



South West Local Area Plan





October 2014

**South West Local Area Plan
Public Exhibition Draft**

Content

A Vision for the Future	4
-------------------------	---

1

Chapter 1

GROWTH...CHANGE...FUTURE

1.1	Introduction	8
1.2	About the Local Area Plan	8
1.3	Issues Papers and Background Research	9
1.4	Centres Hierarchy	11
1.5	The Locality	13
1.6	Historical Context	20
1.7	Population and Demographic Change	21
1.8	Metropolitan Planning Context	22
1.9	Community Issues	24

2

Chapter 2

LOCAL AREA ACTIONS

2.1	Liveable	28
2.2	Invest	54
2.3	Green	58
2.4	Connected	70

3

Chapter 3

OVERVIEW AND IMPLEMENTATION

3.1	Overview and Implementation	76
3.2	Statutory Planning Framework	79
3.3	Assets and Infrastructure	84

A Vision for the Future



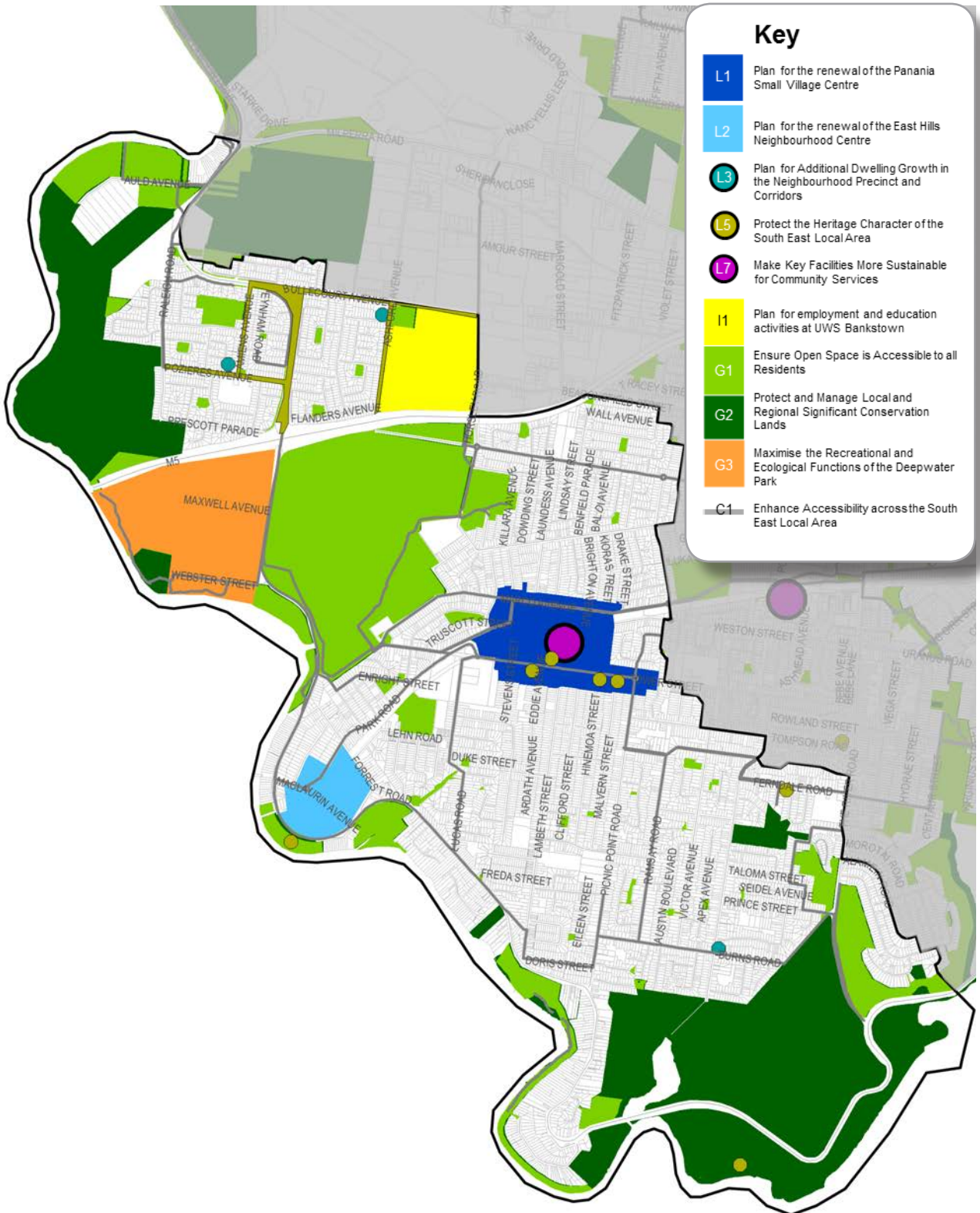
This Local Area Plan sets out the vision for the South West Local Area to strengthen its role as a housing and employment location supported by open space, community facilities, transport options and the natural environment. The Local Area Plan balances the demands for future growth with the need to protect and enhance environmental values. The Local Area Plan also ensures adequate land, infrastructure, facilities and open space are available and appropriately located to sustainably accommodate future housing and employment needs.

