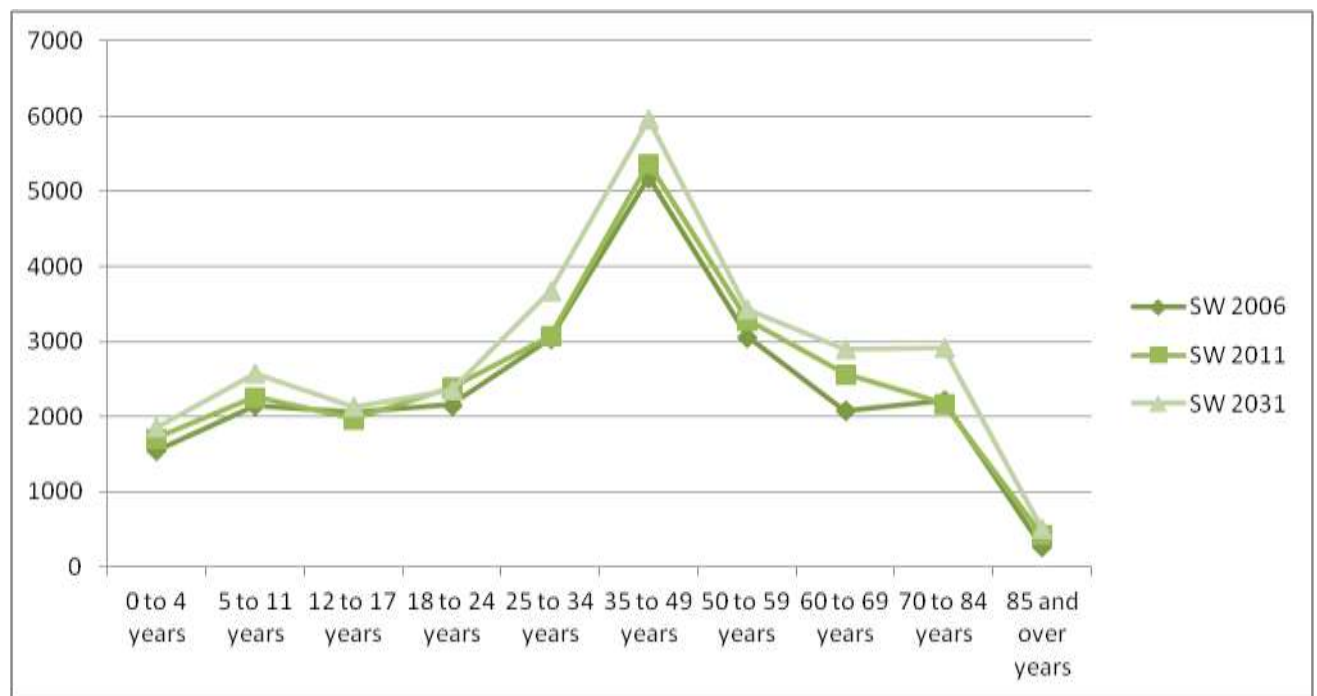
Age Structure

The 2011 age profile of the local area reflects an established population. In comparison to Bankstown City it shows that there was a lower proportion of people in the younger age groups (0 to 34 years) and a higher 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 18-24 years of age. However, there is a moderate forecast increase for residents aged between 35 and 49, and between 60 and 84. This is expected to be slightly higher than the forecast for Bankstown City as a whole, and will require the provision of appropriate housing and services for an aging population.

There is also a moderate increase expected for 25 to 34 year olds, however this is expected to be slightly lower than Bankstown City as a whole.

Figure 5: Age Structure – South West local area – 2006, 2011, and 2031



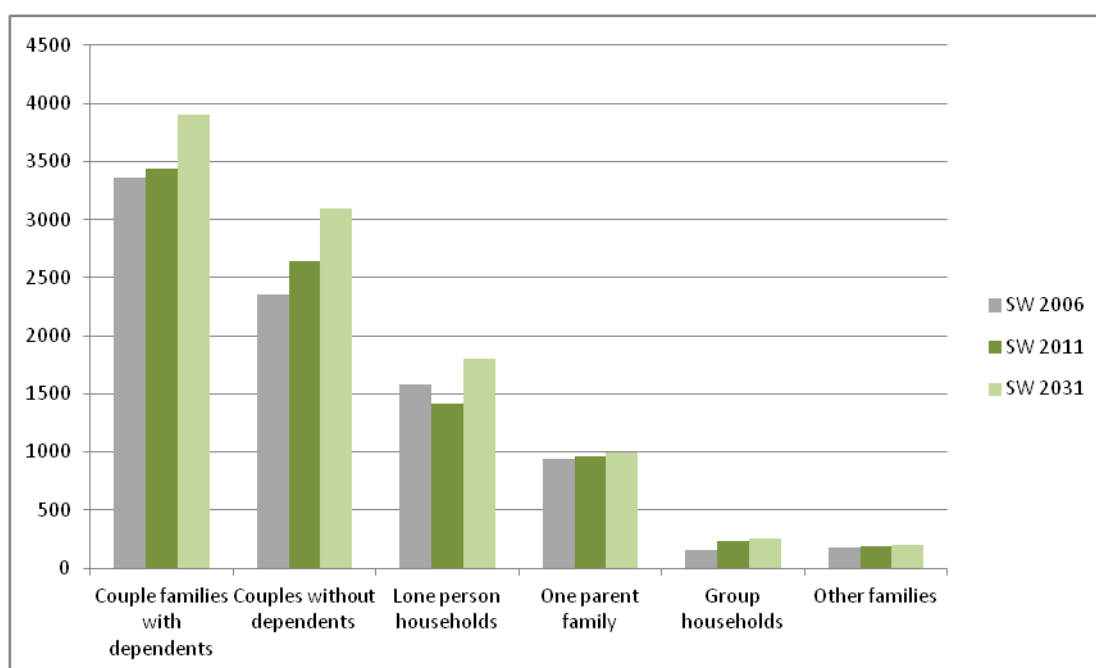
Source: ID, 2012

1.1.4 Household Characteristics

In 2011, the predominant household type was couple families with dependants (39%) and couples without dependants (30%). These households are forecast to continue growing with a higher rate of growth of couples without dependants. There is also however a forecast growth in lone person households expected.

In comparison with Bankstown City in 2031, the South West local area would have a greater share of couples without dependants. This will have particular implications for the provision of appropriate housing for this group (Figure 6).

Figure 6: Change in Household Type - South West Local Area - 2006, 2011, 2031



Source: ID, 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.

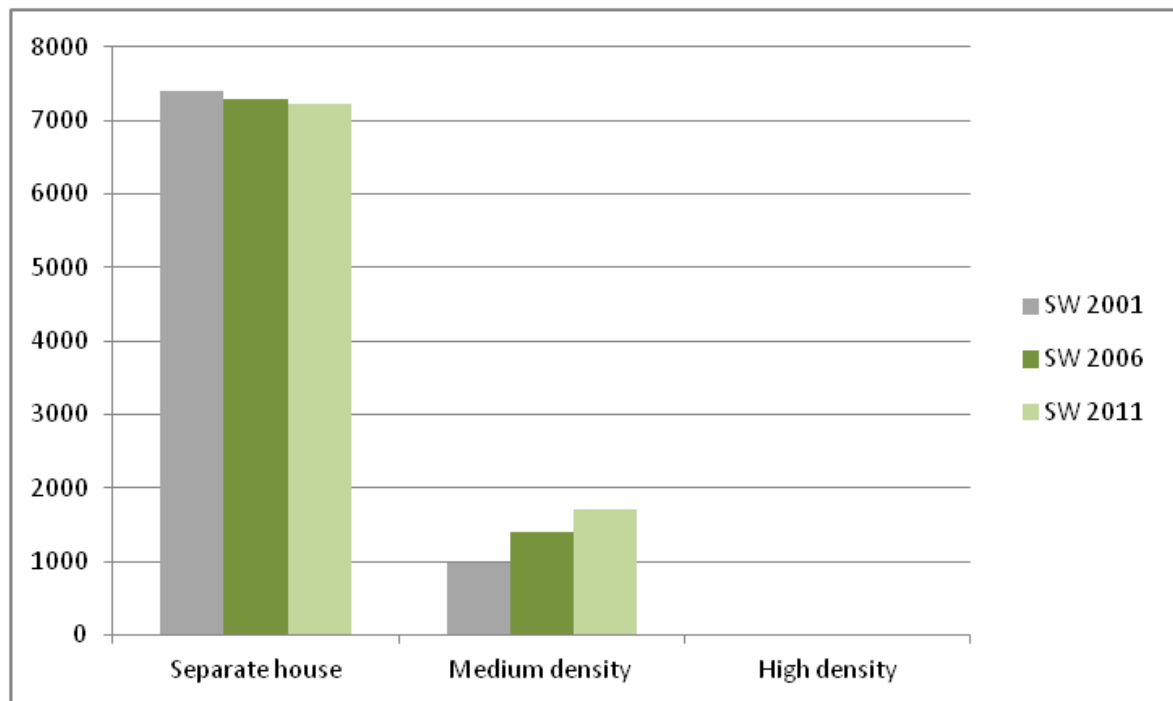
The census data defines these dwelling types as:

- '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.

An analysis of the change in dwelling type over time in the South West local area shows that people predominantly live in separate houses (80%), followed by medium density housing (19%) (see Figure 7). There was no high density housing recorded in the 2011 population census data however the local area does contain have two sites with residential flat building in the East Hills neighbourhood area which have a total of 24 units.

Figure 7: Change in Dwelling Type - South West Local Area - 2001, 2006, 2011



Source: ID, 2012

Table 1: Dwelling Types and Densities in Bankstown City

Density	Description
Low Density	<p>Separate house on a large lot (>500m²):</p> <ul style="list-style-type: none"> 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	<p>Separate or attached house on a small lot (>500m²):</p> <ul style="list-style-type: none"> 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)
	<p>Villas:</p> <ul style="list-style-type: none"> 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)
	<p>Low-rise residential flat buildings:</p> <ul style="list-style-type: none"> 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	<p>Residential Flat Buildings:</p> <ul style="list-style-type: none"> Currently in Bankstown CBD, Chester Hill and Yagoona Apartment block 3 or more storeys Common open space with private open space provided by balconies Lift access to all floors

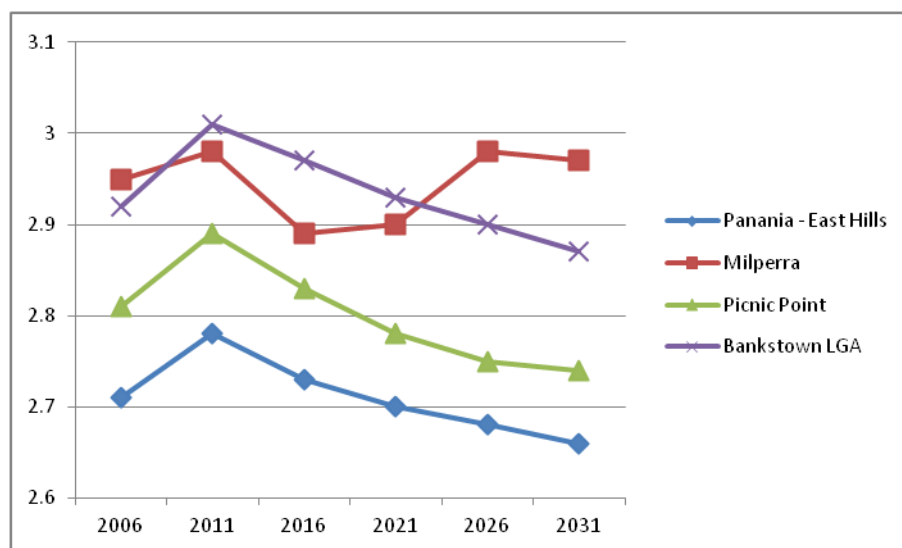
Source: BCC, 2012

The change in dwelling type for residents of the South West local area is intimately related to the kind of housing which is permissible in the City. Since 2001 there has been a consistent increase in the number of people living in medium density housing. 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.

The lack of higher density housing in the local area since 2001 reflects the current planning policy which focuses higher density development in the CBD and no sites within the East Hills and Panania village centres.

In relation to average **household size** (persons per household), the South West Local Area had 2.9 people per dwelling in 2011. This is slightly lower 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. For Milperra, average household size is expected to fluctuate yet remain relatively consistent between 2011 to 2031. This is consistent with the expected increase in couple families with dependants for this suburb.

Figure 8: Average Number of People per Household – Panania/East Hills, Milperra, Picnic Point, 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 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 *West Central Subregion Draft 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

Policy Areas	Targets and Policy Settings
Growing and renewing centres (<i>Metropolitan Plan*</i>).	<ul style="list-style-type: none"> • 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 (<i>West Central Subregional Strategy*</i>)	<ul style="list-style-type: none"> • 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.

It is important to note that the State Government has released fundamental changes to the NSW planning system. Proposed changes have been outlined in a White Paper (circulated for discussion in April 2013) and accompanying draft legislation. The changes are likely to have a significant impact on the role of Local Government and the community in the strategic planning process. The key reforms proposed relate to the following areas:

- Community participation – Greater community input earlier in the planning process at the regional and subregional strategic planning stage.

- 
- Strategic focus – 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 – 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 – 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.

However, Council remains concerned that some proposed changes 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.

Community Aspirations

In-centre surveys were conducted in Panania, East Hills, Milperra and Picnic Point in 2011/12 to gather detailed community comments from the local area residents, business and other stakeholders. The consultations aimed to:

- Engage the community about their needs and aspirations for the area;
- Provide direction to guide the development of the Issues Paper and the South West Local Area Plan.

The key messages from these consultations are summarised in the tables below.

Table 3: Consultation Messages - South West Local Area

Headline Message	Detailed Consultation Messages
Panania	
Economic	<ul style="list-style-type: none"> Town centre needs to be clean and attractive; Make sure businesses are proactive, involved and working cohesively
Environment	<ul style="list-style-type: none"> Maintaining current level of recreational space; Maintaining low density suburbs; Encourage residents with water harvesting
Governance	<ul style="list-style-type: none"> Having suburb based Council officers that are experts on individual suburbs
Social	<ul style="list-style-type: none"> Community based pre-schools are needed; Explore opportunities for students to be involved in volunteering
Quick Wins	<ul style="list-style-type: none"> Enhance local rotary markets in Panania; Increased litter collections and street sweeping
What will make the biggest difference?	<ul style="list-style-type: none"> Improve transport to town centre; Complete footpath network and kerb/guttering; Information sharing on who does what at each level of government
East Hills	
Economic	<ul style="list-style-type: none"> More businesses in East Hills - Rejuvenate East Hills with mixed business and housing; More villas and duplexes in the centre; Greater mix of shops (Need a bank and anchor supermarket); More cafes and outdoor seating.
Environment	<ul style="list-style-type: none"> Maintain East Hills golf course; Provide more street trees to extend the leafy appearance to the town centre; Connect the town centre to the river walk, make it a tourist destination for people from across Sydney; Landscaping and public domain works to provide relief to grey concrete that dominates the town centre. Add artwork / murals to blank walls of railway station.
Governance	<ul style="list-style-type: none"> Don't sell off community assets
Social	<ul style="list-style-type: none"> Better use of river; Community hall or multipurpose centre arts centre for people to use; Provide local facilities for community activities (e.g. men's' shed), need an alternative to just drinking in the pub.
Quick Wins	<ul style="list-style-type: none"> Cafes near the river; Incentives to encourage volunteering e.g. rate reductions; Outdoor markets.
What will make the biggest difference?	<ul style="list-style-type: none"> More group/community activities; Move the bus interchange to Maclaurin Avenue so that people wait outside of the shops, helps to reactivate the centre; More frequent train services.

Table 4: Consultation Messages - South West Local Area (cont)

Headline Message	Detailed Consultation Messages
Milperra	
Economic	<ul style="list-style-type: none"> Shops redeveloped. Proposed residential development would need to be supported by local infrastructure
Environment	<ul style="list-style-type: none"> Better road system allowing heavy vehicle traffic to be diverted from local streets; Traffic Management; Council to be more active in maintenance of the river; Maintain green/open space; Put curfew on airport usage.
Governance	<ul style="list-style-type: none"> Council responsive to what community is saying Community land is being rezoned operational
Social	<ul style="list-style-type: none"> Become more family orientated to support school numbers; Attractions for families; Upgrade Revesby town centre; Cycle ways linked to provide off road transport ; Internet cafe; Lack of bus services.
Quick Wins	<ul style="list-style-type: none"> Clean up Newland Reserve; Under road system – M5 to Airport; Put a curfew on airport usage time; Council to listen to community and follow through on promises; Utilise Blue Gum Farm, motor boat club, so it becomes a place where people meet; Mini bus service.
What will make the biggest difference?	<ul style="list-style-type: none"> Redevelopment of the shopping centre; Funding for improvement works; Change timetables to alleviate the peak; Attractions for families.
Picnic Point	
Environment	<ul style="list-style-type: none"> Cleanups (Yeramba Lagoon/Lake Gillawarna); Better access local national park; Safe use of open space; Keep 'garden suburb' image; Improve parklands.
Governance	<ul style="list-style-type: none"> Transparency in the DA process; Continued community consultation; Improve law and order to reduce crime rates
Social	<ul style="list-style-type: none"> Safe parks; Good community events; Better use of Town Hall; Better promotion of local events.
Quick Wins	<ul style="list-style-type: none"> Maintain and expand community consultation; Raise awareness of Council's objectives; Better publicity and means of delivery of information from Council.
What will make the biggest difference?	<ul style="list-style-type: none"> Listen to community concerns and ideas; Enforcing Council regulations; Council to plan adequately and be resourceful with space; More accessibility (for the public) to Councillors; Improving safety and creating a crime free environment.

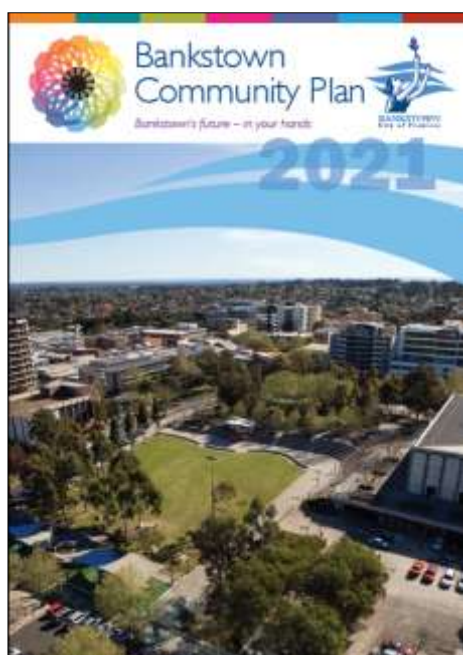
These messages have informed the final directions proposed in the later sections of this report.

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 (2011)
- Residential Development Study (2009)
- Employment Lands Development Study (2009)

These plans and studies are discussed in more detail below.



Bankstown Community Plan (2011)

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.

The Council also identified a number of 'Beacon Ideas' which would go beyond the 'business as usual approach' to achieving the City Directions. For example:

- *Identification of appropriate locations for neighbourhood multipurpose centres.*
- *Provision of bike and pedestrian paths connecting village centres.*
- *Locating evening dining and entertainment venues.*



Liveable

- A city that is well planned, attractive and sustainable
- A city that provides affordable, attractive and sustainable housing
- A city with high quality community assets
- A city that protects and promotes its history and identity



Connected

- A city with a safe and integrated street network for all users
- A city with public transport systems that meet the needs of residents, workers and visitors
- A city with convenient, equitable and accessible parking



Green

- A city that protects the biodiversity value of its living spaces and corridors
- A city that improves its waterways
- A city with accessible parks and open space catering to all ages and cultures
- A city that is a leader in sustainability of its energy and water resources
- A city that reduces pollution, resource consumption and advances recycling and waste services



Invest

- A city that promotes long term economic and employment growth
- A city of lifelong learners
- A city that meets the demand for professional and specialised employment opportunities



Provide

- A city with high quality services catering for day-to-day needs
- A city that meets community health and wellbeing needs
- A city that is clean and safe



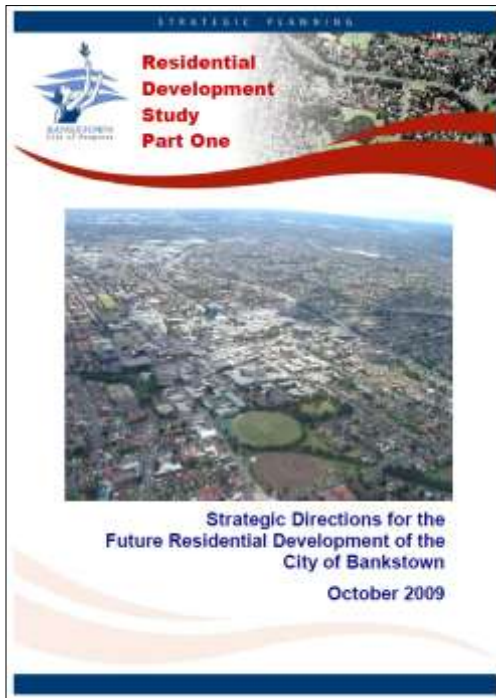
Enjoy

- A city that is harmonious, inclusive and welcoming
- A cosmopolitan, vibrant and dynamic city
- A city with a broad range of recreation and leisure opportunities
- A creative city that provides artistic and cultural opportunities



Lead

- A city with an engaged community
- A city with an innovative, responsive and well managed Council



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 South West Local Area, the most appropriate locations for additional dwellings are within the Panania and East Hills centres. The dwellings targets for these centres are shown in Table 5.

Table 5: South West Local Area – Centres – Dwelling Targets (2031)

Centres	Additional Dwelling Targets (2031)
Panania	440
East Hills	40
Total	480

Source: BCC, 2009

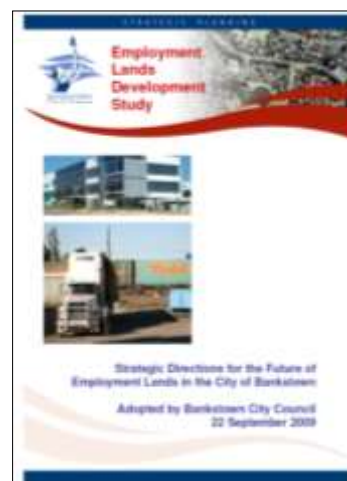
In addition to the adopted targets, the following recommendations in the RDS will also guide future urban growth in the City:

- 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. Panania and East Hills are both centres which are identified for this kind of growth.
- Infill development will be supported in the neighbourhood areas with a target of 6060 additional dwellings by 2031

It should be noted that the dwelling targets are headline figures only and that detailed capacity testing will identify if a centre has the capacity for additional dwellings. A centre may have more or less capacity than the target identified.

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 South West local area does not contain industrial employment lands however the local area is adjacent to the Bankstown Airport/Milperra Specialised Centre. This policy and implications for the South West 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: Panania and East Hills. 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 Strategic Plan** vision and directions.



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Section 2

Issues

This section summarises the current issues facing the South West Local Area and provides directions to inform the LAP.

Section 2

Liveable

The Community Plan vision for 'Liveable' is:

- *A city that is well planned, attractive and sustainable; a city that provides affordable, attractive and sustainable housing; a city with high quality community assets; a city that protects and promotes its history and identity.*

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. Urban form also refers to how these elements integrate with natural features of the local area such as topography, bushlands and the areas around the Georges River and its tributaries.

The existing urban form in the three local area centres – Panania, Panania Top of the Hill and East Hills – and the neighbourhood areas is discussed below. The role of the centres in Bankstown City has been previously identified in Council's Residential Development Strategy as follows:

- Panania - Small Village Centre – this centre captures land within 400m of Panania Station.
- Panania Top of the Hill – Neighbourhood Centre - this centre captures land within 150m of the middle of the mainstreet.
- East Hills - Neighbourhood Centre – this centres capture land within 150m of the East Hills Railway Station.

Panania Small Village Centre

The Panania centre has main street activity on both sides of the Panania railway station which vary in character and size as follows:

Figure 9: Centres Context Map – Panania and Panania Top of the Hill



Source: BCC, 2013

Section 2

- **Panania Centre South (From Panania Railway Station to Tower Street).** This part of the centre contains retail and commercial activity on the north/south Anderson Avenue and parts of Weston Street and Tower Street which intersect with Anderson Avenue. The shop width is generally between 5 to 12 metres.

This part of the centre also contains a community hub at Anderson Road/Tower Street which includes the Panania Library, Senior Citizens Centre and Early Childhood Centre.

Timed on-street parking spaces are provided on most of the centre streets with new angled parking adjacent to the Library (16 spaces) . Off-Street Council parking is also provided behind the community hub land (45 spaces), along the railway corridor off Weston Street (70 spaces) and off Tower Street (49 spaces).

- **Panania Centre North (From Panania Railway Station to Marco Avenue)** (See Figure 9). This part of the centre contains shops with frontage to the western side of Anderson Avenue and rear land access off Marshall Lane. Edwards Reserve, adjacent to the railway corridor, contains a small playground at its western edge and a war memorial at its eastern edge. The centre also contains Panania Hotel.

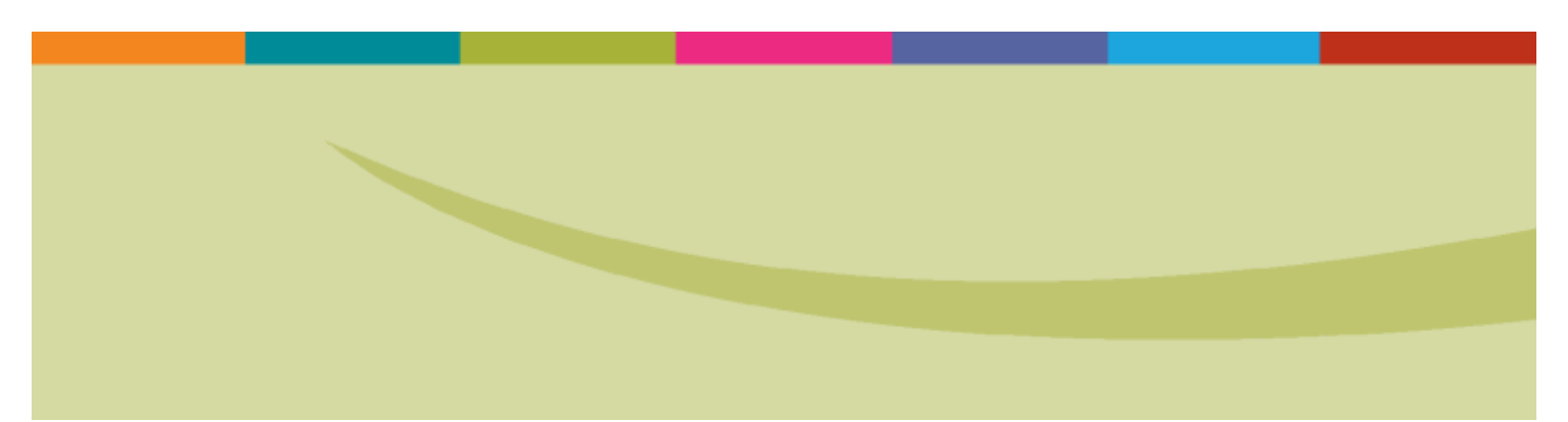
Anderson Avenue is 20 metres wide in this part of the centre and contains 14 timed/time limited angled car spaces in the centre of the road (between Marco Avenue and Braesmere Road) and 13 spaces adjacent to the railway station. Commuter parking area along Braesmere Road contains 44 car spaces.

A Council land use survey undertaken in 2007 found that most buildings in the centre were constructed between 1940 and 1970. Residential development within the centre is comprised of predominantly detached houses on large blocks, some dual occupancies and some shop top housing on the mainstreet.

Panania Top of the Hill

Panania Top of the Hill is located on Tower Street between Hinemoa Street and Woodburn Avenue/Picnic Point Road (Figure 10).

The street frontage varies with the most consistent frontage provided on the southern side of Tower Street between Woodburn Ave/Picnic Point Road and Malvern Street. This



section contains retail and commercial shops typical of smaller centres such as cafe/restaurant/take-away food shops, pharmacy, newsagent, beautician, barber shop, real estate agent and legal services. It also contains a cluster of restaurants which open in the evening highlighting the night time activity occurring in this centre.

The remainder of Tower Street includes mixed use developments (retail/commercial at the ground floor and residential above) with shops at the streetfront, older buildings set well-back from the street with car parking in the setback and a residential flat building development.