This Local Area Plan will inform changes to the statutory planning framework and infrastructure priorities, and by 2031, we will see a South West Local Area that boasts four distinctive precincts to support a diverse and healthy community. They are:

- The Panania Small Village Centre will continue to function as the small village centre serving the suburbs of the South West Local Area. The centre includes the retail and commercial mainstreet at Panania Top of the Hill. The Panania civic precinct renewal will provide a new central place as the focus for retail and community activities set within a safe and high quality environment. The built form will offer a wide range of medium and high density living within easy walking distance of an accessible railway station.

- The East Hills Neighbourhood Centre will provide a unique location for housing on the doorstep of the Georges River. The centre will take advantage of the excellent transport access to the Sydney CBD via the T2 railway line (Airport/ east Hills, Inner West & South) supported by commuter car parking. The built form will provide opportunities for renewal of ageing buildings and the public domain.
- The Neighbourhood Precinct will maintain the low density neighbourhood character, serviced by a good supply of neighbourhood parks, open space and corner shops. This precinct will offer a wide range of recreation and leisure opportunities for residents and visitors. This precinct will also make a positive contribution to protecting the heritage within the local area and the biodiversity values of key attributes such as the Georges River and Georges River National Park.
- The UWS Bankstown Precinct will continue to provide a location for tertiary education activities for the City of Bankstown and Sydney Metropolitan Region.

Top Ten Priority Actions







Chapter One

Growth...Change...Future



1.1 Introduction

The South West Local Area is predominantly a residential area framed by the Georges River to the south west, the Bankstown Airport/Milperra Specialised Centre to the north and the suburbs of Revesby and Revesby Heights to the East. The local area includes the suburbs of East Hills, Milperra, Panania and Picnic Point. By 2031, the South West Local Area is expected to grow by 3,100 residents to 28,300 residents.

Accommodating this growth will have its challenges. This will necessitate change to the urban environment whilst providing for more housing choice. Council is responding to this challenge by undertaking comprehensive strategic planning to ensure the movement network, job opportunities, open space provision and community facilities support the growth areas. A key challenge will be to retain the valued attributes of the local area while accommodating growth.

In addition, Council is analysing the existing urban context and environmental impacts including housing types, items of heritage significance, biodiversity and stormwater management to ensure the growth areas are compatible with the local character in an environmentally responsive manner.

Council's long term aim is to see the South West Local Area promote and facilitate sustainable growth for residential development that promotes its proximity to the Georges River. It is also Council's aim to see the South West Local Area maintain and enhance local employment opportunities in the centres. This Local Area Plan highlights the priority actions to achieve the desired outcomes and complements Council's other Local Area Plans and underpins Council's infrastructure priorities.

1.2 About the Local Area Plan

The City of Bankstown is changing in response to population growth, increased community expectations, market forces in housing and other construction, and environmental constraints. By 2031, the City of Bankstown is expected to grow by 22,000 dwellings and 6,000 new jobs. To address these challenges we need to plan ahead to meet the changing needs of residents, businesses, workers and visitors.

Council decided to prepare Local Area Plans for the seven local areas that make up the City of Bankstown. These local areas combine the suburbs and environmental catchments of distinctive physical character. Together the seven LAPs will provide a comprehensive strategic planning approach for the City of Bankstown to 2031.