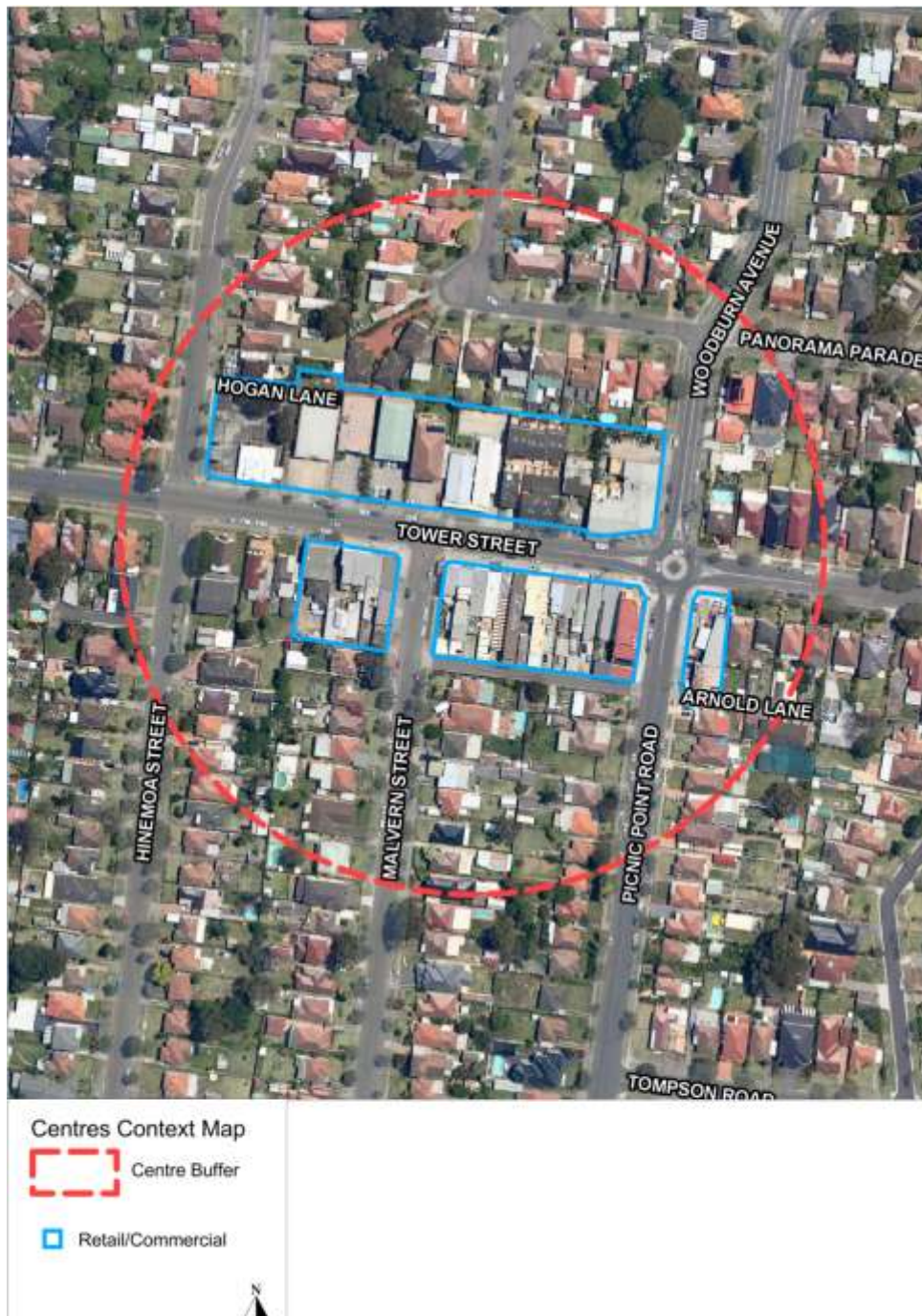
East Hills Neighbourhood Centre

The East Hills neighbourhood centre is located on Maclaurin Avenue between Broe Avenue and the East Hills Railway Line (Figure 11). A fall in the road towards Park Road has resulted in part of the footpath on Maclaurin Avenue being raised above the street level.

The street frontage is varied on both sides of the road. The northern side of the road is comprised of a small strip of narrow retail shops broken up by a public car parking area (accessed off Thompson Lane) on the northern side of the street. The southern side of the street is comprised of a stand alone business centre (East Hills Business Centre), East Hills Hotel and some smaller shops. The East Hills Business Centre contains multiple tenancies with two tenancies visible from the street with the remainder within the building. Many of the tenancies which are accessed from within the building are currently vacant.

Section 2

Figure 10: Centres Context Map – Panania Top of the Hill



Source: BCC, 2013

Figure 11: Centres Context Map - East Hills



Source: BCC, 2013

Section 2

The East Hills Railway Station located at the rear of the mainstreet provides direct access to major employment centres including Sydney CBD, Domestic Airport and International Airport. Interchanges provide access to other employment centres in northern Sydney. The connection between the Station and the mainstreet is currently poor. Passengers alighting at East Hills exit to Thompson Lane at the rear of the mainstreet properties and the rear yards of adjacent houses to the north.

Neighbourhood Areas

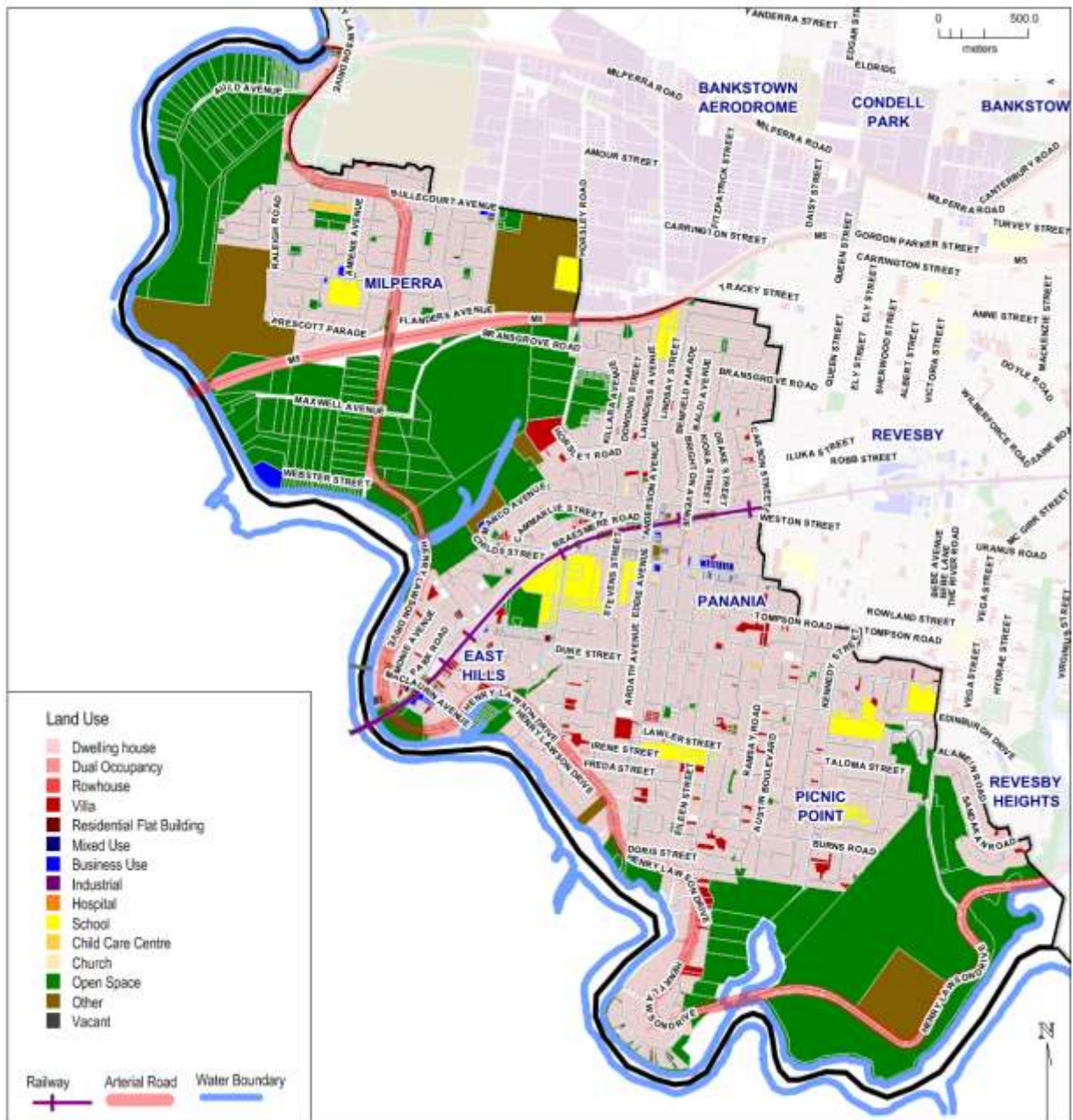
The neighbourhood areas are those areas outside the centres and are characterised by the following predominant urban form elements (see Figure 12):

- The neighbourhood areas are predominantly comprised of low density dwelling houses on moderate to large lots. The majority of residential lots in South West neighbourhood areas are between 500sqm and 700sqm in size followed by lots between 700sqm and 1200sqm. Lots which are less than 500sqm in size tend to be located in 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 south of the local area closer to the Georges River.
- Infill Development - The predominant form of infill development in the neighbourhood areas has been dual occupancies and villas which are dotted throughout the area.
- Neighbourhood shops, some with shop-top housing, which serve the day-to-day needs of residential areas within walking distance.

Miperra and Picnic Point vary somewhat from the rest of the local area due to their specific contexts. Milperra is separated from the rest of the local area by open space parks and reserves and the M5. It is also split by Henry Lawson Drive. The topography of Picnic Point being more elevated than surrounding lands gives it a different character.

There are also other smaller centres located within the neighbourhood areas which provide day to day needs to the surrounding residents.

Figure 12: South West Local Area - Land Use



Source: BCC Land Use Survey, 2007

Section 2

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.

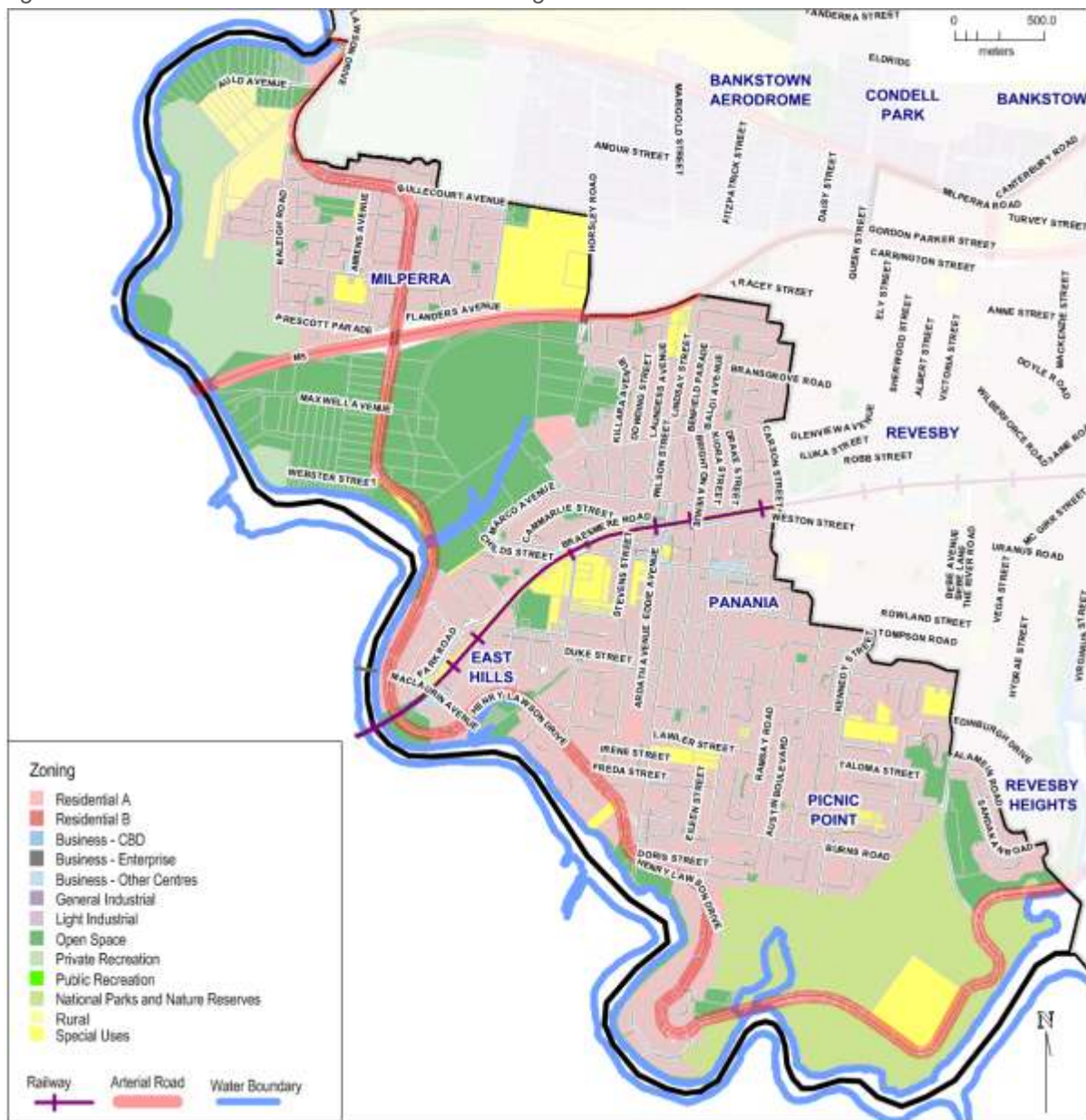
Zoning

Council's mixed use and residential zones 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 13):

- 2(a) Residential Zone – This zone is for separate houses, dual occupancies, villas and row houses. FSR is mostly 0.5:1.
- 2(b) Residential Zone – This zone is for the above development and residential flat buildings. FSRs range from 0.75:1 to 1:1.
- 3(b) Business - Other Centres – This zone is principally for residential flat buildings and residential which is part of a mixed use development (ground floors retail/commercial, residential above).
- 3(a) Business – CBD General – This zone is only used in the CBD. This zone allows the above development however it seeks to facilitate high density residential flat buildings and residential which is part of a mixed use development (ground floors retail/commercial, residential above). FSRs range from 1:1 to 4.5:1.

The South West local area also includes a small area of rural zoned land in Milperra. This is a historical zoning whose objective is recognise the agricultural production potential of rural land, and to permit only those uses which are compatible with the amenity of adjoining areas. Given that agricultural production is not an existing or likely future land use it is appropriate to consider a more appropriate zone for these lands.

Figure 13: South West Local Area - Current Zoning



Source: Bankstown Local Environmental Plan 2001

Section 2

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.

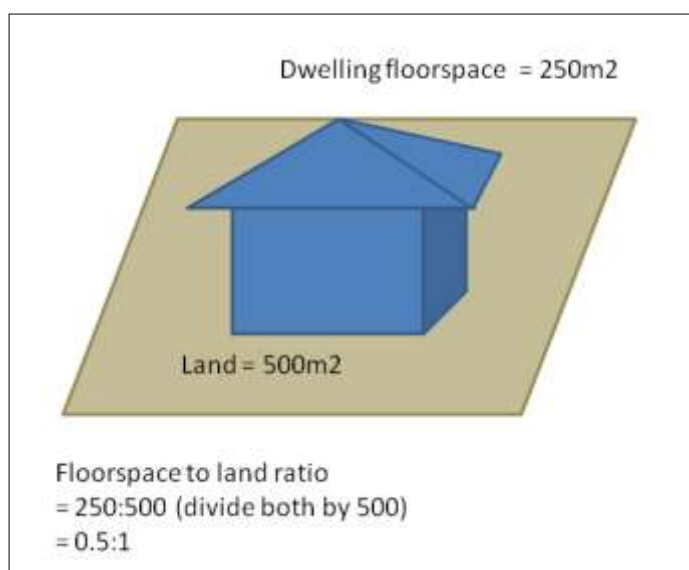
The zoning map shows that most of the local area is zoned 2(a) Residential.

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 500m² lot this means the sum of all floors of a dwelling could be up to 250m².





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 maximum height of 2 storeys throughout the residential areas however greater heights are permitted on certain village centre 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 hard infrastructure such as footpaths, plazas, public art and soft infrastructure such as street trees, open space. 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 rain 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 Panania and East Hills 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.

Section 2

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

Catalyst Sites

Catalyst 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.

The Panania community hub is a focal point within the Panania small village centre. Council is currently undertaking improvement works within and around the community hub site. Generally, the improvement works fall within the following key areas:

- Amenity streetscape including footway widening, tree planting
- 40km/h traffic environment and traffic calming
- Pedestrian access and prioritisation, including disabled access
- Overall visual aesthetic improvement
- Community development and engagement






These works will enhance the attractiveness of the area and will complement the commitment to upgrade the Panania Library to meet modern standards and community expectations for library and knowledge centres. An opportunity also exists to consider the future land uses for the community hub site including the existing early childhood centre and senior citizens centre building which is reaching the end of its life (Circa. 1970).

Other catalyst sites include land within the centres which is ready for renewal that is owned by Council or large land holdings in private ownership. Council is currently considering a planning proposal to rezone part of the **Riverlands Golf Course site** from private recreation 6(b) to low density residential 2(a). The rezoning of the land, if approved, would allow for up to 450 new dwellings based on a 50% low density detached dwellings: 50% medium density dwellings split. The planning proposal will consider any

impacts of development that could occur under the proposed zone including traffic generation and transport management.

Directions For Local Area Planning

Urban Form

-  Identify lots in and around the Panania and East Hills village centres that are appropriate for mixed use and higher density development close to public transport and services. Consider catalyst sites identified previously by Council.
 -  Investigate urban forms for higher density development and how these can retain the aspects of the 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 14.

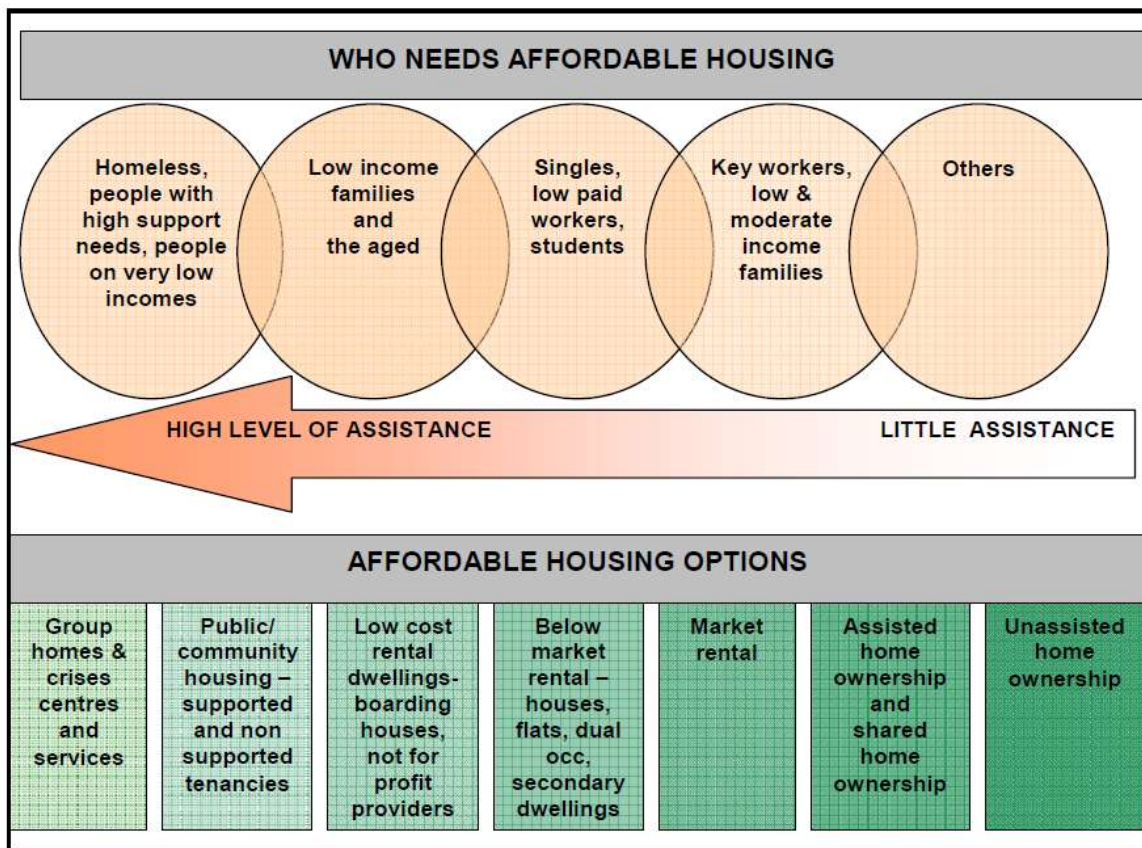
The needs chart shows that certain groups will require affordable housing including groups that will grow according to the demographic analysis. The demographic analysis shows there will be an increase in lone person households. The Bankstown LGA contains a high proportion of key workers in unskilled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

Section 2

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 14.

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.

Figure 14: Who Needs Housing Affordability?



Source: Affordable Housing Forum, 2011 (P. Phibbs & N. Gurrán)

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 redevelopment of sites and infill areas. A greater understanding of the issue within the LGA will need to inform this work.

Section 2

2.1.5 Heritage

The lands which comprise the South West local area were originally part of land granted by Governor Macquarie to graziers in the 1830s. The Settlement of the area dates from the mid 1800s, with land used mainly for poultry farming and orchards. Suburban development began in the Southwest local area in the 1920s with the East Hills Park Estate, considered as 'fine residential area'. Other areas came online when the East Hills rail line opened in the 1930s.

According to the study, the area east of the Panania shopping centre, known as the 'Top of the Hill' was the original shopping centre. A butcher and general store known as Quessy's Corner at the corner of Tower and Malvern Street was the first two storey building in the East Hills- Panania area to open in 1929, followed by a number of other Quessy developments. The butcher's shop was a focal point for the area with air raid siren during the Second World War. The store operated until 1962.

Following the opening of the East Hills Railway line, the Panania shopping centre developed along the Tower Street and Anderson Avenue during the first half of the 1950s. One of the prominent structures that got constructed in Panania during this time was the 'Star' cinema which was later converted into St Christopher's Church in the mid 1960.

The present East Hills shopping area is located on the former land of James Watson, portion 41 of the Parish of Bankstown. Prior to the establishment of the railway station at East Hills, some 34 general stores operated around Maclaurin Avenue and Park Road with first floor residences. There were refreshment rooms and a two storey post office. The 1983 duplication of the rail line between Riverwood and East Hills saw demolition of the original station along with a number of early shops and residences in the area. In 2010, two small isolated groups of shops survived on either side of the line, but without the diversity of retail outlets they became non-viable. Those on the north are completely empty at the moment, whereas on the south a two storey East Hills Hotel has survived along with a small shopping centre, where the only operating store is a newsagent.

Existing heritage items within the South West local area are shown below:

- The **Nurse Schwarzel Memorial** is significant because of its associations with district nurse and midwife Sarah Schwarzel, who provided essential medical assistance to the local East Hills community at a time when an organised medical

service and doctors were unknown in the area. It is a tangible reflection of community sentiment during the 1930s in regard to an important inhabitant of the district and is likely to have meaning for members of the community whose families were attended by Nurse Schwarzel or for whom she was present at their birth. The memorial is located within the setback to the Panania Library.



Image: Nurse Schwarzel Memorial

- **The Milperra Soldiers Settlement** is historically significant because it was part of a national scheme that was intended to repatriate returning servicemen during and after World War I. It reflects then-current attitudes towards the appropriate ways to develop the country and ensure its growth and prosperity. The Settlement was a rare event in the history of Bankstown and was a relatively late and unusual form of agricultural development in the Bankstown area. Apart from this, it represents very early settlement within the area and resulted in the locality being named “Milperra”. The road layout of the principal streets provides the only tangible evidence of the subdivision that was formed to accommodate the Settlement.

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Image: Milperra Soldier Settlement/ Extent of surviving roads

- **Caird's Wharf** is associated with the locally significant Caird family, although the existing structure only dates to 1981 and is not in the same location as the original wharf. Robert Ramsay Caird, who was Scottish by birth, arrived in New South Wales in the late 1850s. In 1867 he acquired a sizeable amount of land around the intersection of Liverpool and Chapel Roads, where he and his family settled. By 1872 he was working as a timber merchant but in 1880 was appointed post master, which position he held for a number of years. Caird died in 1892.

It seems that Robert Caird and Thomas Ward leased land in the area from Frederick Weston during the 1880s for a period of seven years. It is thought that they made of the land by grazing cattle and because of this cleared the land of its timber. It is also thought that the two men built the first wharf in this section of the Georges River, possibly to transport timber. By a process of association the wharf became known locally as Caird's Wharf. However, the original structure was replaced around 1930. It eventually deteriorated to the extent that only abutments remained in place.

This in turn was replaced in 1981 when a new wharf was constructed. The new wharf was designed to allow wheelchair access onto ferries and was opened by Pat Rogan, the state member for east Hills, in October 1981. It is understood to be some 37 metres upstream from the original wharf location.



*Image: Cairds Wharf *Remains of the original wharf in this picture are not located in their original location. The wharf in this image was built in 1981.*

The NSW State Government also identifies items of heritage significance by listing properties and places on the State Heritage Register and by listing properties, places or

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artefacts on State agency heritage lists. There are no State Heritage items on the south west local area however there are items listed on Railcorps State agency heritage list as follows:

- **Panania Railway Station Group** including the 1931 platform, platform building, footbridge and concrete location hut - is of local heritage significance. Panania Railway Station has historical significance as a major public work completed as an unemployment relief project during the Great Depression, and as a major transport hub for the suburb of Panania since 1931. Panania Railway Station platform building is of aesthetic significance as an austere 1930s railway building with simple Art Deco detailing and fine brick workmanship that is evocative of the effects of the Depression on building programs for the NSW Railways. Panania Railway Station is representative of the cohesive collection of 10 East Hills line railway stations from Turrella to East Hills.



- The **East Hills Underbridge** is of local significance as part of the original infrastructure for the completion of the East Hills to Glenfield Line, and is the first and only continuous prestressed concrete railway viaduct in New South Wales built by the incrementally launched method of construction.



Image: East Hills Underbridge

Figure 15 shows current heritage items and properties found to be heritage significant in the Panania centre. Based on a commissioned heritage study of the local area, the following property is being of local heritage significance:

- St Christopher's Church at 237 Tower Street Panania: The building originally as a cinema represents a substantial development of its era within the Bankstown LGA and the largest single commercial development in Panania of its era. Although the exterior has been much altered in the adaptive reuse, indicative features of the Modern architectural style have been retained.

The heritage study also identified other properties which may have local heritage significance but that require further analysis, these include:

- Quessy's Corner at 171 Tower Street – located at the intersection of Tower Road and Malvern Street, quessy's corner is a good example of building type of its era and the oldest commercial building standing in Panania. Potentially the oldest surviving shop in Panania.

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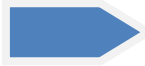
- 'Centreline' garage 147 Tower Street which represents a classic Art Deco design of a motor mechanic workshop of its era.
- Panania Hotel – typical post-war architectural style.

Directions For Local Area Planning

Heritage



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



Consider mechanisms to protect items of historic significance as identified by the heritage review.

Figure 15: Heritage Items and Heritage Significant Properties – Panania and Panania Top of the Hill



Source: BCC, 2012; BLEP 2001

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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.

The Community Plan vision for social infrastructure is contained within three of the City Directions:

Provide: A city with high quality services catering for day-to-day needs; A city that meets community health and well-being needs.

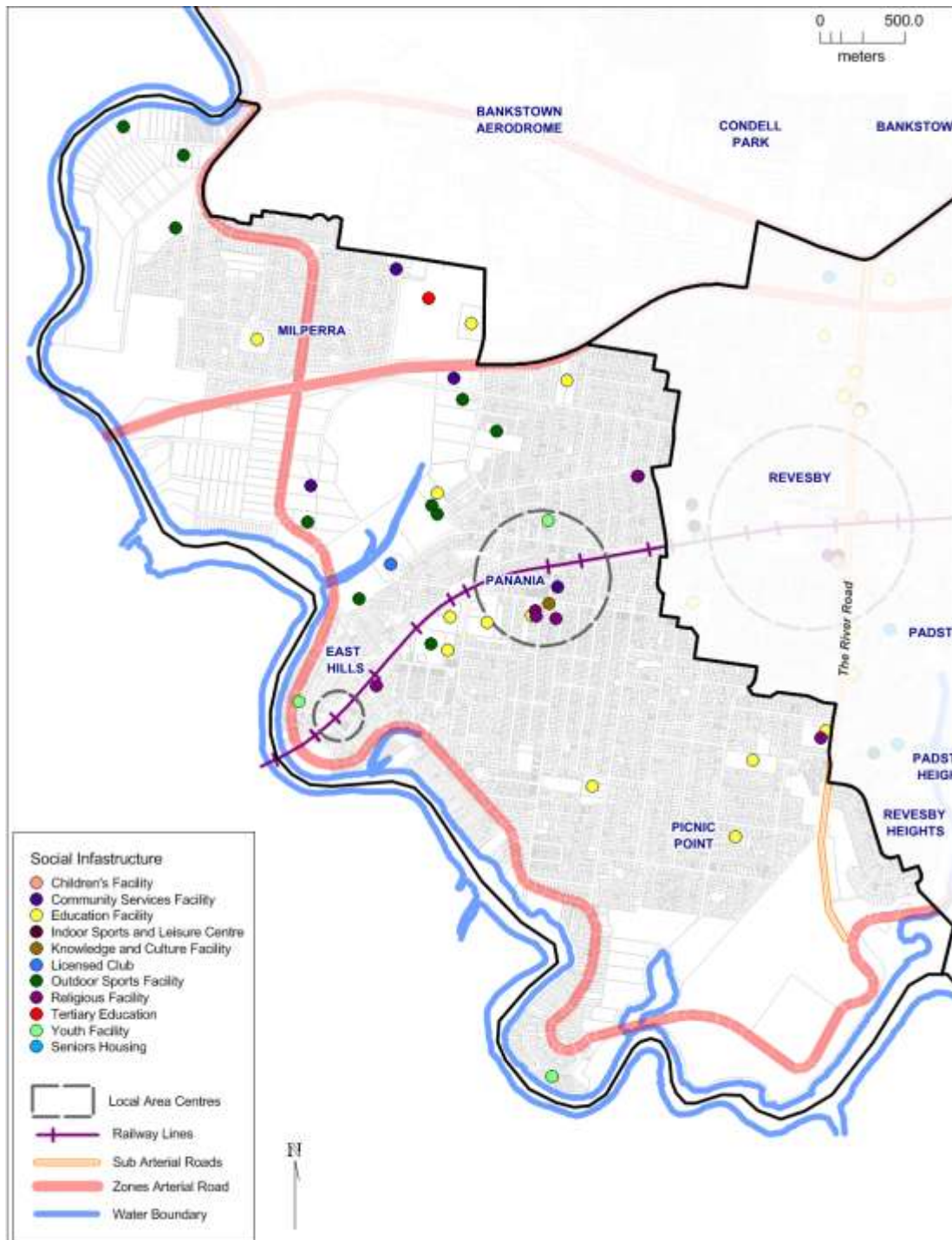
Liveable: A city with high quality community assets.

Invest: A city that meets the demand for professional and specialised employment opportunities.

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 16.

Figure 16: Social Infrastructure - South West Local Area



Source: BCC, 2012

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2.2.1 Education 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 twelve (12) educational establishments in the Local Area comprising of public and private schools.

Table 6: Children's and Education facilities – Bankstown City and South West Local Area (Public and Private)

Type	Bankstown City	South West Local Area	Description
Children's Facilities			
Long Day Care, Pre-schools	9	1	KU Milperra Preschool
Public Schools			
Public Schools	28	6	Tower Street Public School; East Hills Public School; Milperra Public School; Panania North Public School; Panania Public School; Picnic Point Public School
High Schools/Senior Schools	11	3	East Hills Boys Technology High School; East Hills Girls' Technology High School; Picnic Point High School
Private Schools - Religious and Other			
Christian	44	2	St Christopher's Primary School; Mount St Joseph Milperra
Islamic	4	0	
Other (Special Needs)	2	-	
Public Tertiary Facilities			
University of Western Sydney, Macarthur (Bankstown Campus - Milperra)	1	0	<i>Undergraduate courses include early childhood education, psychology, social work, translation and commerce. Post-graduate courses include Teachers of English to Speakers of Other Languages (TESOL), Interpretation and Translation and Traditional Medicine.</i>
South Western Sydney Institute (TAFE): Campuses in Bankstown CBD, Padstow and Chullora	3	0	Bankstown Campus 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. Padstow Campus 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. Chullora Campus 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 sheetmetal.

Source: BCC Community Directory, 2012.

The education establishments are currently permitted in residential, business and special use zones. The location of new facilities, or expansion of existing facilities, is dependant on the availability of land, forecast growth in the relevant age groups and State and local planning policy.

All of the public schools in the Bankstown LGA, recently benefitted from Commonwealth Government funding for school refurbishments and other upgrades through the Building the Education Revolution (BER) program. As part of the program, schools that benefitted from the program are required to make the school facilities available for hire to the community. The schools are able to charge a fee based on a cost recovery rate, which will be considerably lower rate than hiring facilities from a private facility. There is an opportunity for Council to cooperate with schools to use school facilities for community use in the Local Area.

While Council recognises the contribution of the education sector, issues arise in relation to interface areas between schools and residential development. The traffic impacts are a particular concern given the volume of traffic that schools can introduce into an area. These impacts need to be managed appropriately.

Directions For Local Area Planning

Education



Investigate opportunities to support the use of school facilities for community purposes.



Ensure interface issues between schools and residential areas are appropriately managed.

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2.2.2 Health Facilities

Council's role in the provision of health services has changed significantly over time. Council now provides health services programs which target needs groups in the community rather than own and operate health service facilities.

Table 7 provides a summary of existing health facilities in the Bankstown City and those in the Local Area.

Table 7: Health Facilities and Services – Bankstown City and South West Local Area

Facility/Service Type	City Total	SW Local Area	Description
State Health Facilities:			
Hospitals	1	0	<i>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</i>
Ambulance Station	1	0	<i>Bankstown Ambulance Station</i>
Aged Care Facilities:			
Nursing Homes	16	0	
Council Facilities:			
Early Childhood Health Centres	6	1	Panania Early Childhood Health Centre (Council)
Medical and Health Centres:			
Medical Centres	15	4	Panania Medical Centre; Panania Family Centre; East Hills Medical Centre; Kennedy Street Medical Centre (Picnic Point)
TOTAL	39	5	

Source: BCC Community Directory, 2012

The South West local area has private medical centres in all suburbs of the local area except Milperra. Council owns an early childhood facility located in Panania however this service is run by the State Government.

Residents in the local area are located between 3km and 4.5 km from Bankstown-Lidcombe Hospital which is located in the adjacent North Central local area.

There are currently no nursing homes in the south west local area. This will have implications for aged residents who may need 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.

Council recognises the contribution of the health sector to jobs and in its services to the community. While there is an opportunity to provide supporting land uses adjacent to major health facilities (such as hospitals) there are interface issues to be managed. The traffic impacts of large health facilities are a particular concern given the volume of traffic they can introduce into an area. These impacts need to be managed appropriately.

Directions For Local Area Planning

Health



Manage the interface of residential areas with major health facilities



Ensure Council continues its commitment to support community health services in the Local Area.



Consider approaches to introduce nursing homes into the local area.

2.2.3 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.

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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

These general principles and the Community Goals nominated in the Bankstown Community Plan 2012 have been used to develop **Community Facilities Core Objectives** to assist in future planning by clarifying the purpose and need for Community Facilities.

These objectives are:

- *City Pride and Citizenship*
- *Health and Social Well-being*
- *Fitness and Leisure*

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 (Table 8 to Table 11) show 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

Core Objective: City Pride and Citizenship			
Delivery Streams	Supporting Facilities - Council	Supporting Facilities – Non Council	Existing Council facilities/assets in SW Local Area
Civic Spaces	Village Centres		East Hills , Milperra and Panania centres
	Plazas / Forecourts		-
	Town Centre Parks		Edwards Reserve on northern side of rail line
	War Memorials	Licensed Clubs	Panania (within Edwards Reserve)
	Regional Parks		*
Community Services Facilities	Town Hall	Licensed Clubs	*
	Community Centres (multi purpose/senior citizens)	School Halls and Facilities	Milperra Community Centre; Panania Community Centre
	Community Halls	Church Halls	-
Knowledge and Culture	Arts Centre	Licensed Clubs	*
	Outdoor Performance Spaces		-
	Central and Branch Libraries	UWS / TAFE	Panania Library

Source: BCC, 2012; * Serviced by City-Wide Facility or Asset

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Table 9: Health and Social Well-being - Core Objectives and Delivery Streams

Core Objective : Health and Social Well-being			
Delivery Streams	Supporting Facilities Council	Supporting Facilities Non Council	Existing Council facilities/assets in SW Local Area
Health Facilities	Respite and Refuge Centres		*
	Women's Health Clinic		*
	Children's Health Service Facilities		Panania Early Childhood Centre
	MOW Distribution Centre		*
Senior Facilities	Senior Citizens Services	Local Churches	(see Community Centres)
	Ethnic Aged Day Care Facility		-
	Men's Shed	-	-
Children's Facilities	OOSH Facility	Long Day Care Centre	-
	Pre Schools	Privately run kindergartens and pre-schools	-
	Kindergartens		-
	Playgroup Facilities	Local Churches	-
Youth Facilities	YMCA	PCYC	-
	Scouts Halls	Scouts Association	Panania Scouts (3 sites); Picnic Point Scouts
	Guides Halls	Guides Association	Picnic Point Guide Hall

Source: BCC, 2012; * Serviced by City-Wide Asset

Table 10: Fitness and Leisure - Core Objectives and Delivery Streams

Core Objective : Fitness and Leisure			
Delivery Streams	Supporting Facilities Council	Supporting Facilities Non Council	Existing Council facilities/assets in SW Local Area
Outdoor Sports Facilities	Regional Sports Facilities	Bankstown Showground	*
	District Sports Facilities	Milperra Sports Centre UWS Sports Ground	Milperra Sports Centre; Vale Of Ah; Gordon Parker; Marco Reserve X 2; Kelso Park South; Kelso Park North X 2; Smith Park; Killara Reserve; Bransgrove Reserve
	Local Sports Facilities	Milperra Sports Centre	
		Canterbury Bankstown Tennis Association – Panania RSL	
	UWS Tennis Centre		
Indoor Sports and Leisure Facilities	Regional Indoor Sports Facilities:	Commercial Indoor Sports Centres (Regional)	* Dunc Grey Velodrome; Cricket Centre of Excellence; Bankstown Basketball Stadium
	District Indoor Sports	Gymnasiums, Fitness Centres, Dance Studios, School Halls	* District sports clubhouse halls
	Local Indoor Sports	School Halls/COLA's	*
Aquatic Centres	Aquatic Centres	Indoor Learn to Swim Centres	*
Social Recreation Infrastructure	Cycleways	Dept of Roads and Maritime	* Georges River Foreshore Accessway; Kelso Parklands
	Play and Exercise Equipment		* District and Local Parks
	Skateparks	Ultimate Skirmish	*
	Walking trails	Georges River National Park	
	Remote Control Hobbies		*

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Table 11: Fitness and Leisure - Core Objectives and Delivery Streams (cont)

Core Objective : Fitness and Leisure			
Delivery Streams	Supporting Facilities Council	Supporting Facilities Non Council	Existing Council facilities/assets in SW Local Area
Waterways Infrastructure	Boardwalks	Lambeth Reserve	Georges River National Park
	Public Wharves		* Cairds Wharf – East Hills Park; Rabaul Road – Kentucky Reserve
	Public Boat Ramps	Georges River NP, Carinya Road, Deepwater Moter Boat Club	* Rabaul Road – Kentucky Reserve

Source: BCC, 2012; * Serviced by City-Wide Asset

The community facilities offer in the local area includes 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 (eg. restrictions on the hours of usage).

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Within the South West local area there are five (5) State and Private Schools which received funding under the BER Program for the construction of multipurpose halls

- *Panania North Public School (\$2,472,943)*
- *Tower Street Public School (\$2,000,000)*
- *St Christopher's School (\$1,255,000)*
- *Picnic Point High Public School (\$2,500,000)*
- *East Hills Girls Technology High School (\$2,500,000)*

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 NSW 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 South West 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 requirement (Table 12).

Table 12: Benchmark Analysis

Provision Type	Benchmark (No. Per popln)	Demand for South West local areas	Current Council Provision	Current Non-Council Provision
Youth Facility	1 per 20,000	1.45 Youth Facilities	2 – East Hills Scouts and Guide Hall	5 – Panania Scouts (3); Picnic Point Scouts and Guide Hall
Local Community Facility	1 per 6,000	4.83 Facilities	1 – Milperra Community Centre	5– BER Multipurpose Halls
District Community Facility	1 per 20,000	1.45 Facilities	1 – Panania Community Centre	2 – Licensed Clubs
Branch Library	1 per 33,000	1.13 Facilities	1 - Panania Library	Nil
District Library	1 per 40,000	1.37 Facilities	Nil	Nil
Performing Arts /Cultural Centre	1 per 30,000	1	Nil	Panania RSL

Source: Precinct Development Code, Department of Planning, 2006;

The table assesses the current supply of Council and Non Council Facilities to meet community needs as defined in the 2006 NSW Department of Planning 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 southern districts of the LGA are generally well serviced for community facilities by the supply of facilities in Panania, Revesby and Padstow.

It is also recognised that the current supply of Council owned local community facilities is well below the established benchmark but small scale community meeting space is also well serviced by licensed clubs, schools and Council owned sports facility club houses.

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Opportunities

The following opportunities are identified in the South West local area:

- As the population of the South West local area continues to age there is likely to be higher demand for senior’s facilities. In particular it is expected that there will be increasing pressure on Council to provide a dedicated “Men’s Shed”. Two Council owned operational facilities at Kelso Park and Bransgrove Road Depot could be considered for this role in the future.
- Ongoing development of the Bankstown Campus of UWS at Milperra potentially provides opportunities for the community to access meeting, display and performance spaces while not in use for university purposes.
- The isolation of the western portion of Milperra by Henry Lawson Drive creates a physical and social barrier between communities and presents an opportunity for partnership discussions with the DoE regarding shared use, management and financial support for suitable community spaces within the Milperra Public School.
- The creation of outdoor performance and plaza spaces should be considered in any future planning of Community Facilities or Civic Precincts.

Directions For Local Area Planning

Community Facilities



Consider opportunities to enhance the offer of community facilities in the local area including opportunities to facilitate access to community facilities provided by private and government stakeholders.



Consider opportunities to integrate the provision of community facilities with urban renewal within the Panania centre.



Identify appropriate locations for outdoor/plaza spaces



Investigate appropriate locations for seniors facilities.



Ensure that there are adequate sports and community facilities to meet local and district needs.

Connected

The Community Plan vision for 'Connected' is:

- *A city with safe and integrated street network for all users;*
- *A city with public transport systems that meet the needs of residents, workers and visitors;*
- *A city with convenient, equitable and accessible parking.*

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.

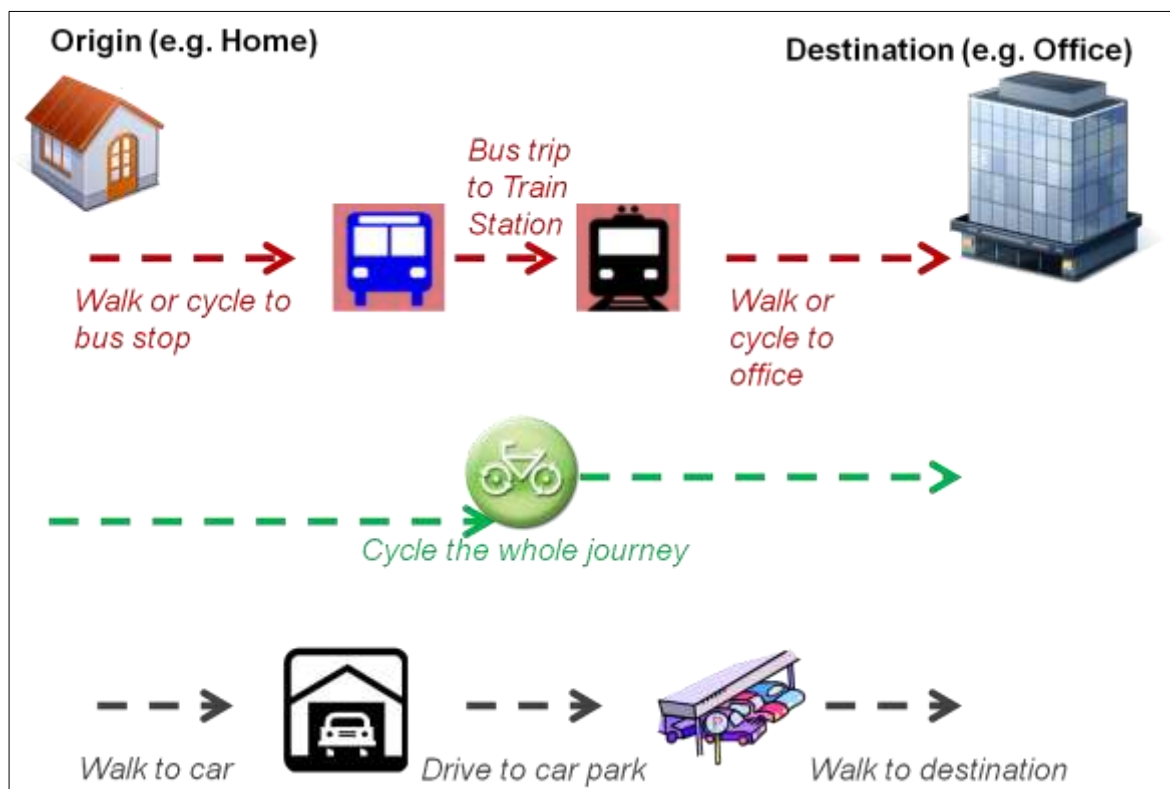
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2.3.2 The Mobility Chain

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 17.

Figure 17: Mobility Chains



Source: BCC, 2012

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



2.3.3 Public Domain Infrastructure

Panania Small Village Centre

The character and quality of public domain infrastructure (footpaths, seating, public plazas, ect) varies within the Panania small village centre.

The Panania 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. Works completed in the centre include:

- Amenity streetscape including footway widening, tree planting
- Traffic calming
- Pedestrian access and prioritisation, including disabled access
- Overall visual aesthetic improvement
- Community development and engagement

Further committed works in the program will be rolled out subject to further funding. An opportunity now exists to consider the community hub site as a focal precinct within the Panania centre and a catalyst for renewal of the centre.

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Image: Paving works on Tower Street



Source: BCC, 2013

Image: Paving on Tower Street



Source: BCC, 2013

Panania Top of the Hill Neighbourhood Centre

The Panania Top of the Hill centre is comprised of a single mainstreet on Tower Street. The centre has been identified previously as a location for improvement works under the TCIP. Recent traffic calming works have included an elevated pedestrian crossing on Tower Street (at the intersection with Malvern Street).

The southern side of Tower Street contains various restaurants which open in the evening providing a thriving night-time economy. Outdoor dining and supporting infrastructure would support these activities however this would require changes to the street layout.

Image: Elevated crossing at Panania Top of the Hill



Source: BCC, 2013

Generally both sides of the surrounding streets have footpaths however on Malvern, Hinemoa and Clifford Streets only one side of the street provides a paved footpath. Priority for provision of footpaths should be focused on ensuring all streets within a centre provide paved footpaths and that this occurs in order of their strategic role in the City.

East Hills Neighbourhood Centre

There is an opportunity to improve the public domain in the East Hills centre. This would provide pedestrians with good access to and from the centre as well as making East Hills centre an attractive place to visit with a strong and vibrant mainstreet. The existing public domain is comprised of standard grade footpath paving and landscaping which is now dated and does not create an attractive setting for the centre. The street frontage is also broken up by an at-grade Council-car parking area.

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Image: Maclaurin Avenue (view from Park Road)



Image: Maclaurin Avenue (showing exutsing Council car park accessed off Thompson lane)



Image: Maclaurin Avenue (western side of the road)

Source: Google Maps

Image: Maclaurin Avenue – large potted plant creating an obstable to pedestrian crossing.

Image: Maclaurin Avenue (with pedestrian to show scale of planters).



Source: BCC, 2013

The footpaths along the mainstreet are currently not suitable for mobility impaired pedestrians and do not provide good access across the centre. The change in the footpath levels on Maclaurin Avenue has reduced the useable space for pedestrians on the footpath from 3.5m to 1.5m and the high level footpath end in stairs at the northern end. It should be noted that pedestrians with mobility issues include the aged, parents with small children in prams as well as people with a disability that affects their mobility.

2.3.4 Public Transport

Rail Transport

The Airport & East Hills line of the CityRail network services the South West local area. The line is currently serviced by both all-stations and faster limited-stop trains. The **Panania** and **East Hills** centres are built around their respective railway stations while **Panania Top of the Hill** is within 400m of the station but not located on the railway line.

. The relationship between the station and the centre also varies as follows:

- **Panania centre** - Patrons alighting at the southern side of the centre exit Panania Station between retail shops. Patrons alighting on the northern side of Panania Station exit onto Edwards Reserve. Also, while the station provides ramped access on both sides there is no disabled access to platforms

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Image: Panania Station – northern exit



Source: BCC, 2013

Panania Station – southern exit



Source: BCC, 2013

- **East Hills centre** - Patrons alighting at the southern side of the centre exit onto Thompson Lane at the rear of the mainstreet shops and backyards of residential properties. Patrons alighting on the northern side of the station exit onto park Road.



Image: Entrance to East Hills Station from Maclaurin Avenue



Pedestrian walkway from East Hills Station to Maclaurin Avenue

Source: BCC, 2013

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Image: East Hills Station – Northern exit



Source: BCC, 2013

Image: East Hills Station – Northern exit



Source: BCC, 2013

Commuter parking in the centre is provided in the Panania and East Hills centres through Council-owned and operated car parking areas or lands within the rail corridor owned by Railcorp but leased by Council. The car parking areas are untimed. The existing car parking areas are located at:

- East Hills – Off Thompson Lane (within the mainstreet), two areas off Park Road (within railway corridor land).
- Panania - Weston Street (within railway corridor land)

While the provision of parking has benefits for commuters that use them, the utilisation of valuable in-centre land on mainstreets for at-grade car parking areas limits opportunities for that land to be utilised for other land uses which could have a greater community benefit or which could stimulate economic activity in those centres. Provision of car parking on mainstreets needs to be balanced against the need to provide strong mainstreets that stimulate local economic activity and revitalise these locations. This was a recurrent theme in feedback from the community.

Bus Services

Local bus services are operated by Veolia Transport and provide access to destinations within the local area, other destinations in Bankstown LGA including Revesby, Padstow, Condell Park, Bankstown CBD and regional centres such as Lidcombe. Most services operate between 5am and 9pm with lower service on weekends and public holidays:

- 922 East Hills to Bankstown via UWS Milperra
- 923 Bankstown to Panania via Revesby and Picnic Point.
- 924 Bankstown to East Hills via Revesby and Panania.
- 925 Lidcombe to East Hills – Lidcombe; Botanica Estate; Chullora; Bankstown; Condell Park; Panania; East Hills
- S5 Milperra to Padstow via Panania and Revesby

Service frequency for the routes above varies between 20 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.

Other

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

2.3.5 Cycling infrastructure

The Community Plan includes a direction to “*provide affordable and environmentally friendly transport options for the community*”. Cycling is the most energy efficient and the most environmentally friendly form of transport for short to medium distance trips between 0 km and 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.

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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 - Henry Lawson Drive; M5;
- Regional Roads - Tower Street; Park Road; Beaconsfield Street; Horsley Road (between Beaconsfield and Bullecourt Avenue); Bullecourt Avenue; Ashford Avenue;. and
- Local Roads - All other roads.

Given that Council is completely responsibility for local roads, a Bankstown-specific approach has been developed to further define the movement function of our roads 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.*



**Arterial
Roads**

**Major
Collector
Roads**

**Minor
Collector
Roads**

**Major
Access
Roads**

**Minor
Access
Roads**



Roads which form part of the Metropolitan, Interstate and/or National Road Network. e.g Henry Lawson Drive; M5

Roads which only adjoining frontages of land parcels. e.g local 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 South West local area and will continue to advocate for improved infrastructure. Council will also complement this advocacy with 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 creating liveable urban environments. Some key areas of concern for Council include the M5 motorway, Henry Lawson Drive (as outlined in the boxed text). Council is also concerned with managing traffic impacts from activities at key strategic assets such as UWS Milperra and the Bankstown Airport/Milperra Industrial Precinct. These sites are discussed in the 'Invest' section.

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M5 West Motorway

The M5 West Motorway is part of a larger regional road network and its performance is dependent on the State and regional network operating efficiently. The M5 Motorway Corridor has existing and future challenges that needs consideration with this application, namely:

- Existing congestion, long delays, capacity use and slow vehicular movement at peak times.
- Projected 200,000 additional dwellings in the Sydney Region by 2031.
- Additional 3.2million truck movements by 2020 from Port Botany expansion.
- Doubling of passenger and freight movement at Sydney Airport by 2029.
- Intensification of major industrial areas.

There are 'bottle-necks' occurring on existing State and regional roads connected to the M5 West Motorway causing congestion across the road network. Heavily congested roads, particularly in the peak periods, include Henry Lawson Drive, Tower Street, Park Road, Beaconsfield Street; Horsley Road (between Beaconsfield and Bullecourt Avenue), Bullecourt Avenue and Ashford Avenue. 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.

Council will continue to advocate for a more strategic approach to traffic congestion management which includes works to minimize bottle-necks on the regional road network including at Fairford Road, Stacey Street, Canterbury Road, Henry Lawson Drive and the Hume Highway. Council will also continue to advocate for better connection of Bankstown Airport/Milperra Specialist Centre with the M5 and fast-tracking of the M5 East Widening.



Henry Lawson Drive

Henry Lawson Drive is a prominently two-lane road that connects the M5 and Parramatta (via Woodville Road). It serves as an important link for major employment lands in Western Sydney that are earmarked to expand in the future, especially Bankstown Aerodrome-Milperra Specialised Centre. Currently, Henry Lawson Drive is a bottle-neck with two lanes between the M5 and Woodville Road. Henry Lawson Drive funnels traffic from 4 lanes on the M5 and 6 lanes on Woodville Road.

In addition to these pressures, Henry Lawson Drive can be directly accessed by more than 30 different lower order roads. The *movement function* of Henry Lawson Drive as an arterial road conflicts with the *activity function* of land adjacent to this road which is predominantly low-density residential dwellings.

Council will continue to advocate for the duplication of Henry Lawson Drive to improve traffic flow between the M5 and Woodville Road.



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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.

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 village centres while considering current condition
 -  Identify ways to increase access and accessibility to and within our village centres for all users.
 -  Increase travel options for the current and future population and encourage use of the most efficient mode for each trip purpose
-

Green

The Community Plan vision for 'Green' is:

- *A city that protects the biodiversity value of its living spaces and corridors; a city that improves its waterways; a city with accessible parks and open space catering to all ages and cultures; a city that is a leader in sustainability of its energy and water resources; a city that reduces pollution, resource consumption and advances recycling and waste services.*

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 Biodiversity

The local area supports significant local and regional biodiversity values and features. The area includes the largest number and extent of high value biodiversity lands in the Bankstown LGA.

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



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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 seven corridors as occurring within or partly within the local area (see Figure 18). These include:

- Salt Pan Creek Corridor
- Georges River Corridor
- Crest to Little Salt Pan Creek
- Morgans Creek Corridor
- M5 Corridor
- Northeast Corridor

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

Remnant Native Vegetation

Within the Local Area there are **733** patches of remnant native vegetation greater than 1000sqm in size within the Local Area (Figure 19). 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.

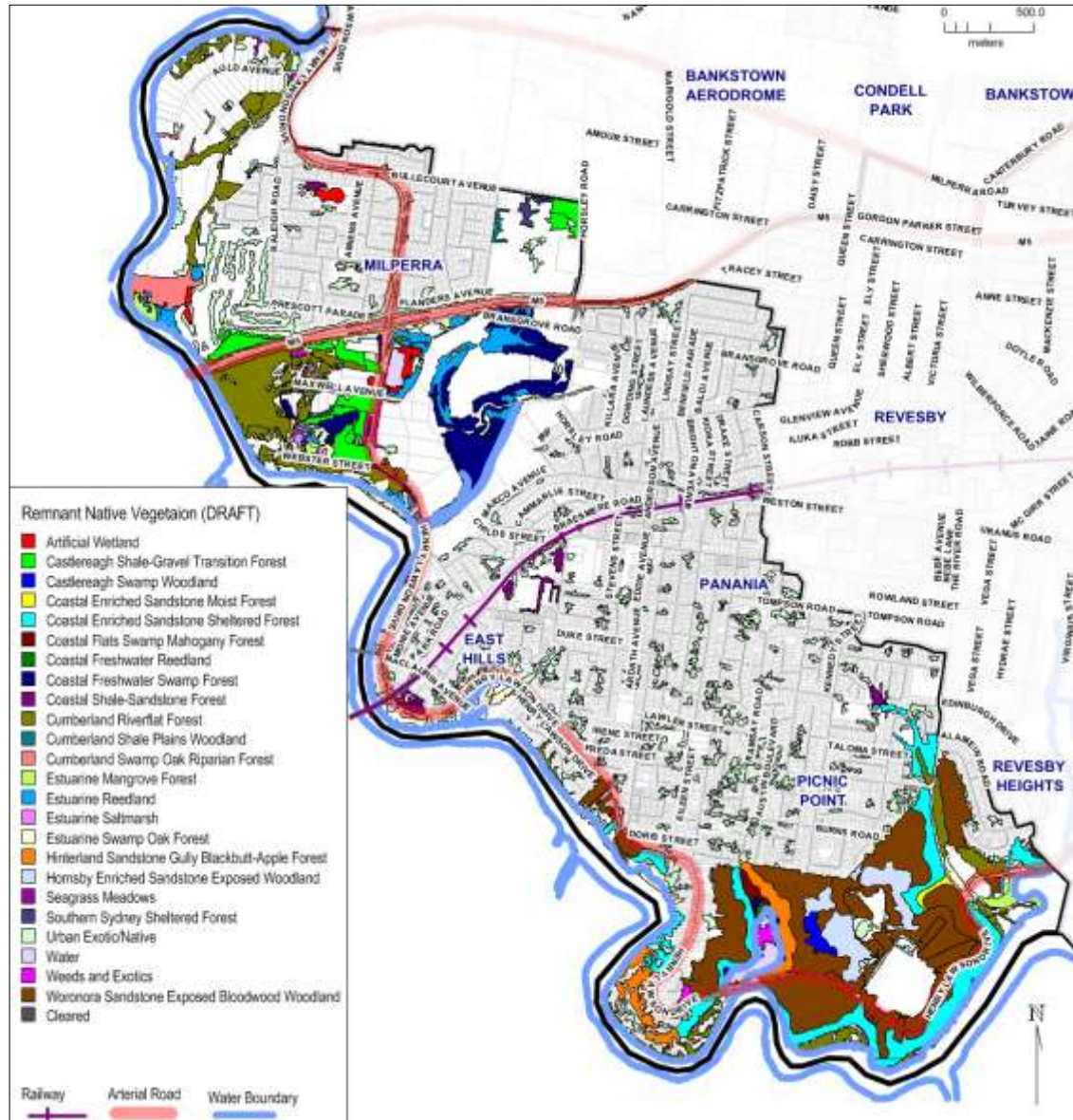
Figure 18: Biodiversity Corridors



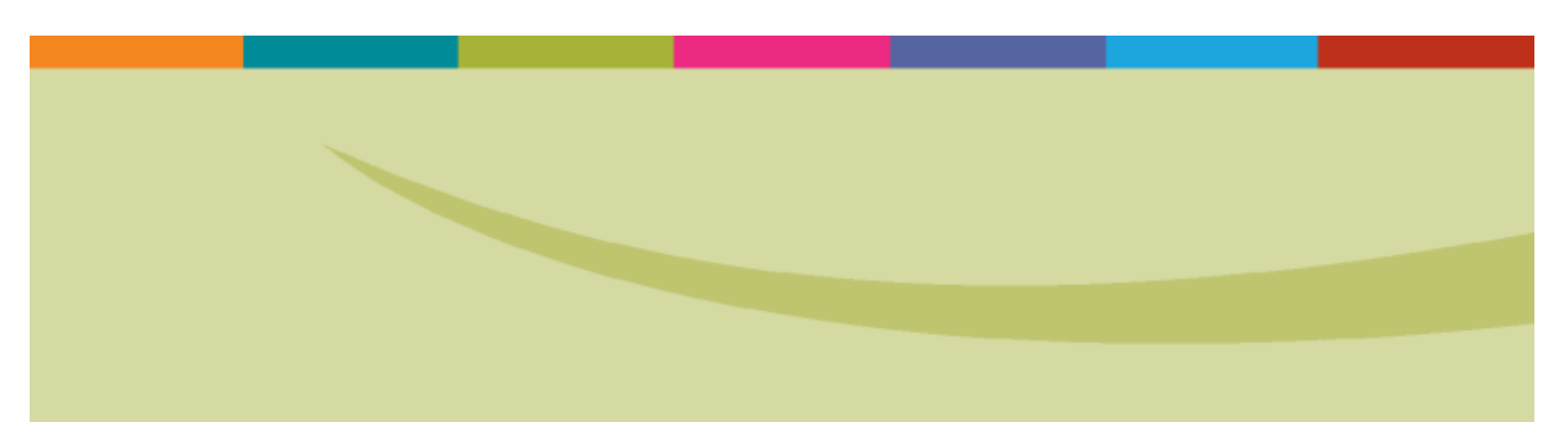
Source: Bankstown Biodiversity Strategy, 2002.

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Figure 19: Remnant Vegetation - South West 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 **733** mapped patches, **174** 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 Planning and Biodiversity Conservation Act 1999* (EPBCA).

EEC's identified in the area include:

- Castlereagh Swamp Woodland Community
- Coastal Saltmarsh
- Cumberland Plain Woodland
- Freshwater wetlands on the coastal floodplains
- River Flat Eucalypt Forest
- Shale Gravel Transition Forest in the Sydney Basin Bioregion
- Southern Sydney sheltered forest on transitional sandstone soils
- Swamp Oak Floodplain Forest
- Swamp Sclerophyll Forest on Coastal Floodplains
- Sydney Freshwater Wetlands

Threatened Species

Recorded sightings of threatened species and populations in the South West local area are limited to scheduled threatened flora. There are 16 recorded species being *Acacia pubescens*; *Caesia parviflora* var. *Minor*; *Hibbertia* sp. nov. '*Menai*'; *Persoonia hirsute*; *Persoonia nutans*; *Pterostylis saxicola*

Council is also 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.

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Biodiversity and Land Use

Within the South West 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 come 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.



2.4.2 Waterways

The Georges River, and its tributaries, Salt Pan Creek and Prospect Creek, define approximately 70% of the Bankstown LGA. As a result, most of the LGA drains to the Georges River, with the remainder draining to the Cooks River or the Parramatta River via the Duck River (Figure 20).

The sub-catchments comprising the local area include Morris Gully, Picnic Point, Lucas Road, East Hills, Kelso Swamp and the southern portion of the Milperra sub-catchment (Figure 21). These stormwater catchments form the majority of the broader Mid Georges River Catchment which drain to the Georges River directly.

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

- Flooding and flood mitigation
- Sea-level rise and climate change
- Stormwater and riverine water quality
- Vegetation communities and biodiversity
- Riparian corridor and aquatic habitat health.

Flooding and Flood Mitigation

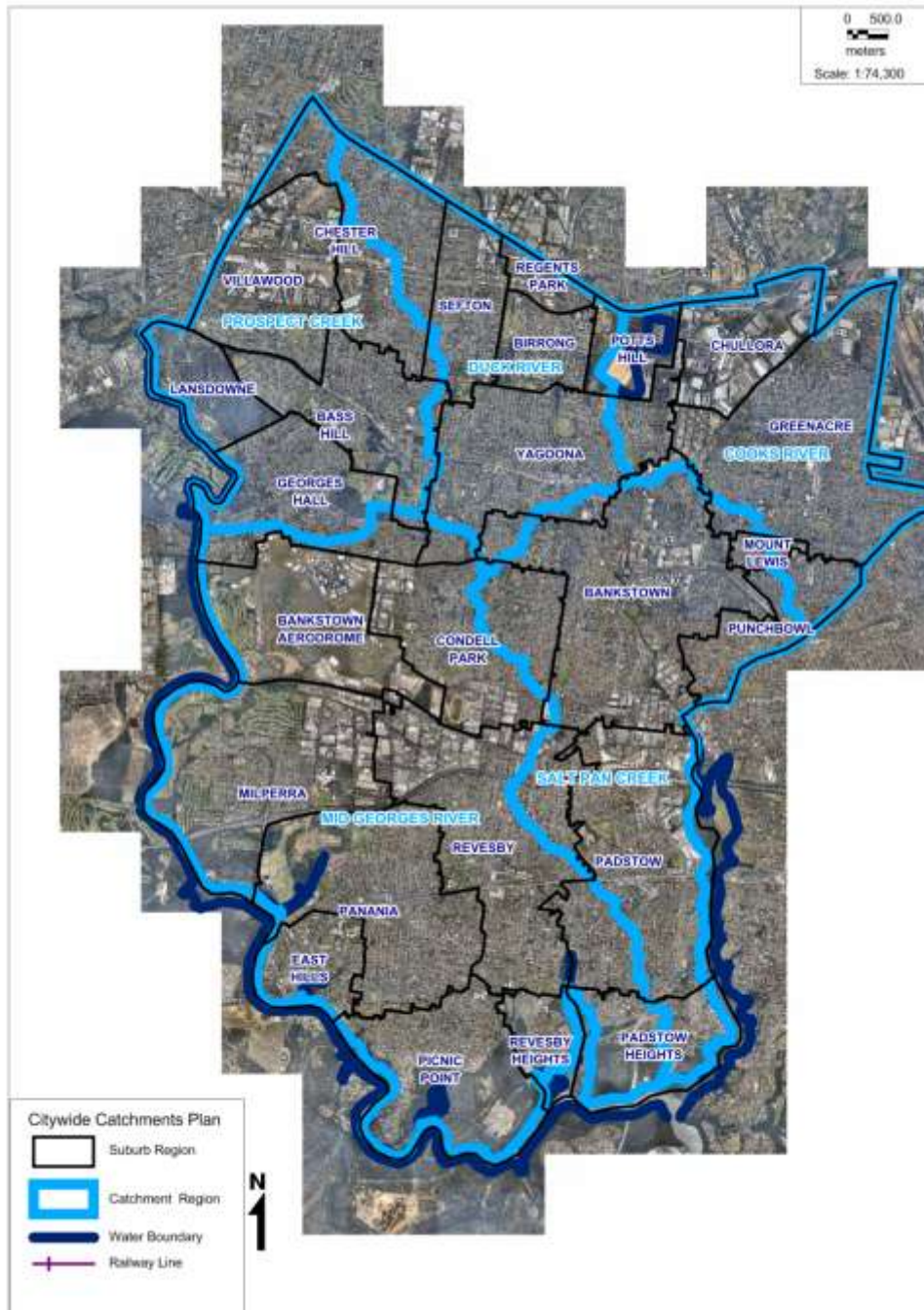
Riverine Flooding

The catchment of the Georges River is approximately 900 square kilometres in size, with the headwaters being located near Appin some 50km from Bankstown City. After passing through the Bankstown LGA, the Georges River eventually discharges to Botany Bay.

The Georges River Floodplain was divided into the following three flood risk precincts in the Georges River Flood Risk Management Study and Plan being high, medium and low flood risk precincts (Figure 22).

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Figure 20: Bankstown City - Stormwater Catchments



Source: BCC, 2013

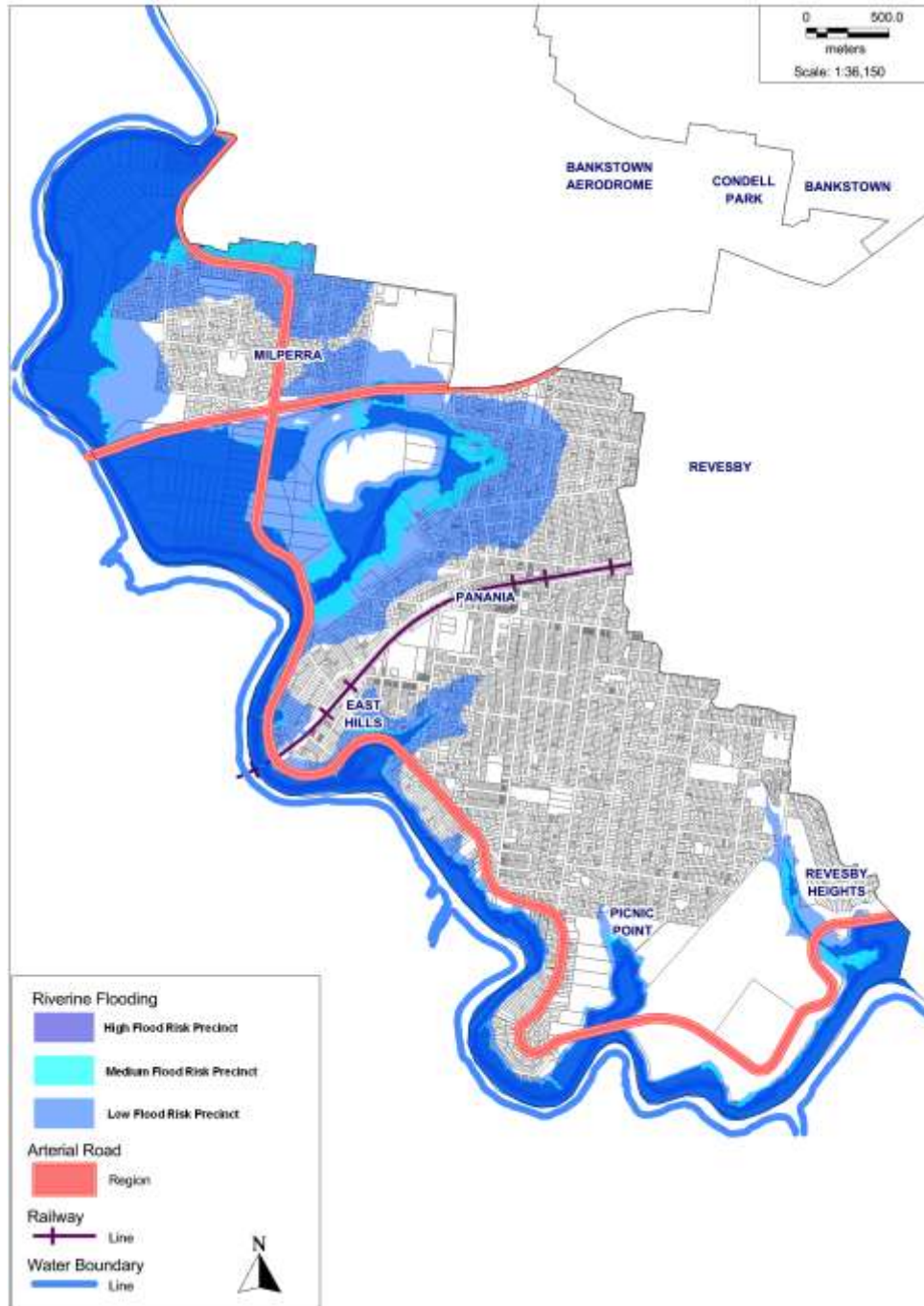
Figure 21: South West Local Area - Stormwater Sub-Catchments



Source: BCC, 2013

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Figure 22: Riverine Flood Risk Mapping - South West Local Area



Source: BCC, 2012



The risk precincts are defined as follows:

- **High Flood Risk** precinct - the part of the floodplain which has hazardous depths or hazardous velocities in the 1 in 100 year flood event.
- **Medium Flood Risk** Precinct - the part of the floodplain immediately outside the high flood risk precinct but within the 100 year flood event extent.
- **Low Flood Risk** Precinct - the part of the floodplain outside of the medium flood risk precinct (i.e. above the 1 in 100 year flood event extent) which is subject to flooding under the Probable Maximum Flood (PMF) event.

In the local area, riverine flooding affects land that is immediately adjacent to the Georges River. An extensive floodplain exists in the Milperra and Kelso Swamp sub-catchments. In the suburbs of Milperra, Panania, and Revesby Heights all or almost all of the land that is affected by the high flood risk precinct is in public ownership, however in the suburbs of Picnic Point and East Hills, many of properties backing onto the river are in private residential ownership and are affected by this risk precinct.

The key recommendation of the Georges River Flood Risk Management Study and Plan was the inclusion of a Flood Risk Management chapter into the DCP. The flood risk management DCP does not permit intensification of development in a high flood risk precinct. Other recommendations included flood warning enhancements, improved emergency management operations and improved public awareness of flooding. The plan considered but did not recommend structural options to reduce flood risk due to high capital costs, low economic benefits and / or significant environmental issues. Future redevelopment of these privately owned properties in the high risk precinct needs to be carefully managed in line with Council's DCP to ensure risks to property and safety are minimised.

Sea Level Rise and Climate Change

Areas affected by riverine flooding will be affected by sea level rise. Although a draft study indicates that changes in flood extents due to sea level rise are quite small, flood levels will increase due to sea level rise. If changes to rainfall patterns due to climate change are considered, flood levels will be further increased. Further information and recommendations for sea level rise and climate change will be included in the Sea Level

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Rise Impact Assessment for the Georges River and the Mid Georges River Flood Risk Management Study and Plan.

The Local Area Plan needs to consider the impacts of sea level rise and climate change on the local area and the recommendations contained in these reports.

Stormwater Flooding

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.

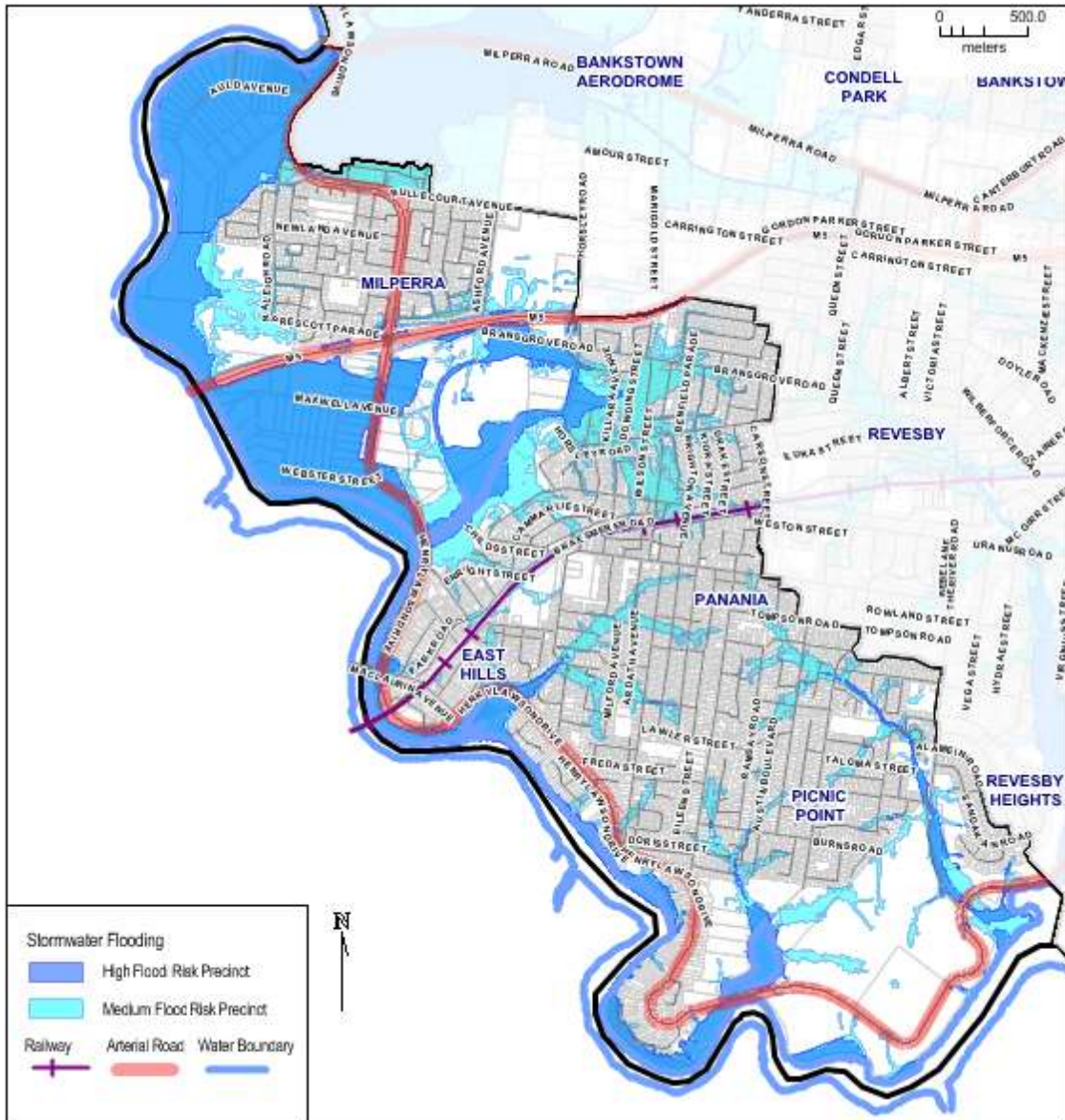
Stormwater flooding affects all sub-catchments in the local area. Consequently, any new development in these areas will need to consider the impact of stormwater flooding (see Figure 23).

Stormwater flooding affects parts of the local area centres and some residential lands in the neighbourhood areas. New development in the centres and infill development in these areas will need to consider these impacts. Riverine and stormwater flooding in the centres is as follows:

- **Panania Small Village Centre.** The Panania small village centre is located within the Kelso swamp and Lucas Road stormwater catchments. Part of the centre drains under the railway and then flows generally to the north west towards Kelso Creek. In this area, a significant overland flow path is present, which means the Local Area Plan will need to manage development in this area carefully. Some of the area north west of the railway is also affected by the Georges River low flood risk precinct.

The southern area of this neighbourhood centre drains to the south west through Lucas Creek to the Georges River. In this area a medium flood risk precinct for stormwater flooding is present. The Local Area Plan will need to preserve the function of this overland flow path as part of the development plan for the area.

Figure 23: Stormwater Flooding - South West Local Area



Source: BCC, 2012

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- **East Hills Neighbourhood Centre.** Most of the north east area of this neighbourhood centre (north east of the railway) is affected the Georges River low flood risk precinct. Two small areas, south west of the railway 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.
- **Panania Top of the Hill.** The Panania Top of the Hill neighbourhood centre is predominantly clear of stormwater and riverine flood precincts. There is a small area of the centre affected by medium flood risk precinct for stormwater flooding (east of Picnic Point Rd). This area represents the beginning of an overland flow path and would present no significant practical limitations to development, other than the maintenance of the existing overland flow path.

Stormwater Flood Risk Management Study and Plan

Council has commissioned consultants to prepare a Flood Risk Management Plan for sub-catchments of the Mid Georges River. The plan will concentrate on reducing risks from stormwater flooding and will be complementary to the Georges River Flood Risk Management Study and Plan. The main objective of the plan is to outline a series of actions to reduce flood risk for current and future development. The actions may include changes to planning controls, community education programs and measures to modify flooding or properties so that risk is reduced. The Flood Risk Management Study and Plan will take several years to complete but it is anticipated the plan will be available as a draft in 2015.

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.

In 2011/12 financial year, the levy funded stormwater pollution prevention audits and commercial and industrial premises audits to identify opportunities for stormwater quality improvement and use on site. The levy also funded the preparation of the Mid Georges River Flood Risk Management Study and Plan.

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.

Directions For Local Area Planning

Waterways



Ensure the growth areas for future housing and jobs do not exacerbate existing flood risks.



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



Consider appropriate land use and development controls along the foreshore of the Georges River and its tributaries. This will include potential to enhance links with pedestrian/cycle links across the City.



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2.4.3 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.

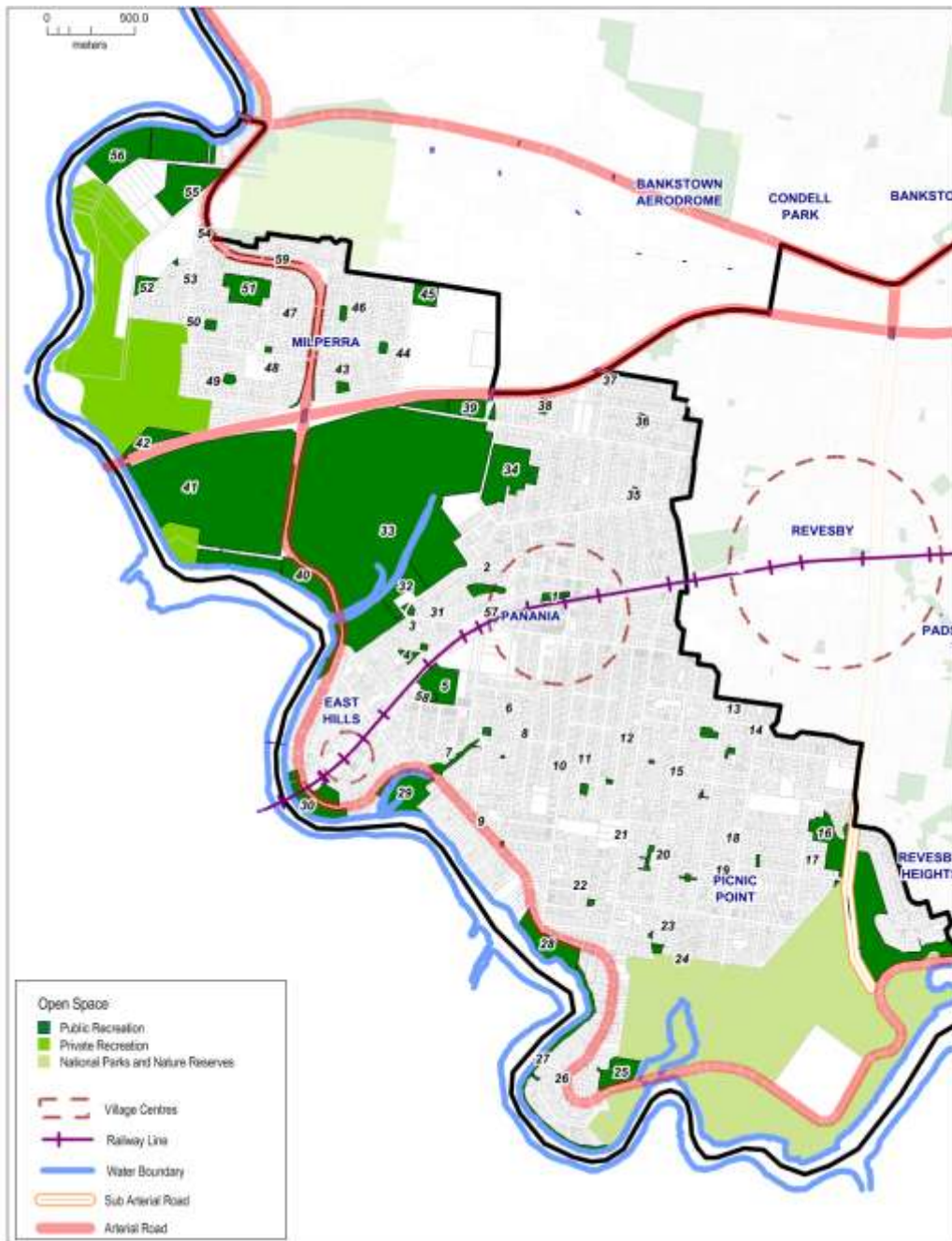
Public open space has considerable **social benefit** to the community as it provides a setting for social interaction, celebration and events. This strengthens the social and cultural identity of a community creating a sense of place and belonging.

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 24 shows the location of existing open space parcels in the local area.

Figure 24: Open Space Lands in South West Local Area



Source: BCC, 2012

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Table 13: Open Space Assets [refer to Figure 24]

Map Number	Open Space Asset Name	Map Number	Open Space Asset Name
1	Edwards Reserve	29	Monash Reserve
2	Cammarlie Reserve	30	East Hills Park
3	Mc Kevitte Reserve	31	Eickenloff Reserve
4	Taylor Reserve	32	Unnamed Reserve - 26a Childs Street
5	Smith Park	33	Kelso Park
6	Duke Reserve	34	Killara Reserve
7	Lucas Drain Reserve	35	Windermere Reserve
8	Carlowrie Reserve	36	Gowlland Reserve
9	Unnamed Reserve - 739 Henry Lawson Drive	37	Wall Reserve
10	Phillip Park	38	Toby Reserve
11	Malvern Reserve	39	Horsley Reserve
12	Douglas Reserve	40	Kelso Beach Reserve
13	Bruce Reserve	41	Deepwater Park
14	Parkhurst Reserve	42	M5 Landlocked Reserve
15	Peppermint Grove Reserve	43	Thompson Reserve
16	Morgan Creek Reserve	44	Frank Moulang Reserve
17	Prince Reserve	45	Milperra Reserve
18	Seidel Reserve	46	Beatham Reserve
19	Kennedy Reserve	47	Eynham Reserve
20	Austin Reserve	48	Heritage Reserve
21	Kathleen Reserve	49	Vasta Reserve
22	Eileen Reserve	50	Dunstan Reserve
23	Samoa Reserve	51	Newland Reserve
24	Amberdale Reserve	52	Keys Reserve
25	Sylvan Grove Native Gardens	53	Links Reserve
26	Carinya Road Reserve	54	Raleigh Reserve
27	Picnic Point Reserve	55	Gordon Parker Reserve
28	Lambeth Reserve	56	Vale of Ah Reserve
29	Monash Reserve	57	Unnamed Reserve - 53A Braesmere Road
30	East Hills Park	58	Smith Park Tennis Centre
		59	Milperra Buffer Reserve

Source: BCC, 2012

The South West local area contains **234 hectares** of Council owned open space. This open space offer is in addition to the Georges River National Park lands located within the southern part of the local area. The Georges River National Park is owned and managed by the State Government. Table 14 shows the supply of open space by the existing main use of the open space. The South West is fortunate to have access to a large number of parks and reserves across some of the key use categories.

Table 14: Open Space Categories* and Provision within South West Local Area

Categories	Parameters	Within South West Local Area
Natural Area	Supports bushland, wetland, escarpment, watercourse or foreshore.	17
Sportsground	Supports organised and informal sporting activities	7
Park	Supports recreational activities and casual playing of games.	40
General Community Use	Supports recreation, physical, cultural and social gatherings of local community.	0
Cultural Significance	Supports cultural history of the area (ie. Heritage listed parks)	0

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

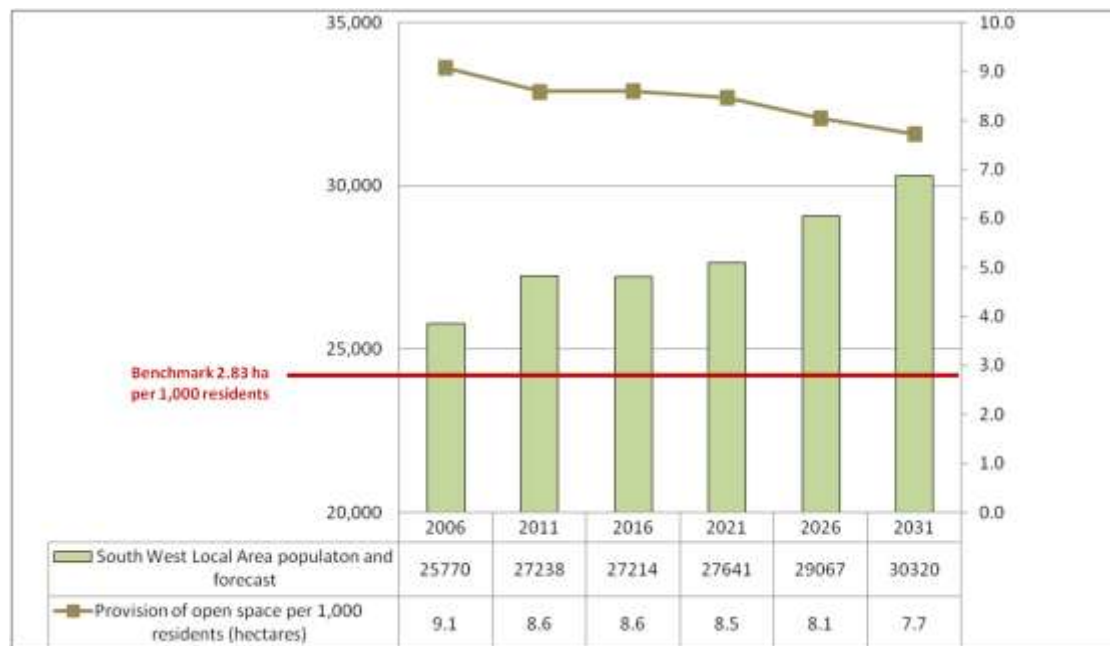
These analyses are discussed in more detail below.

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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 of **2.83** hectares per 1,000 people. Figure 25 shows how the provision of open space in the South West local area performs against this benchmark.

Figure 25: Population Growth and Provision of Open Space per 1,000 residents – 2006 to 2031 [Includes benchmark provision]



Source: ID Forecast, 2011; *DoP, 2012

The chart shows that the provision of open space in the South West will remain well above the 2.83 hectare benchmark through to 2031. This means that in terms of total supply, there is enough land zoned for open space use for the next 20 years.

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 South West 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 26.

The buffer analysis shows that almost all of the South West local area lands are within 400m of an open space area with only a small area at the edge of the Panania centre within 800m of an open space asset.

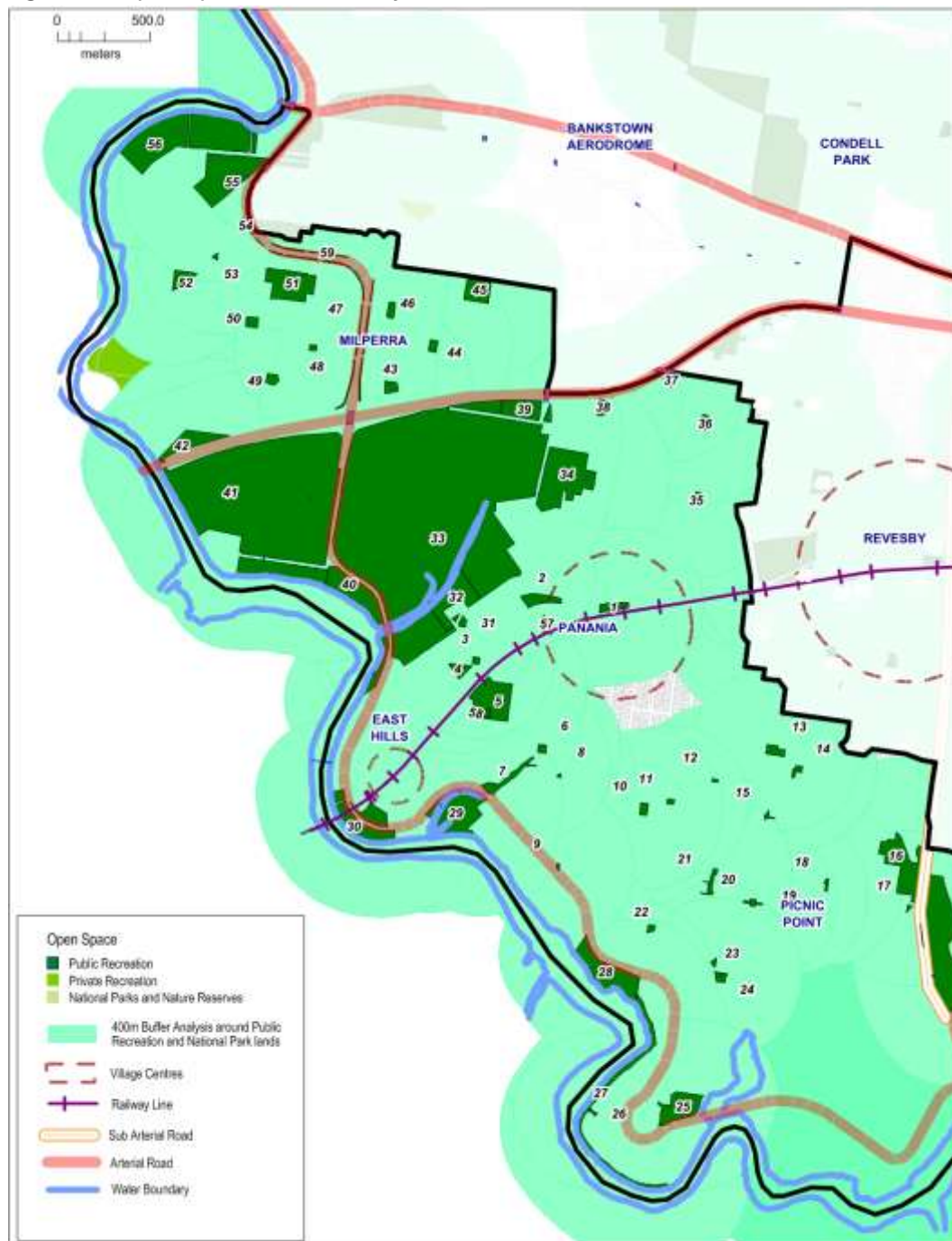
It should be noted that this is an “as-the-crow-flies” analysis which does not consider:

- 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 useage to ensure that provision matches desired use.

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Figure 26: Open Space - Buffer Analysis - South West 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 City's population will grow to 211,690 by 2031, which is an increase of 34,832 persons from 2006 (Forecast id, 2010). 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. The most populous age group continues to be 0-4 years old. By 2031 children 11 years and under will comprise the largest share of the population of Bankstown City (Forecast id, 2010).
- *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

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exercise are constantly evolving. Age has a contributing influence on preference, particularly for organised and non-organised activities.

Environmental trends and challenges

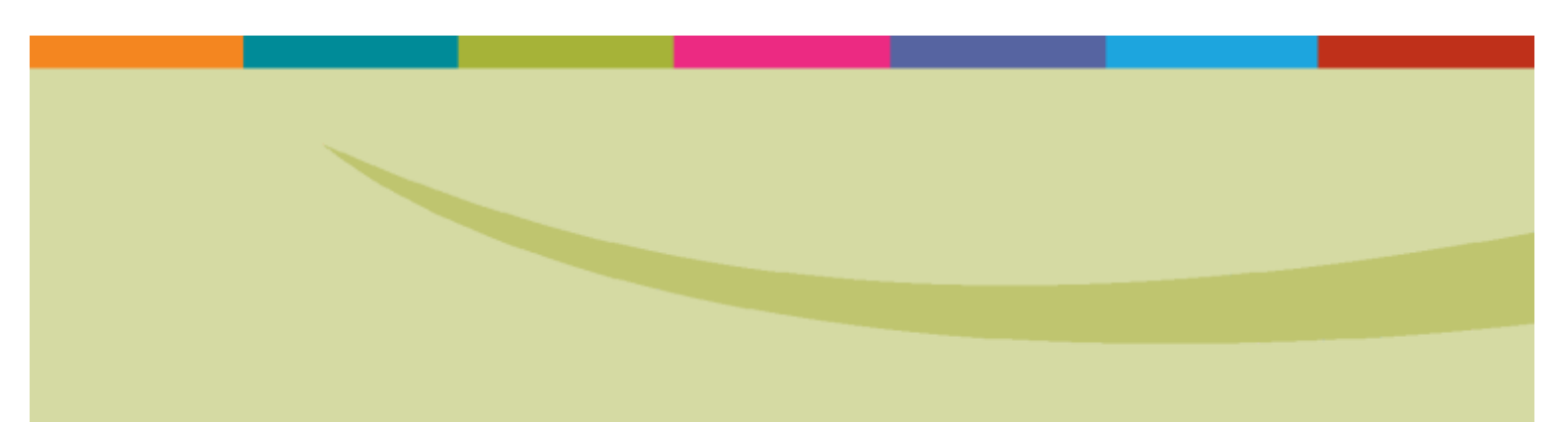
The following environmental trends and challenges will affect open space provision:

- *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 experiences 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

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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 60 sites which are presently under private ownership. The majority of these parcels were either wholly or partly zoned or formed part of a road reserve. Council will review the future need for acquisition of such sites as part of the LAP process.
- **Open space land not currently zoned for this purpose** – Open space land within the South West local area which is zoned for a purpose other than open space is as follows:

Reserve/Park	Zone	Reserve/Park	Zone
Eynham Reserve	2a	Bruce Reserve	6a/2a
Milperra Buffer Reserve	2a	Unnamed Reserve - 739 Henry Lawson Drive	6a/2a
Links Reserve	2a	Lucas Drain Reserve	6a/2a
Carinya Road Reserve	2a	Newland Reserve	6a/2a
Killara Reserve	6a/2a	East Hills Park	6a/2a
Prince Reserve	6a/2a	Gordon Parker Reserve	6a/Special Use
Seidel Reserve	6a/2a	Keys Reserve	Special Use



There are also open space lands which have been previously identified by Council for reclassification. Future landuse son such lands will be considered in the development of the LAP.

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

Directions For Local Area Planning

Open Space



Identify an approach for servicing areas outside a 400m walking catchment of an open space asset.



Complete further needs analysis to understand the potential for open space land to cater for the range of needs within the Local Area.



Ensure valuable open space in the local area is appropriately zoned and managed and that this is reflected in the LAP.

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2.4.4 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.

Council joined the International Cities for Climate Protection program in 1998. In November 2000, Council adopted a Climate Change policy to reduce Council Greenhouse Gas Emissions (GHG) emissions by 20% from 1995 levels by 2010, with a commitment to stabilising GHG from the Bankstown community at 1995 levels by 2010. Additionally, Council endorsed both an Energy Saving and Water Saving Action Plan in 2006 and most recently updated in 2011.

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.

- **Green Infrastructure**

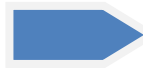
Council has secured a Federal Government grant to assist in the delivery of a trigeneration plant for the Civic Tower. This project will eventually allow Council to generate its own power, heating and cooling for the Civic Tower and reduce its reliance on electricity from coal-fired power stations.

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.

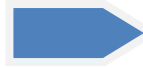
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Directions For Local Area Planning

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.



2.4.5 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

While the local area does not contain industrial land, it does include 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. These lands include, but are not limited to:

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- 196 Tower St, Panania – community car park which is owned by Council but may have been a former service station site.
- 565 Henry Lawson Drive, Panania – site owned by Council, former depot site – former service station site. Underground fuel tanks have been removed.
- 252 Bransgrove Road, Panania – Council’s Bransgrove Rd Depot.
- 35 Anderson Ave, Panania – former service station site.
- 3B Carinya Rd, Picnic Point – Picnic Point Boat Shed – owned by Council. Underground fuel tanks located underneath boat ramp.
- Numerous lots in and around the Kelso Landfill Site - mostly the playing fields.

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 any of its 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).

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.



2.4.6 Other Environmental Affectations

There are a range of other environmental affectations that will need to be considered by future development in the South West 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 27 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 28 shows the extent of the height areas on the Local Area.

Bushfire Risk

Bushfire risk affects residential lands in proximity to the Georges River National Park and land Deepwater Park (Figure 29). Council is in the process of reviewing bushfire risk in collaboration with the Rural Fire Service. Future planning will consider the impacts of bushfire risk on new development to ensure such risk is not increased.

Acid Sulphate Soils

Acid Sulphate Soils occur naturally in both coastal (tidal) and inland or upstream (freshwater) settings (Figure 30). Left undisturbed, these soils are harmless, but when excavated or drained, the sulfides within the soil react with the oxygen in the air, forming sulphuric acid. This acid, together with associated toxic elements (heavy metals and

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other contaminants), can kill plants and animals, contaminate drinking water and aquatic flora and fauna, and corrode concrete and steel.

In the South West local area, lands with the higher classes of potential for acid sulphate soils (Classes 1 to 3) are predominantly zoned for open space:

- Land with the highest class of potential for acid sulfate soils occurs immediately adjacent to the Georges River.
- There are some pockets of Class 2 soils within the Georges River National Park (Picnic Point), within and around Monash Reserve and East Hills Park, and on private land near the Georges River at Milperra.
- Two large areas of Class 3 land occur within Milperra and in East Hills/Panania. In Milperra this land is partly comprised of existing public and private open space lands. In East Hills/Panania the land is comprised of public open space lands including Childs Street, Kelso Park, Killara Reserve, Horsley Reserve, Kelso Beach Reserve, Deepwater Park, in addition to other unnamed reserves.

Future planning will need consider the impacts of Acid Sulfate Soils on new development and ensure disturbance of these soils is minimised or not required.

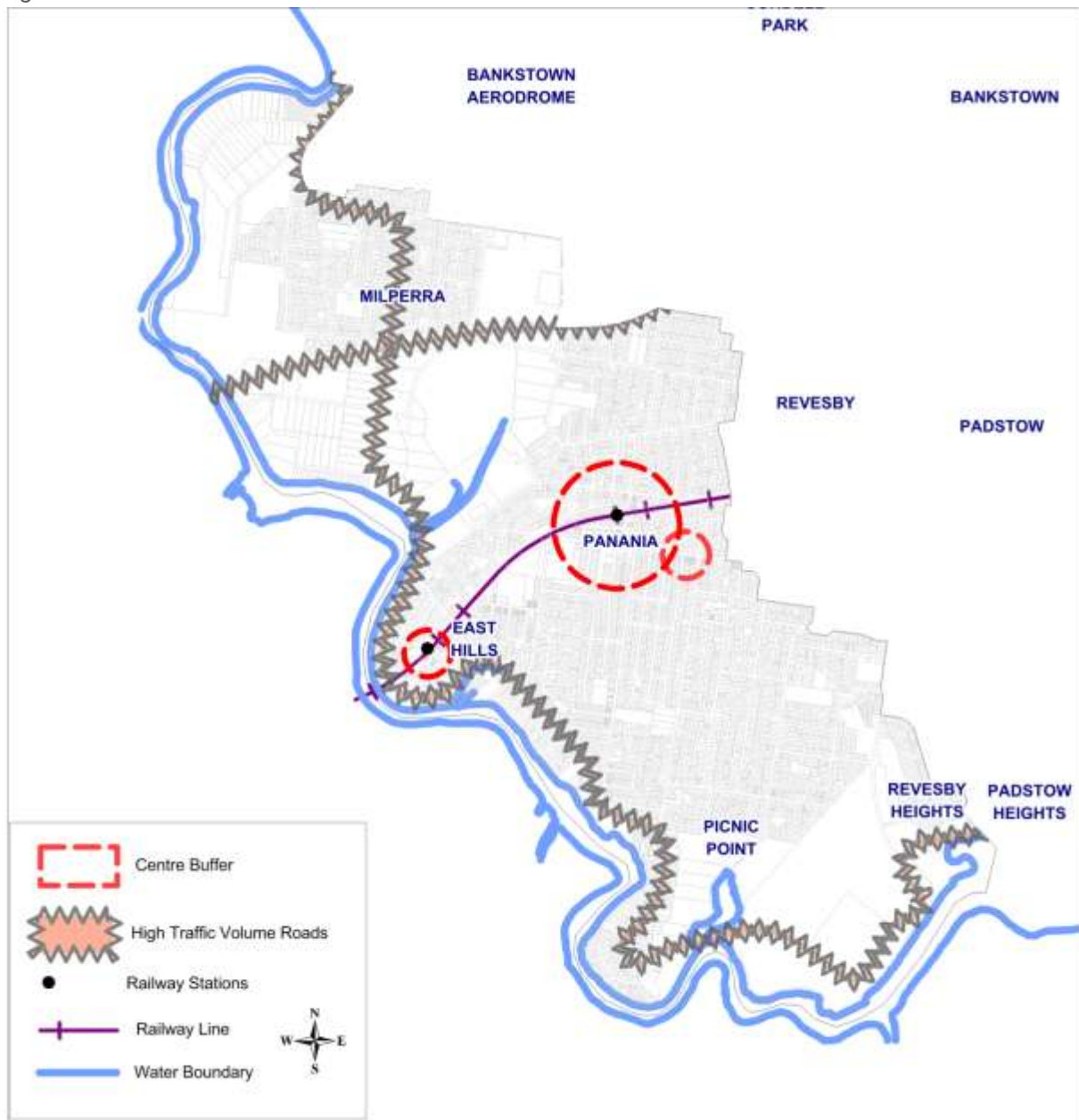
Directions For Local Area Planning

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.

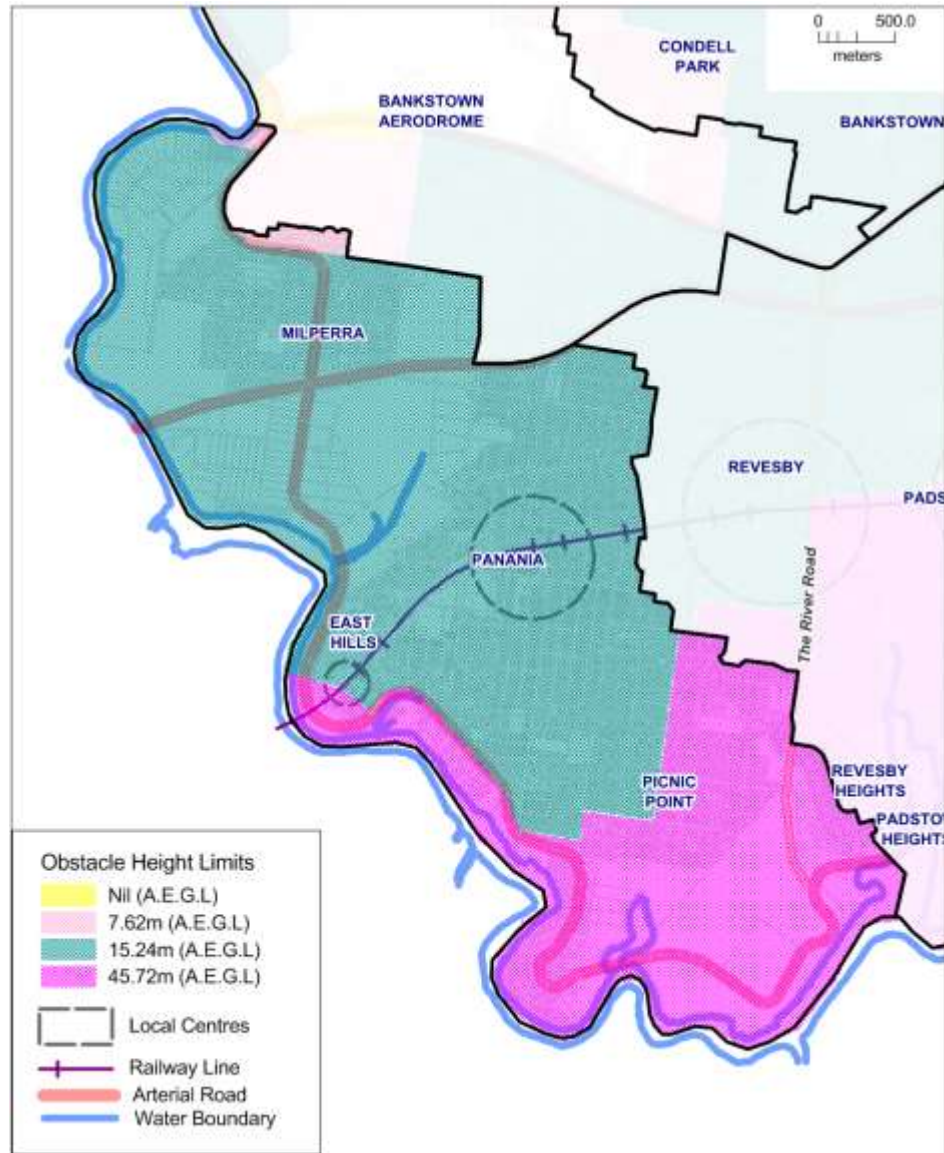
Figure 27: Road Traffic Noise – South West Local Area



Source: BCC, 2013

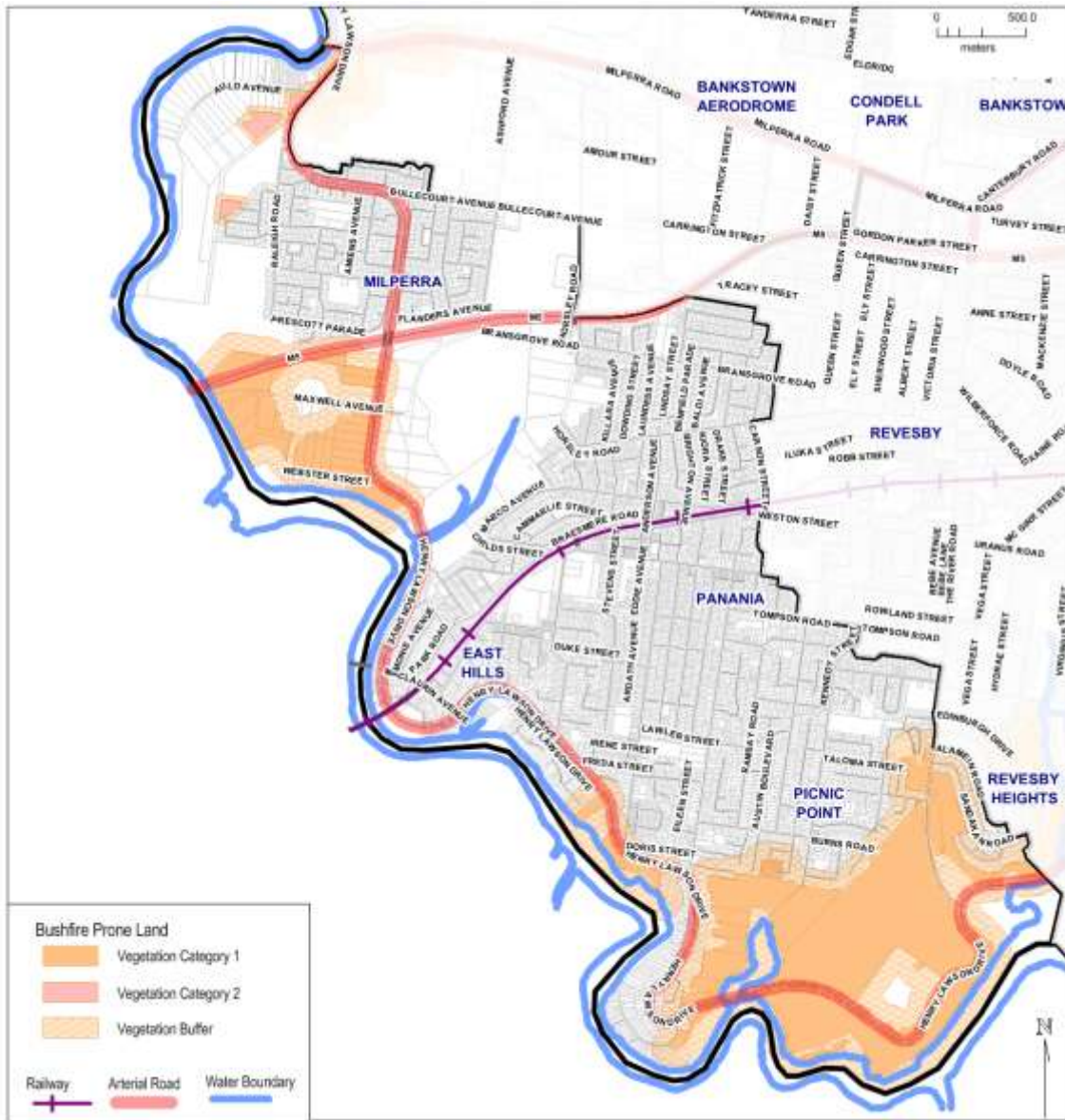
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Figure 28: Obstacle Height Limitations – South West Local Area



Source: BCC, 2013; Commonwealth Civil Aviation Safety Authority (CASA)

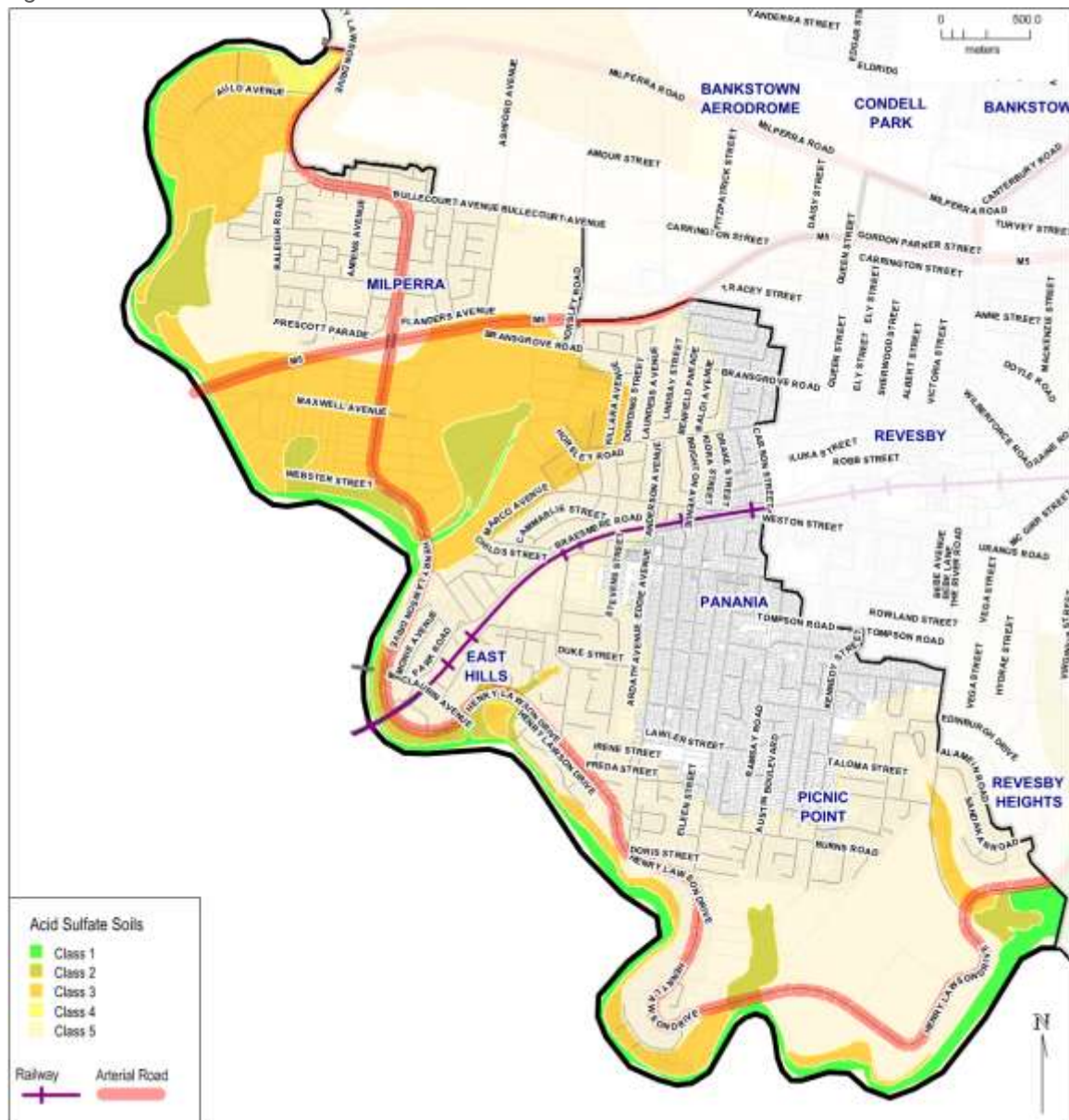
Figure 29: Bushfire Risk - South West Local Area



Source: BCC, 2013

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Figure 30: Acid Sulfate Soils - Class 1 to 5 - South West Local Area



Source: BCC, 2013

Invest

The Community Plan vision for 'Invest' is:

- *A city that promotes long term economic and employment growth; A city that meets the demand for professional and specialised employment opportunities; A city of lifelong learners; A city that provides for a greater range of youth employment opportunities.*

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

Employment lands within the local area are comprised of strategic employment lands as well as business zoned land within the local area centres. Employment land in adjacent local areas also provide opportunities for employment

Strategic Employment Lands

Strategic employment lands are sites, precincts or areas which provide specialist services and/or jobs. These sites contribute significantly to economic activity in LGAs within which they are located. They provide opportunities for higher order occupations (professionals, managers, technicians) and also drive the use of local labour for associated lower order occupations.

The **Bankstown Campus of the University of Western Sydney** (UWS Bankstown) is an important strategic employment site. In 2011, the campus provided tertiary education to 6,700 students in the fields of Humanities and Communication Arts, Social Sciences and Psychology, Business, and Education.

Graduates of these courses will become part of the workforce that can be drawn on for local and other jobs. The campus is also the location for a range of UWS research including the MARCS Institute, Centre for Educational Research, Centre for Positive

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Psychology and Education, Religion and Society Research Centre and Urban Research Centre.

In 2011, UWS Bankstown employed approximately 326 (equivalent full time) ongoing staff (excluding casual staff) in the following categories:

- Academics staff (187 EFT staff)
- Professional staff (139 EFT staff)

Other people employed on campus for 2011:

- Campus life services and facilities (35 EFT staff)
- Contractors are also engaged primarily for capital works and facilities management as required.



UWS Bankstown is in the process of finalising a masterplan for the site which will provide a strategic framework to guide the development of the campus over time. The plan will include an integrated approach to transport planning centred on strategies and initiatives to ensure transport connectivity and accessibility for students and staff.



Recent major development approved within the UWS sites includes:

- 2011 – Demolition of an existing childcare centre within the university campus and construct student accommodation containing 82 units across 6 blocks. (Cost of development \$27million).
- 2012 - Construction of a new three-storey teaching facility and associated works. (Cost of development - \$14.7million).

The value of these projects was greater than \$5million and accordingly the applications were determined by the JRPP as required by NSW Government planning policy and legislation.

Council has been working with UWS to address local transport issues including parking on local streets and traffic congestion during peak periods.

The **Bankstown-Airport Specialised Centre**, while not located within the South West local area, is an important strategic employment site which provides employment opportunities to the local area and the LGA. Specialised centres are geographical areas incorporating activities that have metropolitan significance. The specialised centre designation provides the area with the status to be developed as a significant activity centre including deepening its economic base, growing employment densities and upgrading infrastructure and services.

The area includes Bankstown Airport (330 hectares) and the Milperra Industrial Precinct (231 hectares). **Bankstown Airport** was established in 1940, and has developed from a small airport into a business park, comprising over 170 firms and employment base of over 6,000 jobs. The Airport is strategically located in direct proximity to the M5 Motorway that provides a key road link to the Sydney CBD and Greater Western Sydney. Bankstown Airport has developed into one of the busiest general aviation airports in Australia and has experienced an evolution from a government/military airport to a commercial asset comprising both aviation and property elements.

The **Milperra Industrial Precinct** covers a relatively large area (231 hectares), and is well located in relation to Sydney's motorway network, Port Botany and Sydney Airport. The precinct accommodates a mix of lot sizes ranging from less than 1,000sqm to over 30,000sqm with the bulk of lots between 1,000 and 10,000sqm.

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The industrial precinct has a significant concentration of metals and engineering, automotive parts and repairs, freight and logistics and aviation businesses. Industrial restructuring has been ongoing, driven by tariff liberalisation and loss of industrial competitiveness. Older manufacturing firms have downsized and/or closed. On the other hand, more efficient firms serving local markets, or high value added niche markets, have continued to grow. The main growth area has been freight and logistics, driven by globalisation, increased demand and growing industry specialisation. Transport and logistics firms (as well as some manufacturers) relocated from inner city areas, particularly the Central Industrial Area in Sydney South. The locational advantages of Milperra as a freight and logistics centre, however, are partially offset by challenges within the area itself. This includes traffic congestion, inappropriate road design for large trucks, and insufficient sites for freight and logistics. Another issue to note is that access to the M5 at the precinct's western edge is through residential areas.



Retail and Commercial Centres

The retail and commercial centres – Panania, East Hills, Panania Top of the Hill - 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 Panania small village centre is the largest centre in the local area and provides a broad range of retail and commercial opportunities as well as community services being Panania Library and Early Childhood Centre. A study prepared for Council by AEC group found that there will be demand for additional retail floorspace capacity in the Panania centre to address forecast expenditure.

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.

Neighbourhood Centres and Shops

Outside of the large centres employment is provided in smaller neighbourhood centres across the local area. The neighbourhood centres 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 South West local area, the East Hills and Panania Top of the Hill neighbourhood centres provide a more modest range of retail and commercial opportunities to the local area. Panania Top of the Hill also attracts a wider catchment due to the cluster of restaurants which attract people to the centre in the evening.

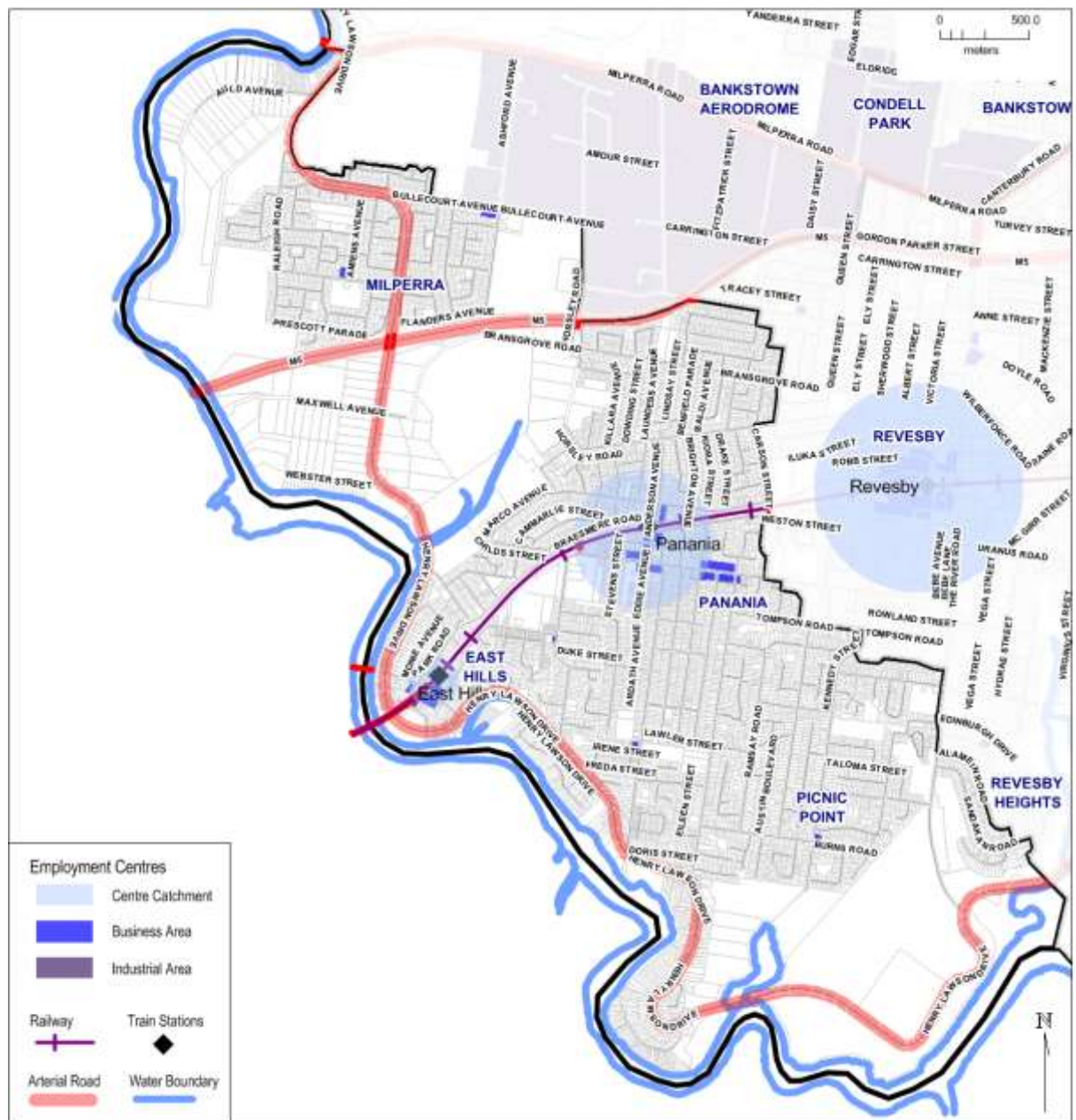
Neighbourhood shops are permitted in business zones. In the South West local area corner shops are located at:

- Milperra - Poziars Avenue/Amiens Avenue; Bullecourt Avenue/Ashford Avenue
- Picnic Point – Burns Road
- Panania (south) – Lambeth Street/Irene Street

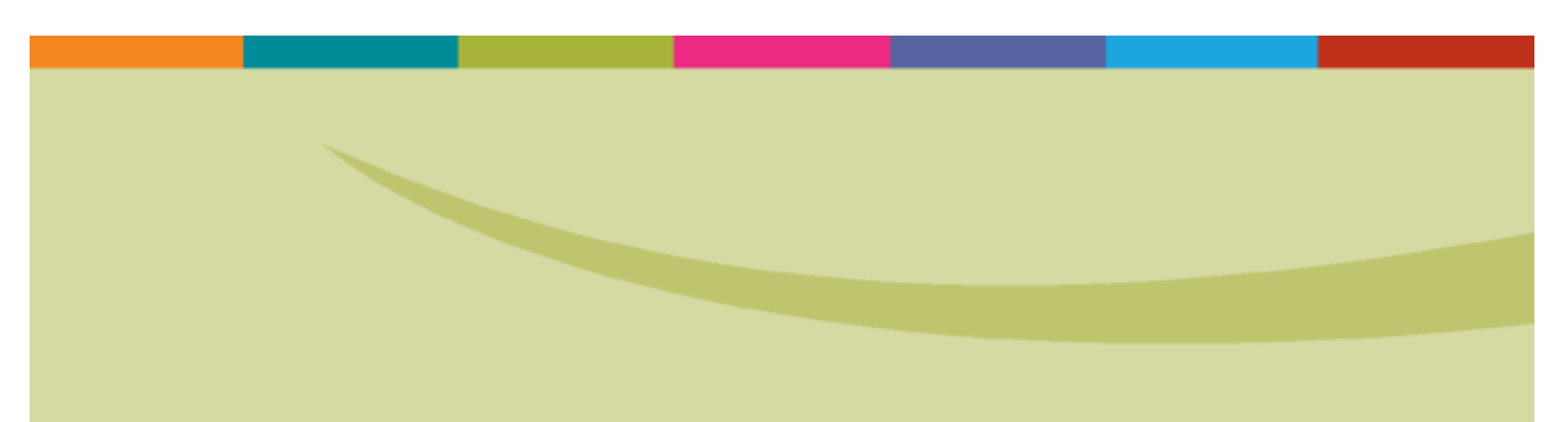
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- Picnic Point – Burns Road/Kennedy Street

Figure 31: Business Areas – South West Local Area



Source: BCC, 2012



Neighbourhood shops can often include shop-top housing. Council will investigate the building envelopes for this kind of mixed use development as part of the LAP.

2.5.2 Access to Local and Regional Jobs

Employment offer in Bankstown City

The Bankstown LGA offers a range of employment opportunities in the following key areas in the City: Bankstown Airport-Milperra Specialised Centre, Bankstown-Lidcombe Hospital and various industrial precincts. Jobs in the Bankstown CBD and village centres also provide job opportunities.

In 2006¹, there were approximately **60,000** jobs in the Bankstown LGA. The employment offer in Bankstown City is comprised of sectors which are expected to grow (see Figure 32) and sectors which are key employers yet expect only modest growth or decline (see Figure 33).

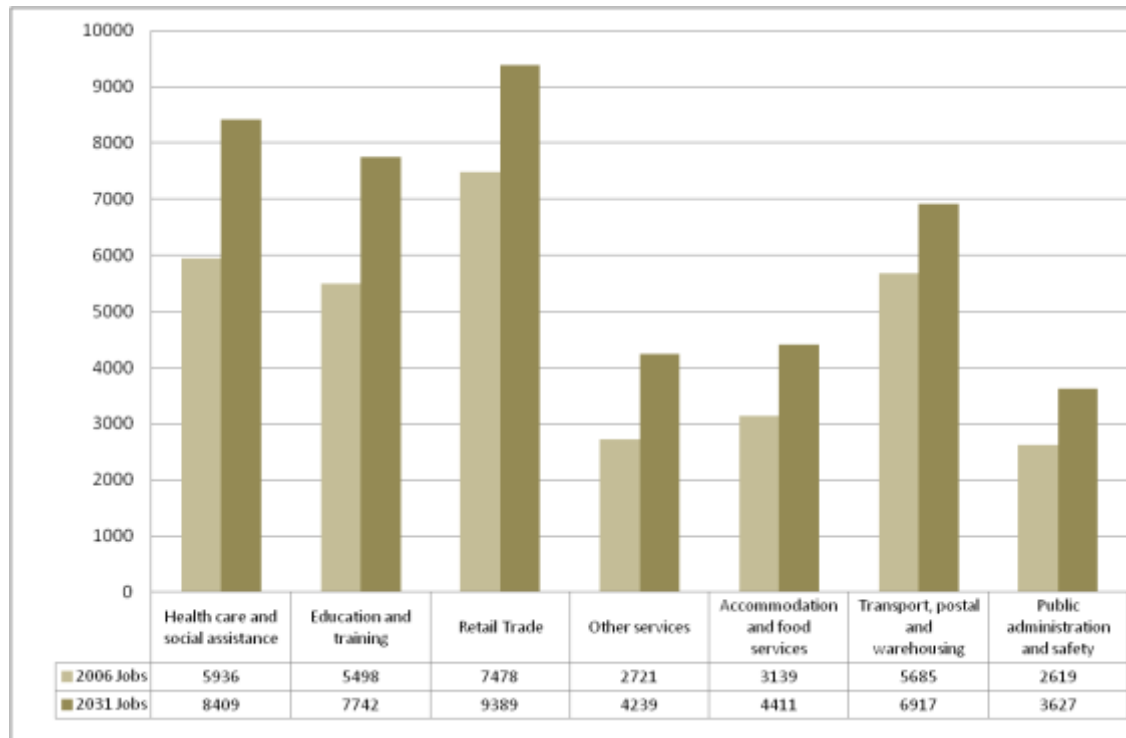
Sectors forecast to grow in Bankstown City include:

- Health Care and Social Assistance
- Education and Training
- Retail Trade
- Other Services
- Accommodation and Food Services
- Transport, Postal and Warehousing
- Public Administration and Safety

¹ 2011 data was not available at the time of reporting. This number could be as high as 70,000 if inflation for undercounting is applied.

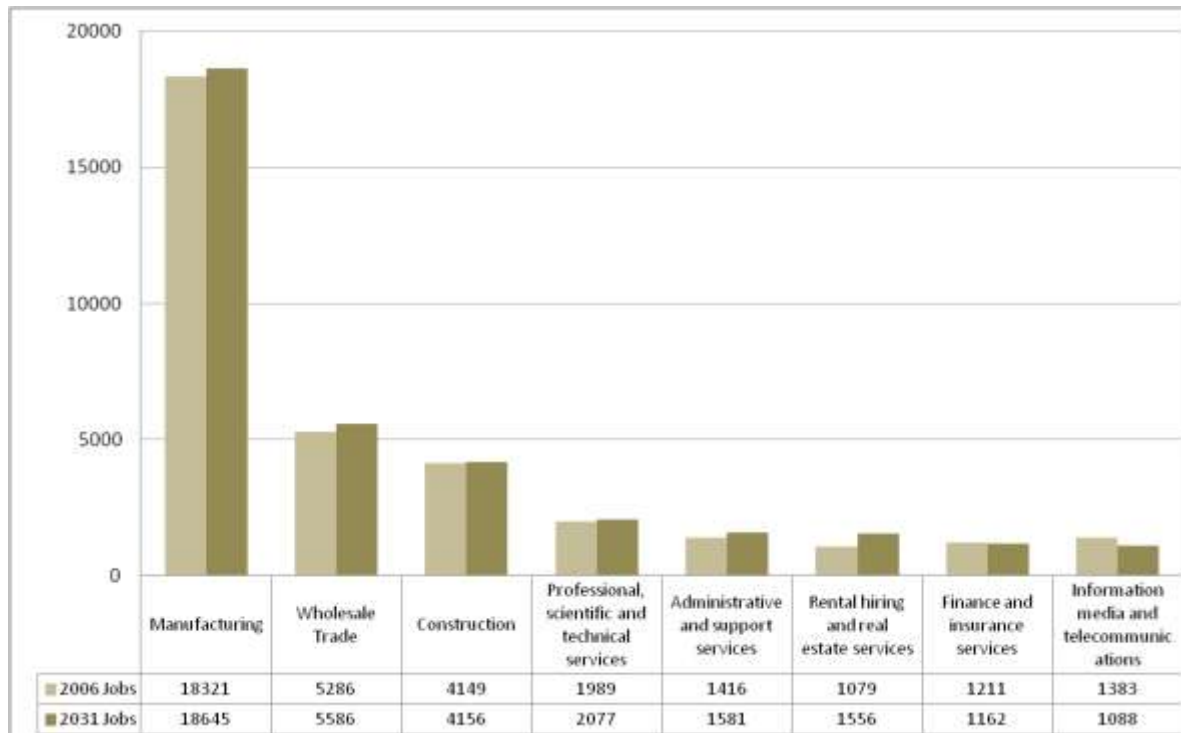
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Figure 32: Growth Sectors - Bankstown City - 2006 and 2031



Source: Transport Data Centre, Employment Forecast, 2009

Figure 33: Forecast Growth for Biggest Employers - Bankstown City - 2006 and 2031



Source: Transport Data Centre, Employment Forecast, 2009

The biggest employers on Bankstown City in 2006 were:

- Manufacturing
- Wholesale Trade
- Construction
- Professional, Scientific and Technical Services
- Administrative and support services
- Rental Hiring and Real Estate Services
- Finance and Insurance Services
- Information media and telecommunications

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While these sectors combined employed up to 35,000 jobs in 2006, they are not forecast to grow significantly and in some cases will decline.

The jobs in Bankstown City in 2006 located within the following key employment areas: Bankstown Airport/Milperra Specialised Centre; Bankstown-Lidcombe Hospital; Industrial Precincts in Bankstown-Padstow, Condell Park, Sefton, Chester Hill and Villawood; Chullora Industrial-Technology Park; Bankstown CBD and various village and neighbourhood centres.

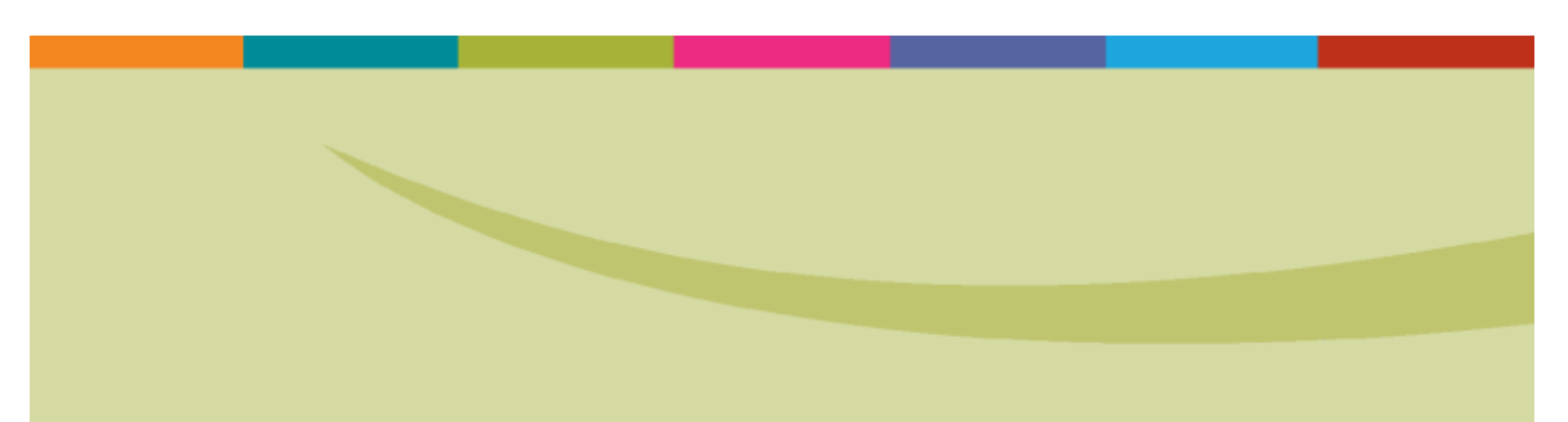
There are important employment areas located within the West Central Subregion which provide additional jobs. These include the Western Sydney Employment Hub and industrial precincts at Granville. Jobs are also available in the other retail and commercial centres within the subregion such as the Parramatta regional centre.

Of the 60,000 jobs in Bankstown City around **19,000** were located in the southern local areas (South East and South West local areas combined). These jobs are predominantly located within the Industrial Precincts, UWS Milperra, Bankstown Airport, Bankstown Airport with a smaller share within the village centres.

It is important to understand the job offer in Bankstown City. Supporting existing jobs and generating new job opportunities is an important consideration particularly in times of economic downturn being experienced locally and globally.

An analysis of the jobs offered in Bankstown South has been completed. Figure 34 to Figure 37 which follow demonstrates the following findings about **Jobs in Bankstown South**:

- Are predominantly accessed by people who live in the Bankstown South area (25% of jobs). A smaller share of people come from parts of Sutherland, Liverpool and other areas in Bankstown City (Figure 34)
- Are predominately in the Manufacturing and Construction sectors which while forecast for minor growth will remain key employment sectors to 2031. The job offer also provides jobs in the Retail trade, Education and Training, Accommodation and Food Services, Health Care and Social Assistance sectors which are our growth sectors (Figure 35).
- Have a good diversity of occupations across all sectors (Figure 36) but not within sectors (Figure 37). This can be due to the business model of certain sectors which may separate head office and warehouse activities for example. A

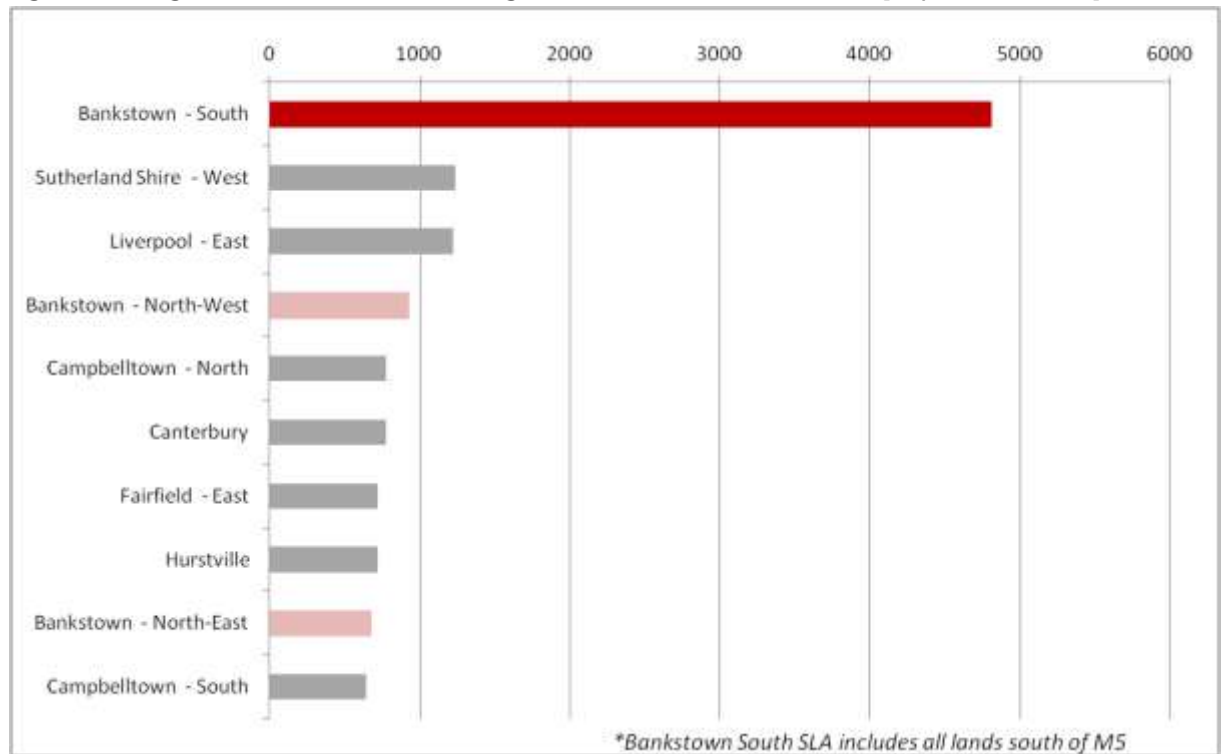


summary of the top ten sectors in Bankstown South and the predominant occupation is as follows:

- Manufacturing - Managers, Technicians and Trades Workers, Clerical and Administrative Workers, Machinery Operators and Drivers, and Labourers.
- Retail Trade – Sales Workers.
- Construction - Technicians and Trades Workers, Clerical and Administrative Workers.
- Education and training – Professionals.
- Accommodation and Food Services - Community and Personal Service Workers, Sales Workers, Labourers.
- Health Care and Social Assistance - Community and Personal Service Workers, Clerical and Administrative Workers.
- Wholesale Trade - Clerical and Administrative Workers, Sales Workers.
- Other Services - Technicians and Trades Workers.
- Professional, Scientific and Technical Services – Professionals, Machinery Operators and Drivers.
- Transport, Postal and Warehousing - Machinery Operators And Drivers

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Figure 34: Origin SLAs of workers travelling to Bankstown South for work* [Top ten locations]



Source: Transport Data Centre, 2006; Note: SLAs refers to 'Statistical Local Areas' as defined by the Australian Bureau of Statistics.

Figure 35: Type of jobs offered in Bankstown South by Sector - 2006

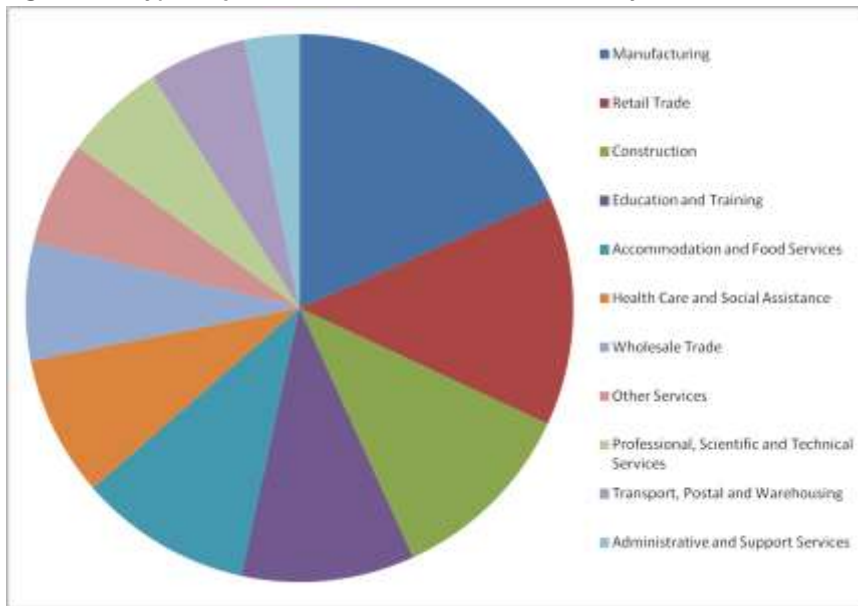
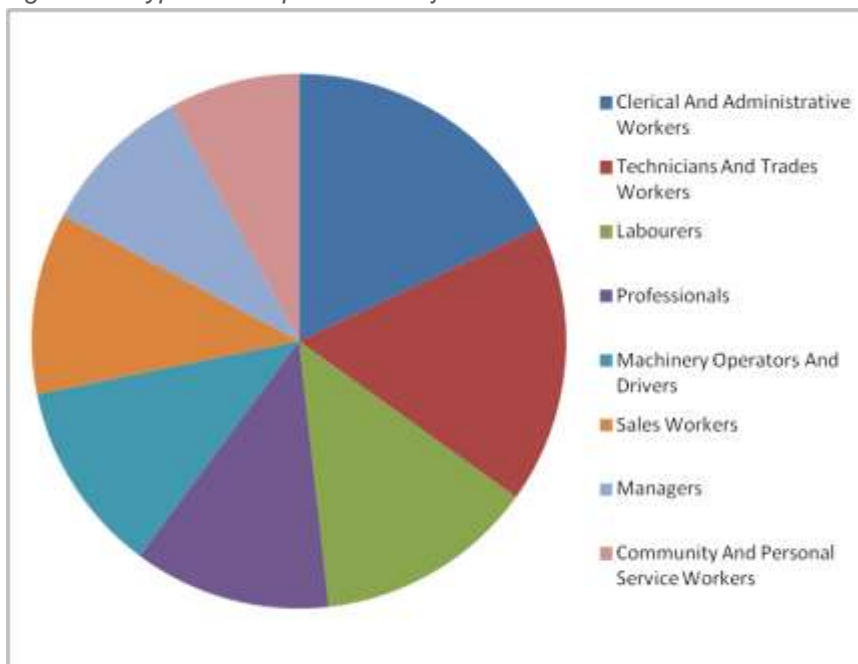


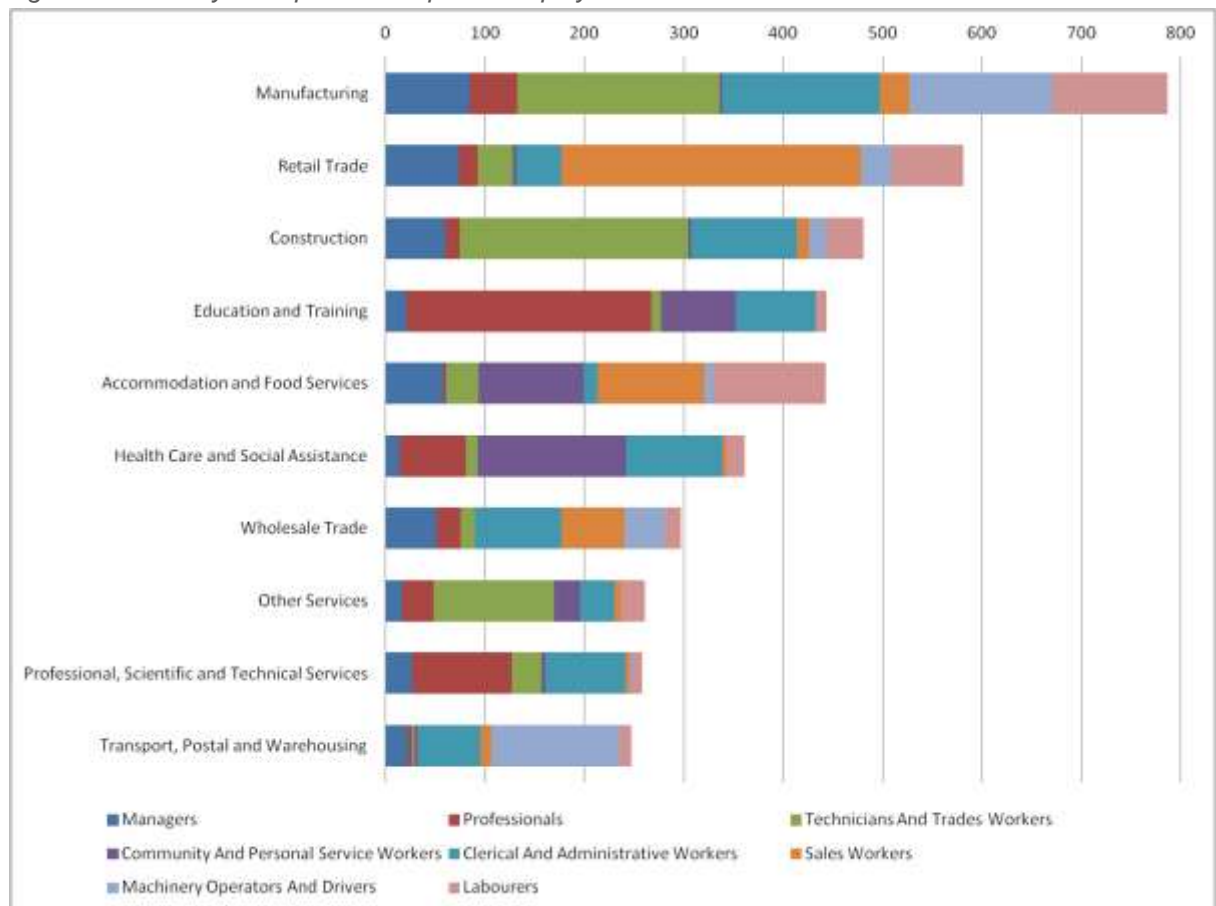
Figure 36: Type of occupations – all jobs - Bankstown South



Source: Transport Data Centre, 2006; Note: SLAs refers to 'Statistical Local Areas' as defined by the Australian Bureau of Statistics.

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Figure 37: Jobs by Occupation – Top Ten employment sectors - Bankstown South - 2006

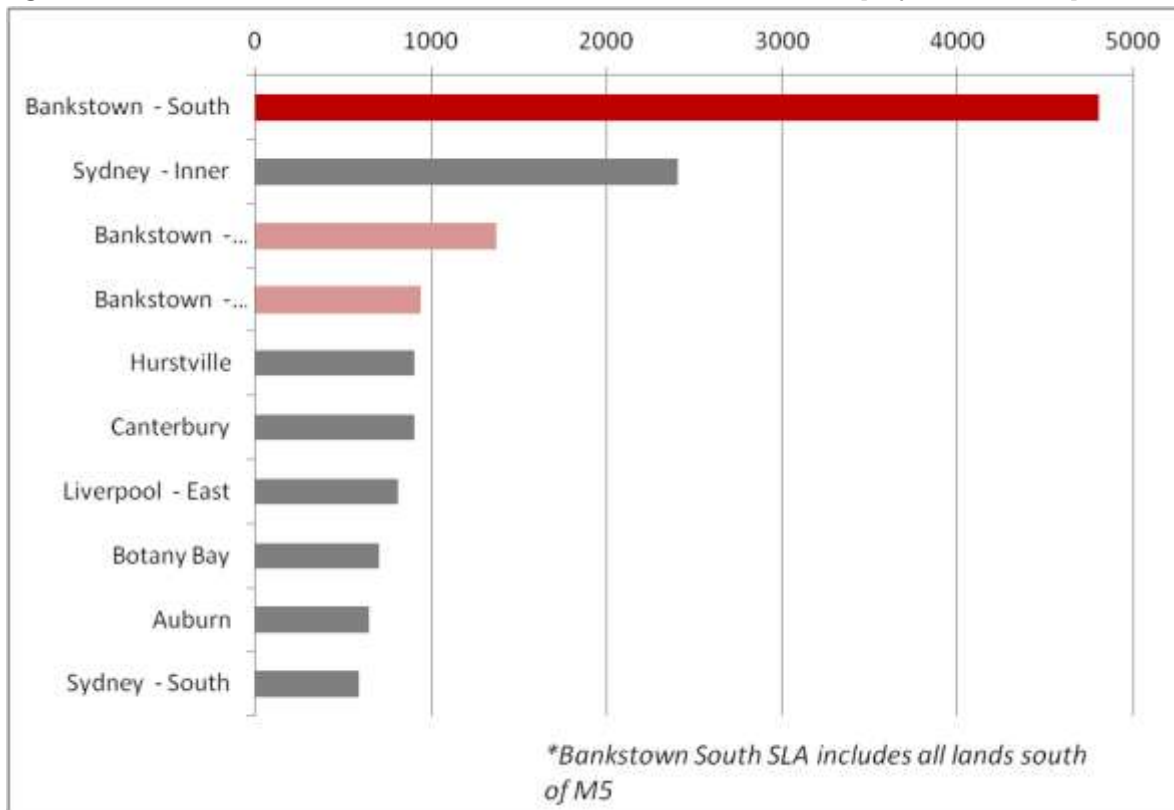


Source: Transport Data Centre, 2006; Note: SLAs refers to 'Statistical Local Areas' as defined by the Australian Bureau of Statistics.

An analysis of the jobs which workers from Bankstown South access in other parts of Bankstown City and metropolitan Sydney was completed. Figure 38 to Figure 40 which follow demonstrates the following findings about the **jobs offer outside Bankstown South**:

- Inner Sydney (10%) and other parts of Bankstown City (10%) attract residents (see Figure 38).
- A large share of residents leave the area to access jobs in Inner Sydney as managers, professionals and clerical and administration workers (Figure 39).

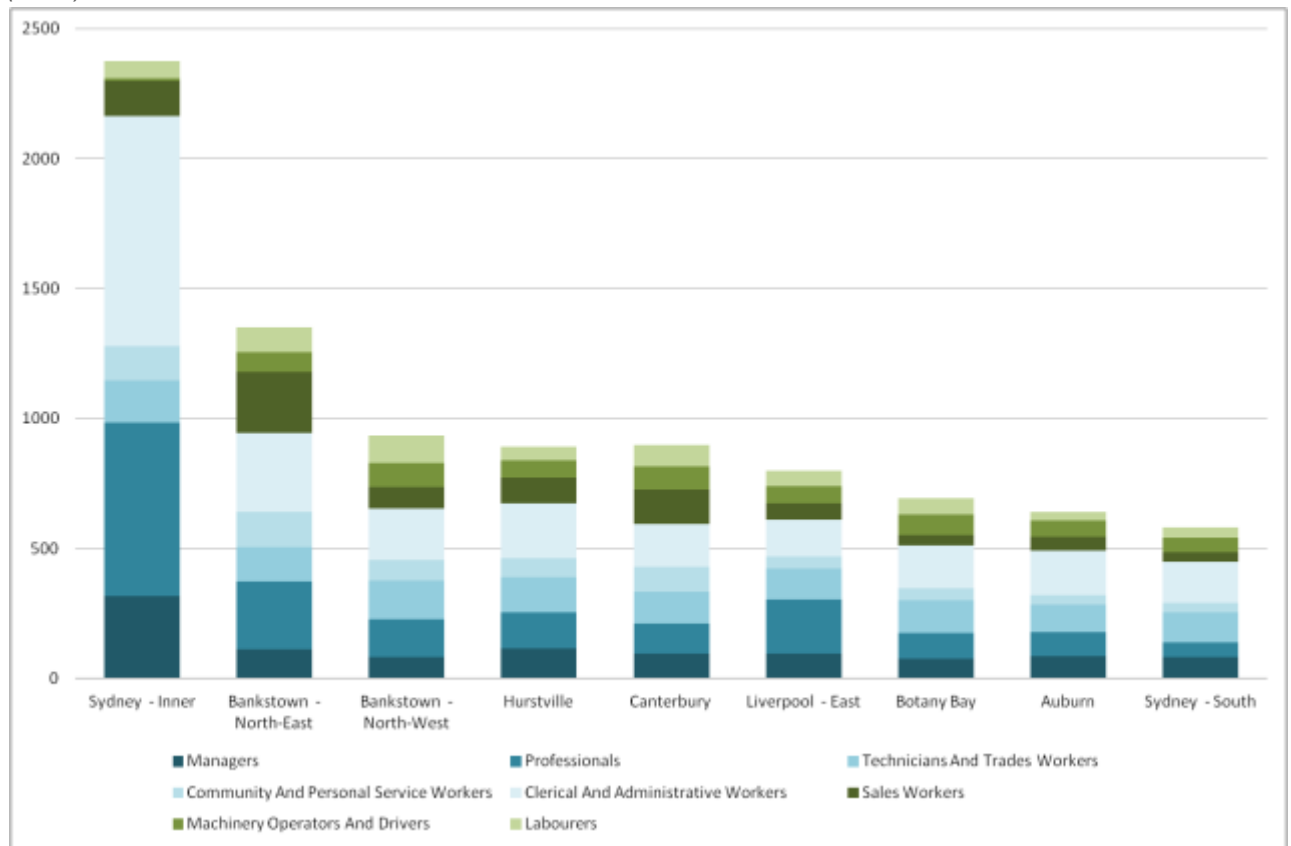
Figure 38: Destination SLAs of workers who reside in Bankstown South* [Top ten locations]



Source: Transport Data Centre, 2006; Note: SLAs refers to 'Statistical Local Areas' as defined by the Australian Bureau of Statistics.

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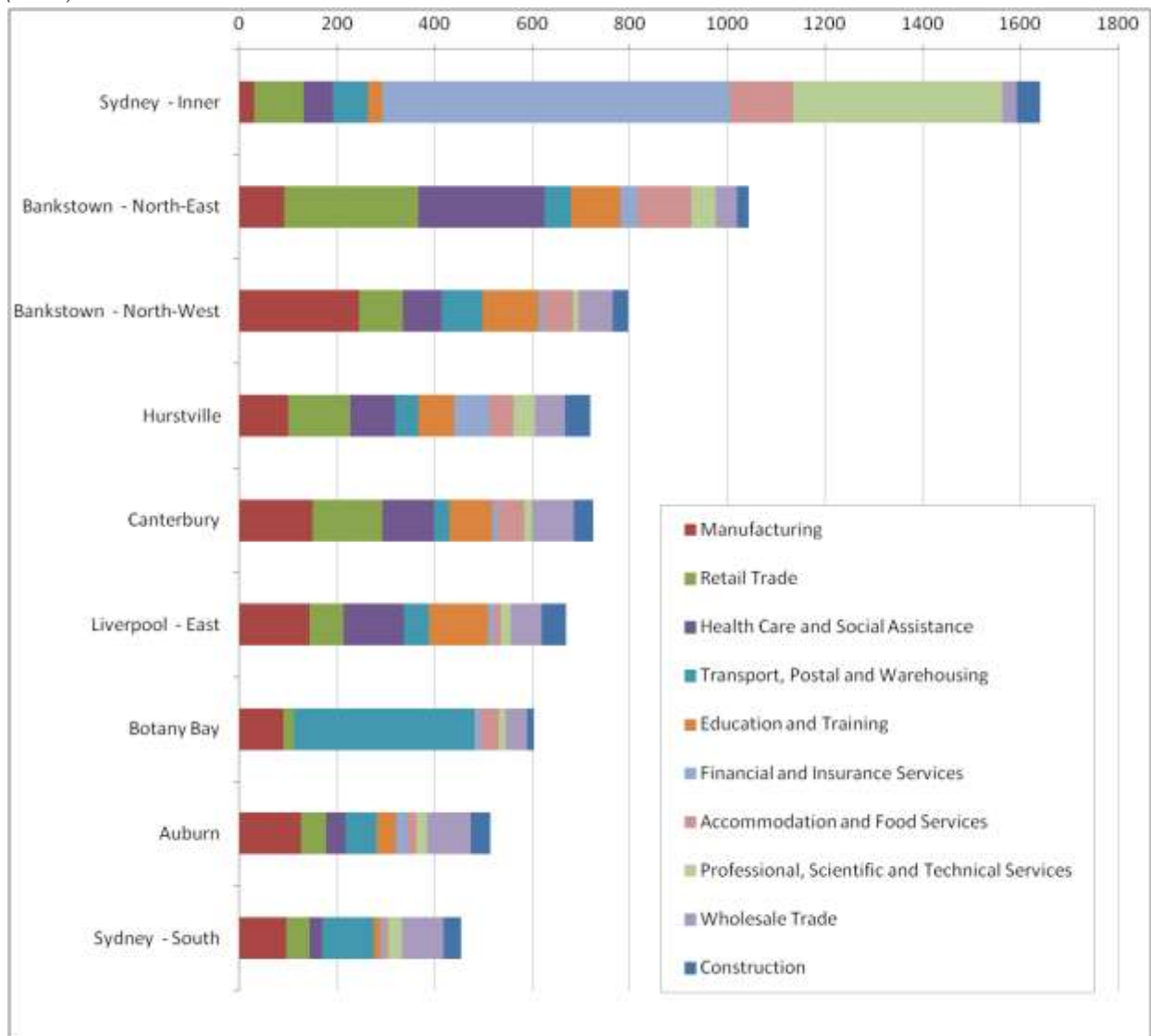
Figure 39: Types of Occupations Bankstown South* Residents Access outside Bankstown South* (2006)



Source: Transport Data Centre, 2006; *Bankstown South SLA includes all land south of M5

- Sectors outside Bankstown City attract workers from this area to sectors such as Professional, Scientific, and Technical Services, Finance and Insurance, Transport, Postal and Warehousing, Manufacturing, Education and training (see Figure 40).

Figure 40: Types of Jobs Bankstown South* residents access outside Bankstown South by Sector (2006)



Source: Transport Data Centre, 2006; *Bankstown South SLA includes all land south of M5

Section 2

Directions For Local Area Planning

Invest



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



Maintain and 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.

Table 15: Summary of Local Area Directions

Now and in 2031 Local Area Context	1. Demographics
	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.
	1.2. Ensure that adequate land, infrastructure, facilities and open space are available and appropriately located to sustainably accommodate future housing and employment needs.
	2. Policy Drivers
	2.1. Ensure that future development supports Federal, State and Local strategic planning policies and examining the impacts on the urban character.
	2.2. Ensure all strategic work reflects the community plan visions and directions.
Liveable	3. Urban Form
	3.1. Identify lots in and around the Panania and East Hills village centres that are appropriate for mixed use and higher density development close to public transport and services. Consider catalyst sites identified previously by Council.
	3.2. Investigate urban forms for higher density development and how these can retain the aspects of the village centres valued by the community.
	3.3. Retain the low density character of the neighbourhood areas consistent with the Residential Development Study 2009.
	3.4. Consider public domain improvements required to support higher density residential and mixed use development in the centres.
	3.5. Consider public domain connectivity across the local area and identify works to improve these links.
	4. Housing Affordability
	4.1. Consider opportunities for addressing housing affordability through redevelopment sites. A greater understanding of the issue within the LGA will need to inform this work.
	5. Heritage
	5.1. Respond to the local character when considering the redevelopment of growth areas.
	5.2. Consider mechanisms to protect items of historic significance as identified by the heritage review.
	6. Social Infrastructure
	6.1. Consider opportunities to enhance the offer of community facilities in the local area including opportunities to facilitate access to community facilities provided by private and government stakeholders.
	6.2. Consider opportunities to integrate the provision of community facilities with urban renewal within the Panania centre.
	6.3. Consider opportunities to improve the energy and water efficiency of facilities
	6.4. Identify appropriate locations for outdoor/plaza spaces
6.5. Investigate appropriate locations for seniors facilities.	
6.6. Ensure that there are adequate sports and community facilities to meet local and district needs.	

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Table 16: Summary of Local Area Directions (cont)

Connected	7. Connected
	7.1. Review the user hierarchy of our streets and places.
	7.2. Identify the desired future function of our streets within our village centres while considering current condition
	7.3. Identify ways to increase access and accessibility to and within our village centres for all users.
Green	7.4. Increase travel options for the current and future population and encourage use of the most efficient mode for each trip purpose
	8. Biodiversity
	8.1. Protect and manage local and regional significant conservation lands in the Local Area.
	8.2. Consider the feasibility of implementing measures to integrate the objectives of the biodiversity corridors into current and future land uses.
	8.3. Review opportunities to facilitate tree preservation / remnant vegetation preservation across the Local Area.
	9. Waterways
	9.1. Ensure the growth areas for future housing and jobs do not exacerbate existing flooding. Protecting the centres which have high flood risk.
	9.2. Review opportunities to improve water quality in the Local Area, particularly by incorporating water sensitive urban design principles into Council's planning controls.
	9.3. Consider appropriate land use and development controls along the foreshore of the Georges River and its tributaries. This will include potential to enhance links with pedestrian/cycle links across the City.
	10. Open Space
	10.1. Identify an approach for servicing areas outside a 400m walking catchment of an open space asset.
	10.2. Complete further needs analysis to understand the potential for open space land to cater for the range of needs within the Local Area.
	10.3. Ensure valuable open space in the local area is appropriately zoned and managed and that this is reflected in the LAP.
	11. Resource Management
	11.1. 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
	11.2. 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.
	11.3. Ensure that residents and business within the area are informed of, and encouraged to pursue, energy and water efficiency improvements.
	11.4. Continue to identify ways to apply development control standards whose aim is to deliver greater sustainability outcomes.
	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.	
13. Other Environmental Concerns	
13.1. Ensure that areas identified for additional dwellings (including infill development in the neighbourhood areas) do not expose residents to unacceptable environmental impacts.	

Table 17: Summary of Local Area Directions (cont)

Invest	14. Invest
	14.1. Increase the population density within the village centres to increase demand for retail and commercial services and enhance local economic activity. Support small neighbourhood centres through land use and housing provisions.
	14.2. Maintain and enhance the employment opportunities for residents and workers in the local area to provide more jobs closer to home.
	14.3. Support growth sectors and major employment sectors through appropriate land use and supporting strategies.
14.4. Ensure that adequate land, infrastructure, facilities and open space are available and appropriately located to sustainably accommodate future housing and employment needs.	

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.



Section 3

Summary of Opportunities and Constraints



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

- Panania Village Centre
- East Hills Village Centre
- Neighbourhood Areas

Section 3

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 Panania Small Village Centre

Opportunities

The Panania 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. Council has committed funds to public domain improvements in the Panania village centre with designs for the Panania Library in progress.
- The Panania 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 open space including Edwards Reserve and Cammarlie Reserve. There is an opportunity to enhance and improve the open space offer in the centre, especially in the southern part of the centre.
- Existing access to district and local level community facilities including Panania Library and early Childhood Centre. There is an opportunity to enhance and improve the community facilities offer in the centre.
- There is an opportunity to enhance and improve the quality of biodiversity lands.
- There is an opportunity to improve water quality to ensure the health of Georges River.

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Constraints

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

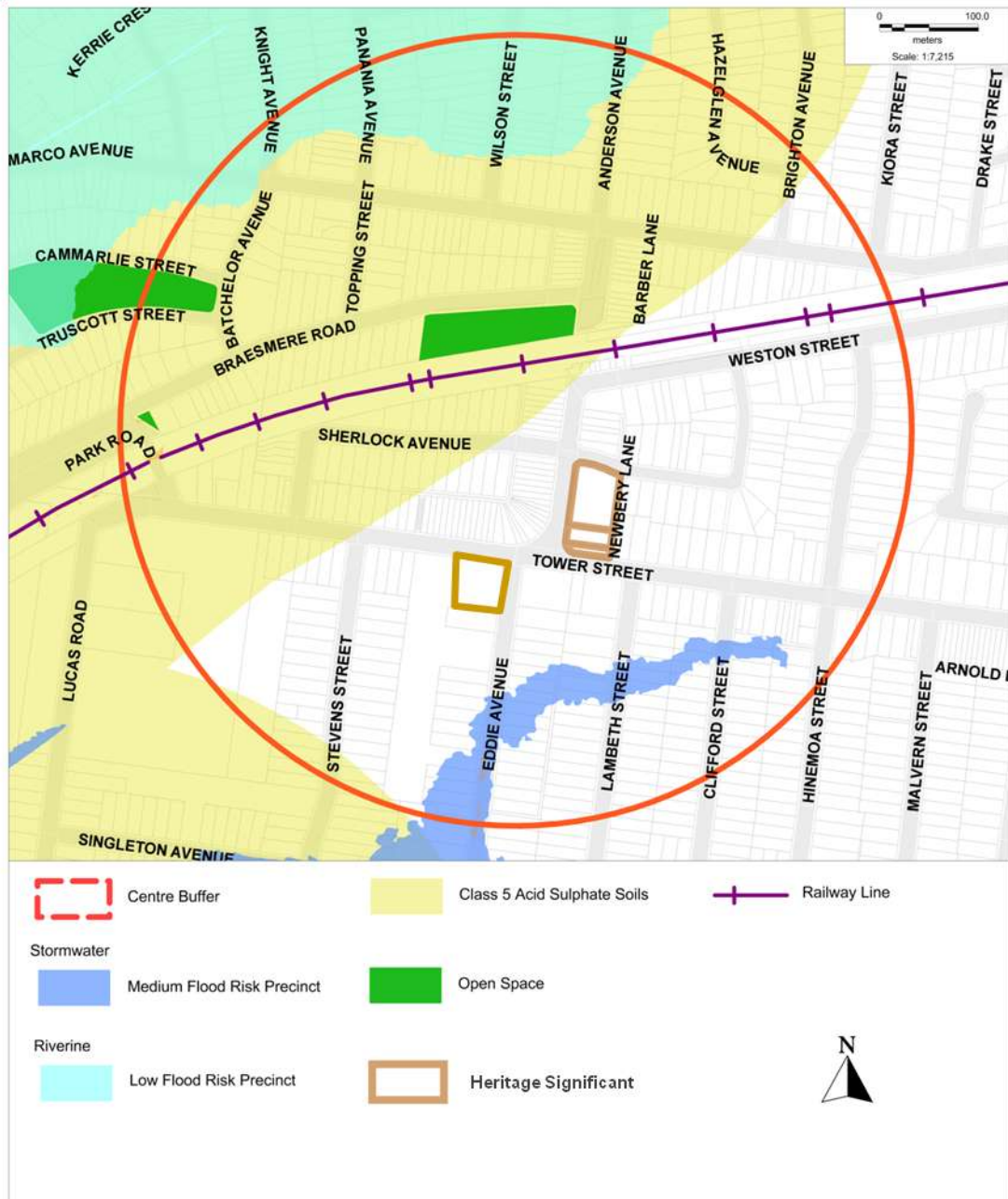
Figure 41 maps these constraints within the Panania small village centre while Table 18 to Table 21 describes how they affect the Centre. Consideration of these constraints shows that there is potential for urban renewal in the Panania small village centre.

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

High level constraints: New development on these lands is not appropriate as may significantly impact an environmental process. The potential to mitigate, or ease, the impact is low either due to the cost of such mitigation or the impact that mitigation will have on the amenity of the locality. Development on land with such constraints is often prohibited by planning or other legislation.	
Constraint	Extent within Panania Small Village Centre
<p>High Flood Risk Precincts (Riverine and/or Stormwater)</p> <p>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.</p>	<p>There are no riverine or stormwater high flood risk precincts within the centre.</p>
<p>Recent building stock</p> <p>Buildings from 1980 onwards are unlikely to redevelop for another 10-20 years and as such the development potential on those sites is reduced.</p>	<p>There are various parcels within the centre which contain newer building stock. These lots will be unlikely to be redeveloped in the short to medium term given the level of investment already outlayed by property owners.</p>

Source: BCC, 2013

Figure 41: Panania Small Village Centre - Constraints Analysis



Source: BCC, 2013

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Table 19: Moderate Level Constraints Analysis – Panania Small Village Centre

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.	
Constraint	Extent within Panania Small Village Centre
<p>Small lots with fragmented lot ownership</p> <p>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.</p>	<p>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.</p>
<p>Medium Flood Risk Precincts (Riverine and/or Stormwater)</p> <p>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.</p>	<p>Land within the centre is affected by stormwater medium flood risk precincts. Design options must consider how any new building footprint would impact on the flood flows through the site.</p>
<p>Heritage Significance</p> <p>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 present both an opportunity and a constraint.</p>	<p>A heritage study has identified St Christopher's Church at 237 Tower Street Panania as having heritage significance.</p>

Source: BCC, 2013

Table 20: Moderate Level Constraints Analysis - Panania Small Village Centre (cont.)

<p>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.</p>	
Constraint	Extent within Panania Small Village Centre
<p>Properties adjacent to major roads</p> <p>High traffic volumes can affect residents particularly those in higher density development along arterial and sub-arterial roads.</p>	<p>Henry Lawson Drive is a state road which carries significant traffic volumes and which straddles the western and southern boundary of the local area. The M5 also passes through the northern part of the local area. State Government guidelines will need to be considered for any residential development along these corridor.</p>
<p>Traffic Generation</p> <p>A traffic study found that urban renewal will require road network enhancements to ensure the functionality of the network is maintained.</p>	<p>The Panania small village centre has been identified for urban growth and as such road network enhancements will need to be considered in the LAP.</p>
<p>Land Contamination</p> <p>Land contamination may require investigation and clean-up prior to supporting the use of land for sensitive land uses such as residential development.</p>	<p>While the local area does not contain industrial land, it does include 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.</p>
<p>Obstacle Height Limitation*</p> <p>Any proposed development which is higher than the OHL requires approval from the Commonwealth Government.</p>	<p>Most of the land within the Panania small village centre has an OHL of 15.24m. This would be equivalent to a 5 storey building. This means that building heights greater than 15.24m would need approval from the Commonwealth.</p>

Source: BCC, 2012; * Not shown on constraints map however individual affection map provided in Section 2

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Table 21: Low Level Constraints Analysis – Panania Small Village Centre

Low level constraint: These constraints would not impede most forms of development.	
Constraint	Extent within Panania Small Village Centre
<p>Low Flood Risk Precincts</p> <p>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.</p>	<p>Riverine and Stormwater flood risk precincts do not affect the centre.</p>
<p>Acid Sulphate Soils*</p> <p>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.</p>	<p>The centre is partially affected by Class 5 soils which have the least potential to contain acid sulfates.</p>

Source: BCC, 2013, * Centre partially affected by Class 5 Acid Sulphate Soils – Not shown in map.



3.1.3 Neighbourhood Centres

East Hills Neighbourhood centre

Opportunities

The East Hills Neighbourhood Centre is considered appropriate for a modest level of urban renewal due to the opportunity to capitalise on, or explore, the following:

- Potential to enhance activity in the retail and commercial core.
- A centre 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.
- Urban renewal of lands within the centre which contains low density housing coming to the end of its life.
- Council-owned lands which could provide catalyst redevelopment and public domain improvement opportunities.
- Existing access to district and local level open space including East Hills Park, Monash Reserve and Georges River foreshore lands. There is an opportunity to enhance and improve the open space offer in the centre.
- The centre is proximate to natural areas which support biodiversity values. There is an opportunity to enhance and improve the quality of biodiversity lands.
- There is an opportunity to improve water quality to ensure the health of the Georges River.

Constraints

The East Hills neighbourhood centre is not significantly affected by constraints shown in the following constraints analysis.

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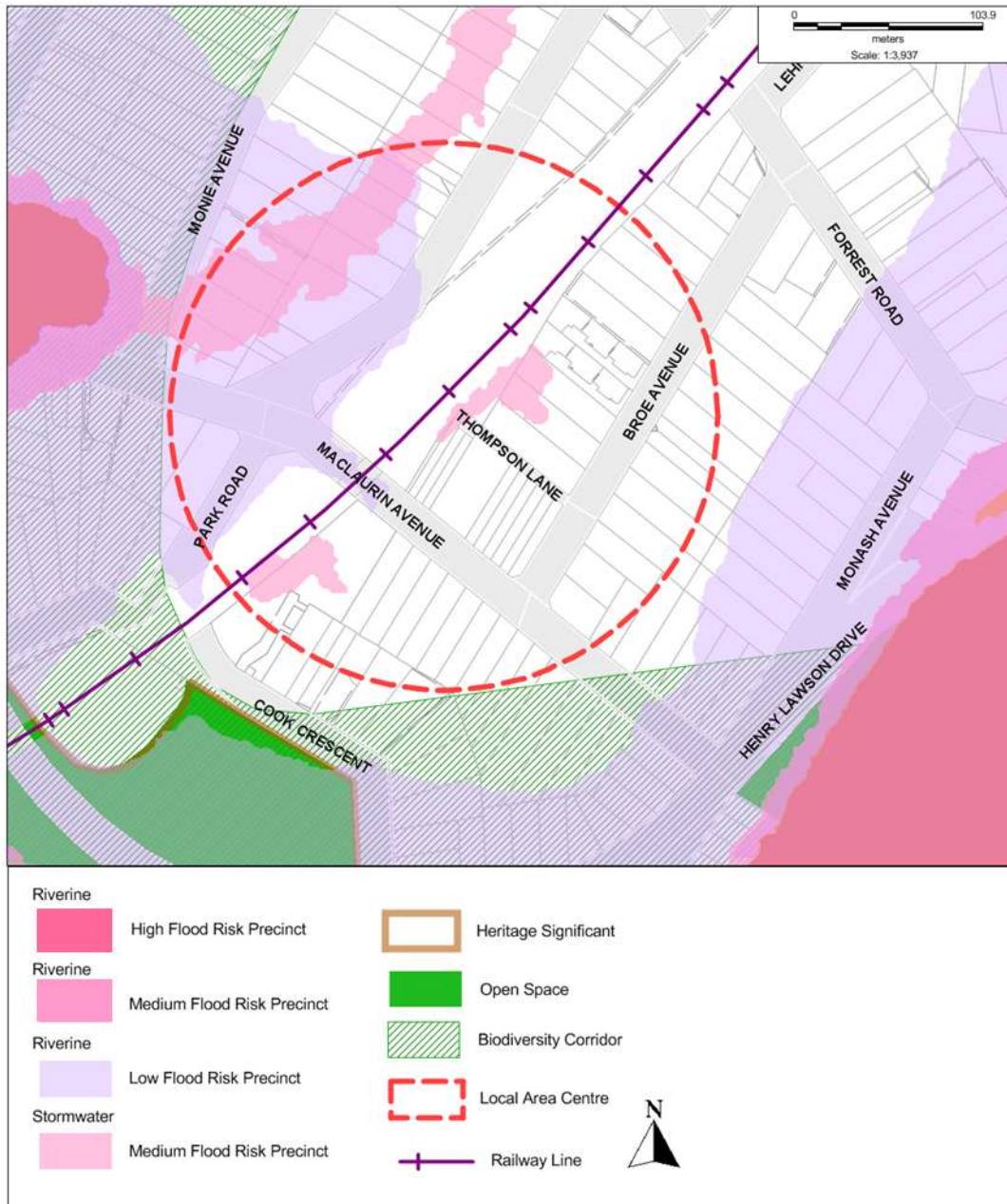
Figure 42 shows these constraints within centre while Table 22 to Table 25 describes how they affect the centre. Consideration of these constraints shows that there is potential for urban renewal in the East Hills centre.

Table 22: High Level Constraints Analysis - East Hills Neighbourhood Centre

High level constraints: New development on these lands is not appropriate as will significantly impact an environmental process. The potential to mitigate, or ease, the impact is low either due to the cost of such mitigation or the impact that mitigation will have on the amenity of the locality. Development on land with such constraints is often prohibited by planning or other legislation.	
Constraint	Extent within East Hills Neighbourhood Centre
<p>High Flood Risk Precincts (Riverine and/or Stormwater)</p> <p>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.</p>	<p>High flood risk precincts do not affect the centre.</p>
<p>Recent building stock</p> <p>Buildings from 1980 onwards are unlikely to redevelop for another 10-20 years and as such the development potential on those sites is reduced.</p>	<p>There are various lots within the centre which contain newer building stock. These lots will be unlikely to be redeveloped in the short to medium term given the level of investment already outlayed by property owners.</p>

Source: BCC, 2013

Figure 42: East Hills Neighbourhood Centre - Constraints Analysis



Source: BCC, 2013;

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Table 23: Moderate Level Constraints Analysis – East Hills Neighbourhood Centre

<p>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.</p>	
Constraint	Extent within East Hills Neighbourhood Centre
<p>Small lots with fragmented lot ownership</p> <p>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.</p>	<p>A small strip of narrow lots comprises the northern part of the mainstreet broken up by a Council-owned car park. Incentives to stimulate renewal will be considered.</p>
<p>Riverine and Stormwater Medium Flood Risk Precincts</p> <p>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.</p>	<p>The centre is affected by stormwater medium flood risk precincts and to a more modest level riverine flood risk precincts. The stormwater medium flood risk precincts affects the lots which contain the enterprise centre and land at the rear of the mainstreet properties. Urban design analysis will need to consider these constraints.</p>
<p>Heritage Significance</p> <p>Council's heritage items, and potential heritage items are highly valued and redevelopment of these sites is supported where the significance can be retained. Heritage significance present both an opportunity and a constraint.</p>	<p>In consideration of the sparse nature of the commercial premises and the lack of a unified streetscape, the commercial precinct at east Hills is not considered to be of heritage value.</p>

Source: BCC, 2013

Table 24: Moderate Level Constraints Analysis - East Hills Neighbourhood 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.	
Constraint	Extent within East Hills Neighbourhood Centre
<p>Properties adjacent to arterial roads</p> <p>Guidelines for development adjacent to major roads require that future development consider noise reduction measures in the design phase.</p>	<p>Henry Lawson Drive is a State road which carries significant traffic volumes. Council will review the movement and activity functions along the length of Henry Lawson Drive to develop design guidelines for traffic management and adjacent landuses.</p>
<p>Land Contamination</p> <p>Land contamination may require investigation and clean-up prior to supporting the use of land for sensitive land uses such as residential development.</p>	<p>While the local area does not contain industrial land, it does include 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.</p>
<p>Obstacle Height Limitation*</p> <p>Any proposed development which is higher than the OHL requires approval from the Commonwealth Government.</p>	<p>Land within the East Hills neighbourhood centre has an OHL of 15.24m (equivalent to around 5 storeys). This means that building heights greater than 15.24m would need approval from the Commonwealth.</p>
<p>Biodiversity Corridor</p> <p>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.</p>	<p>The biodiversity corridor affects land on the edge of the centre. Council will consider how the lands within the corridor can contribute to the connection of areas of habitat.</p>

Source: BCC, 2013; * Not shown on constraints map however individual affectation map provided in Section 2.

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Table 25: Low Level Constraints Analysis - East Hills Neighbourhood Centre

Low level constraint: These constraints would not impede most forms of development.	
Constraint	Extent within East Hills Neighbourhood Centre
<p>Low Flood Risk Precincts</p> <p>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.</p>	<p>This type of riverine flood risk precinct affects lands north of the railway line. The core part of the centre south of the railway line is outside of the low flood risk precincts.</p>
<p>Acid Sulphate Soils*</p> <p>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.</p>	<p>The centre is affected by Class 5 soils which have the least potential to contain acid sulfates.</p>

Source: BCC, 2013 * Entire centre affected by Class 5 Acid Sulphate Soils – Not shown in map.



Panania Top of the Hill

Opportunities

The Panania Top of the Hill Neighbourhood Centre is considered appropriate for a modest level of urban renewal due to the opportunity to capitalise on, or explore, the following:

- Potential to enhance activity in the retail and commercial core. In particular supporting the established night time restaurant activity in the centre.
- A centre already well-serviced by bus services providing residents with access to rail transport at Panania and an opportunity to reduce reliance on private vehicles.
- Urban renewal of lands within the centre which contains low density housing coming to the end of its life.
- Council-owned lands which could provide catalyst redevelopment and public domain improvement opportunities.
- The centre is proximate to natural areas which support biodiversity values. There is an opportunity to enhance and improve the quality of biodiversity lands.

Constraints

The Panania Top of the Hill neighbourhood centre is not significantly affected by constraints shown in the following constraints analysis.

Figure 43 shows these constraints within 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 Panania village centre.

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Table 26: High Level Constraints Analysis – Panania Top of the Hill Neighbourhood Centre

High level constraints: New development on these lands is not appropriate as will significantly impact an environmental process. The potential to mitigate, or ease, the impact is low either due to the cost of such mitigation or the impact that mitigation will have on the amenity of the locality. Development on land with such constraints is often prohibited by planning or other legislation.	
Constraint	Extent within Panania Top of the Hill Neighbourhood Centre
<p>High Flood Risk Precincts (Riverine and/or Stormwater)</p> <p>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.</p>	<p>High flood risk precincts do not affect the centre.</p>
<p>Recent building stock</p> <p>Buildings from 1980 onwards are unlikely to redevelop for another 10-20 years and as such the development potential on those sites is reduced.</p>	<p>There are various lots within the centre which contain newer building stock. These lots will be unlikely to be redeveloped in the short to medium term given the level of investment already outlayed by property owners.</p>

Source: BCC, 2013

Figure 43: Panania Top of the Hill Neighbourhood Centre - Constraints Analysis



Source: BCC, 2013

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Table 27: Moderate Level Constraints Analysis – Panania Top of the Hill Neighbourhood Centre

<p>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.</p>	
Constraint	Extent within Panania Top of the Hill Neighbourhood Centre
<p>Small lots with fragmented lot ownership</p> <p>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.</p>	<p>The mainstreet is comprised of narrow lots on the southern side of Tower Street while the street frontage is more dispersed on the northern side. Incentives to stimulate renewal will be considered.</p>
<p>Riverine and Stormwater Medium Flood Risk Precincts</p> <p>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.</p>	<p>The edge of the centre is affected by stormwater medium flood risk precincts (at Arnold Lane). Urban design analysis will need to consider these constraints.</p>
<p>Heritage Significance</p> <p>Council's heritage items, and potential heritage items are highly valued and redevelopment of these sites is supported where the significance can be retained. Heritage significance present both an opportunity and a constraint.</p>	<p>A heritage study undertaken for Council finds that Quessy's Corner at 171 Tower Street and 'Centreline' garage 147 Tower Street have heritage value.</p>
<p>Biodiversity Corridor</p> <p>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.</p>	<p>The biodiversity corridor affects land on the edge of the centre. Council will consider how the lands within the corridor can contribute to the connection of areas of habitat.</p>

Source: BCC, 2013

Table 28: Moderate Level Constraints Analysis - Panania Top of the Hill Neighbourhood 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.	
Constraint	Extent within Panania Top of the Hill Neighbourhood Centre
Properties adjacent to arterial roads Guidelines for development adjacent to major roads require that future development consider noise reduction measure in the design phase...	The centre is not located on or adjacent to a high volume arterial road.
Land Contamination Land contamination may require investigation and clean-up prior to supporting the use of land for sensitive land uses such as residential development.	While the local area does not contain industrial land, it does include 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.
Obstacle Height Limitation* Any proposed development which is higher than the OHL requires approval from the Commonwealth Government.	Land within the Panania Top of the Hill neighbourhood centre has an OHL of 15.24m (equivalent to around 5 storeys). This means that building heights greater than 15.24m would need approval from the Commonwealth.

Source: BCC, 2013; * Not shown on constraints map however individual affectation map provided in Section 2.

Section 3

Table 29: Low Level Constraints Analysis - Panania Top of the Hill Neighbourhood Centre

Low level constraint: These constraints would not impede most forms of development.	
Constraint	Extent within Panania Top of the Hill Neighbourhood Centre
<p>Low Flood Risk Precincts</p> <p>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.</p>	<p>This type of riverine flood risk precinct affects lands north of the railway line. The core part of the centre south of the railway line is outside of the low flood risk precincts.</p>
<p>Acid Sulphate Soils</p> <p>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.</p>	<p>The centre does not contain land with potential to contain acid sulphate soils.</p>

Source: BCC, 2013



3.1.4 Neighbourhood Areas

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 to **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.




Section 3

- Consider opportunities to improve transport options, connections, accessibility and mode share.

3.1.5 UWS – Bankstown Campus

The UWS – Bankstown Campus is an important strategic employment site in the local area attracting local workers and workers from across Bankstown City and metropolitan Sydney. Jobs in the education sector are forecast to grow and Council want to ensure that we facilitate the location of those jobs in Bankstown City.

Council will continue to work with UWS to support jobs growth while at the same time ensuring that off-site impacts are managed appropriately.



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.

Section 4

Panania Small Village Centre

Areas for New Housing

The LAP will identify areas in and around the Panania 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 Panania centre of 440 additional dwellings by 2031 and assess the total capacity of the centre to accommodate additional dwellings.

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 hub site.

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 explore options for the renewal of the community hub site.

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 (St. Christopher's Primary School, East Hills Boys Technology High School, and East Hills Girls' Technology High School)

Jobs and Economic Activity

The LAP will identify ways to maintain and enhance the employment opportunities in the Panania 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.

Catalyst 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 Hub 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 Panania centre and identify the desired future function of our streets.

The LAP will identify ways to increase access and accessibility to and within Panania 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 approaches to protect and manage local and regionally significant conservation lands in the centre. This will include looking at ways to integrate the objectives of Council's Biodiversity Strategy.

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

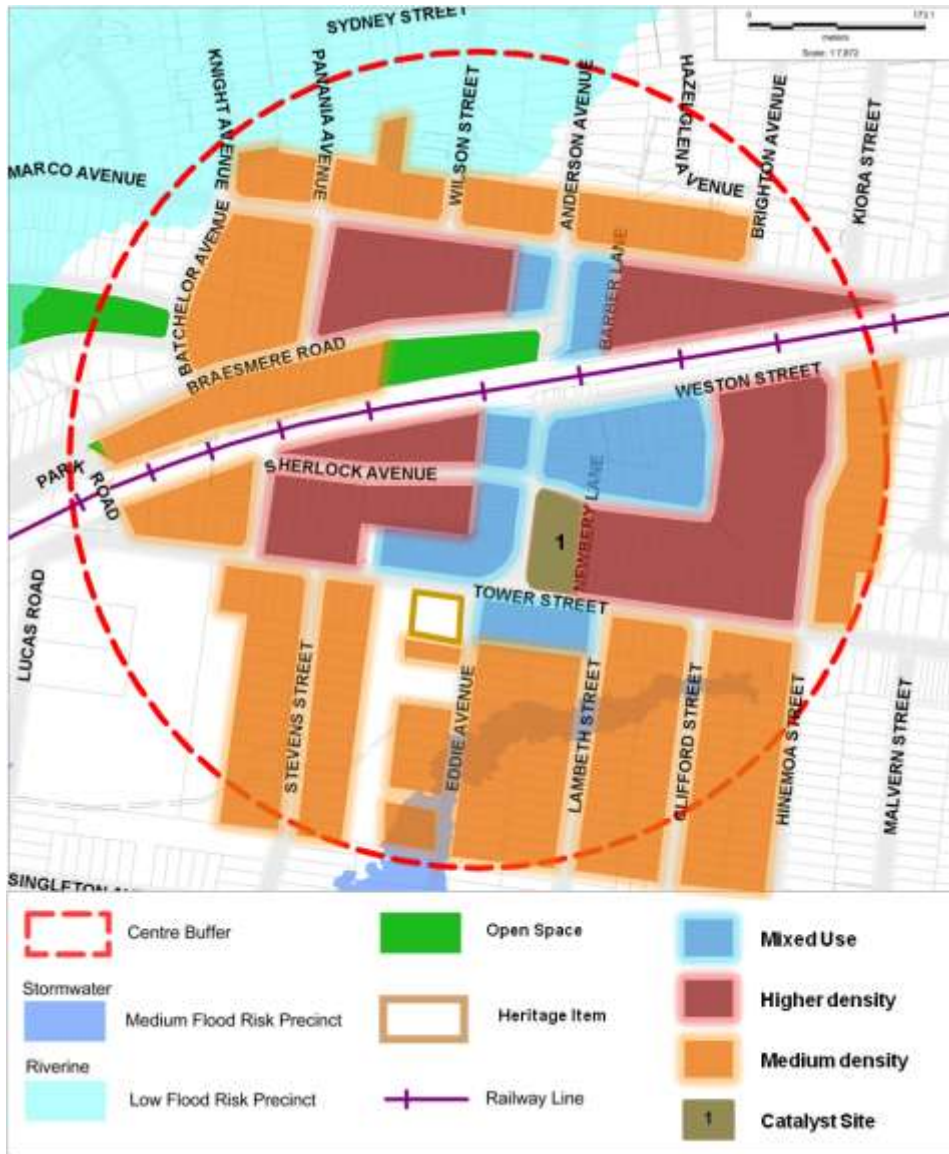
The LAP will consider the implications of land contamination and natural processes such as acid sulphate soils.

Protecting our waterways

The LAP will ensure that any redevelopment and renewal opportunities focus on land affected by low to moderate level flooding.

The LAP will consider approaches to improvement of water quality by informing development control with water sensitive urban design principles.

Figure 44: Panania Small Village Centre – Draft Structure Plan



Source: BCC, 2013



East Hills Neighbourhood Centre

Areas for New Housing The LAP will identify areas in and around the East Hills 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 targets for the East Hills centre of 40 additional dwellings by 2031 and assess the total capacity in the centre to accommodate additional dwellings.

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.

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.

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 the range of needs within the Local Area. This work will inform detailed actions related to open space.

The LAP will consider land use options for surplus open space land which does not contribute to environmental value, flood mitigation or public domain.

The LAP will consider opportunities to enhance the public domain network within the centre. This work will also consider ways to provide clear links between the centre and the proximate parks and reserves.

Jobs and Economic Activity

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

Catalyst Sites

Redevelopment of certain sites have the potential to kick-start the urban renewal in the village centre and as such are considered 'catalyst sites'. These sites include Council-owned lands in the retail core.

Integrated Transport

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

The LAP will identify ways to increase access and accessibility to and within the East Hills centre. 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 surrounding residential areas and encourage use of the most efficient mode for each trip purpose

Protecting our Environment

The LAP will identify approaches to protect and manage local and regionally significant conservation lands in the centre. This will include looking at ways to integrate the objectives of Council's Biodiversity Strategy.

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

The LAP will consider the implications of land contamination and natural processes such as acid sulphate soils.

Protecting our waterways

The LAP will ensure that any redevelopment and renewal opportunities focus on land affected by low to moderate level flooding.

The LAP will consider approaches to improve water quality by informing development control with water sensitive urban design principles.

Figure 45: East Hills Neighbourhood Centre – Draft Structure Plan



Source: BCC, 2013

Panania Top of the Hill Neighbourhood Centre

Areas for New Housing The LAP will identify areas in and around the Panania Top of the Hill neighbourhood centre appropriate for medium 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 capacity of the centre to accommodate additional dwellings.

Urban Form

Council will investigate urban forms for higher density development.

New development within the village centres will engage with the heritage significance of the village centre and incorporate this into any new urban form.

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.

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 the range of needs within the centre and the surrounding residential area. This work will inform detailed actions related to open space.

The LAP will consider opportunities to enhance the public domain network within the centre in particular to support the established night time restaurant activity in the centre. This work will also consider ways to provide clear links between the centre and proximate parks and reserves.

Jobs and Economic Activity

The LAP will identify ways to maintain and enhance the employment opportunities in the Panania Top of the Hill neighbourhood centre to provide jobs closer to home. This will include a modest increase in the population density in and around the centre to increase demand for retail and commercial services and enhance economic activity.

Council will also consider approaches to support the established night time restaurant activity in the centre.

Integrated Transport

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

The LAP will identify ways to increase access and accessibility to and within Panania Top of the Road Centre.

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

Protecting our Environment

The LAP will identify approaches to protect and manage local and regionally significant conservation lands in the centre. This will include looking at ways to integrate the objectives of Council's Biodiversity Strategy.

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

The LAP will consider the implications of land contamination and natural processes such as acid sulphate soils.

Protecting our waterways

The LAP will ensure that any redevelopment and renewal opportunities focus on land affected by low to moderate level flooding.

The LAP will consider approaches to improve water quality by informing development control with water sensitive urban design principles.

Figure 46: Panania Top of the Hill



Source: BCC, 2013



Neighbourhood Areas

Areas for New Housing

The LAP will identify appropriate building envelopes and controls for infill development in the neighbourhood areas. This will include appropriate controls in areas affected by environmental constraint such as high flood risk, bushfire risk and high level acid sulphate soils.

Urban Form

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.

Public domain

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.

Jobs and Economic Activity

The LAP will investigate the current provision of neighbourhood shops and the current and potential provision of shop-top housing.

Integrated Transport

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 centre and surrounding residential areas and encourage use of the most efficient mode for each trip purpose.

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 consider land use options for surplus open space land which does not contribute to environmental value, flood mitigation or public domain.

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 Panania 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 approaches to protect and manage local and regionally significant conservation lands in the centre. This will include looking at ways to integrate the objectives of Council's Biodiversity Strategy.

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

The LAP will consider the implications of land contamination and natural processes such as acid sulphate soils.

Protecting our waterways

The neighbourhood areas contain lands affected by high riverine and stormwater flood risk precincts. The LAP will ensure that any redevelopment and renewal opportunities focus on land affected by low to moderate level flooding.

The LAP will also consider approaches to improve water quality by informing development control with water sensitive urban design principles.



Section 5

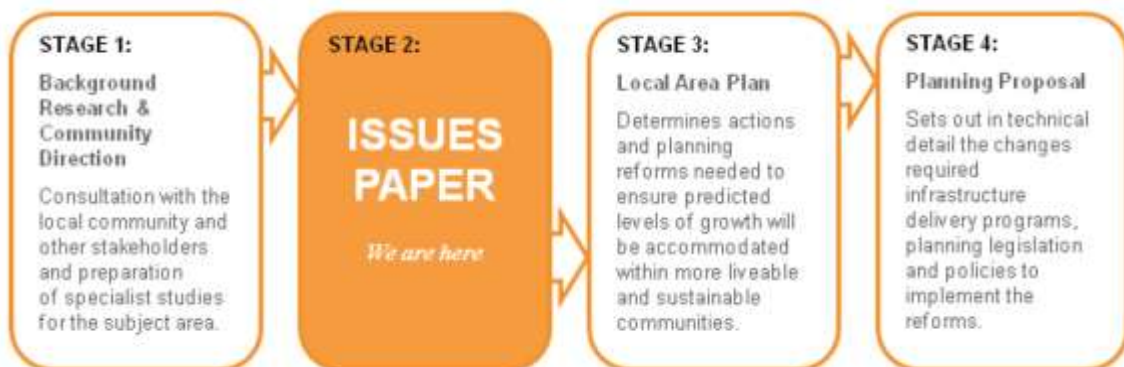
Next Steps

5

The next step in the process will be to consider community feedback and start the preparation of 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

Section 5

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