The objectives of the Local Area Plans are to set out the vision and spatial context for the distinctive local areas, specify the best ways to accommodate residential and employment growth, and outline the delivery of supporting infrastructure (such as community facilities and open space). Connecting the Local Area Plans are citywide directions - Liveable, Invest, Green Connected and Lead - of the Bankstown Community Strategic Plan.

This Local Area Plan sets out the vision for the South West Local Area to 2031, and provides a detailed list of priority actions to guide the community, planners, businesses, government and developers about appropriate directions and opportunities for change. This Local Area Plan also focuses on sustainability in the broad sense, which means planning for change that is environmentally, socially and economically sustainable.

As part of the plan making process, Council consults with the community, business and other interested people and groups. Council also researches current policies, targets and best practice at the local, state and national levels, and may undertake supplementary studies to further identify issues and possible solutions.

This Local Area Plan recognises there are many other initiatives that may make a place more sustainable. Council will deliver numerous other actions such as service delivery, community support and advocacy through the Bankstown Community Plan.

1.3 Issues Paper and Background Research

The South West Local Area–Issues Paper outlines the current situation, the projected demand for housing and employment, and the implications of this demand for future planning.

Council exhibited the South West Issues Paper to the community and stakeholders. Council noted the Issues Paper at the Ordinary Meeting of 24 September 2013 with further information collated as a result of submissions received during the exhibition. The Issues Paper and background research form the basis of the Local Area Plan.

REFERENCE DOCUMENTS: Other Plans and Studies used in the development of this Local Area Plan

- Draft Metropolitan Strategy for Sydney to 2031 (Planning & Infrastructure, 2013)
- Residential Development Study (BCC, 2009)
- Employment Lands Development Study (BCC, 2009)
- South West Local Area–Issues Paper (BCC, 2013)
- Heritage Review – East Hills Rail Corridor Business Centres (Sue Rosen and Associates, 2011)
- Bankstown Retail and Commercial Floorspace Needs Analysis (Hill PDA, 2014)
- Bankstown Urban Design Study for Priority Centres (CM+, 2014) including:
 - Market Feasibility Study (SGS, 2014)
 - Transport Study (GTA, 2014)

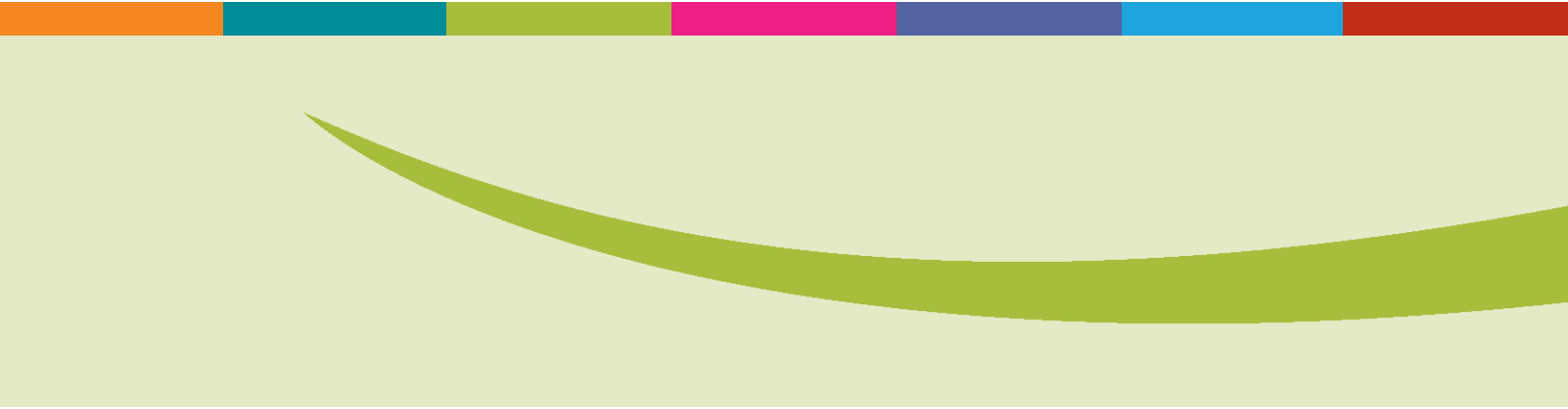
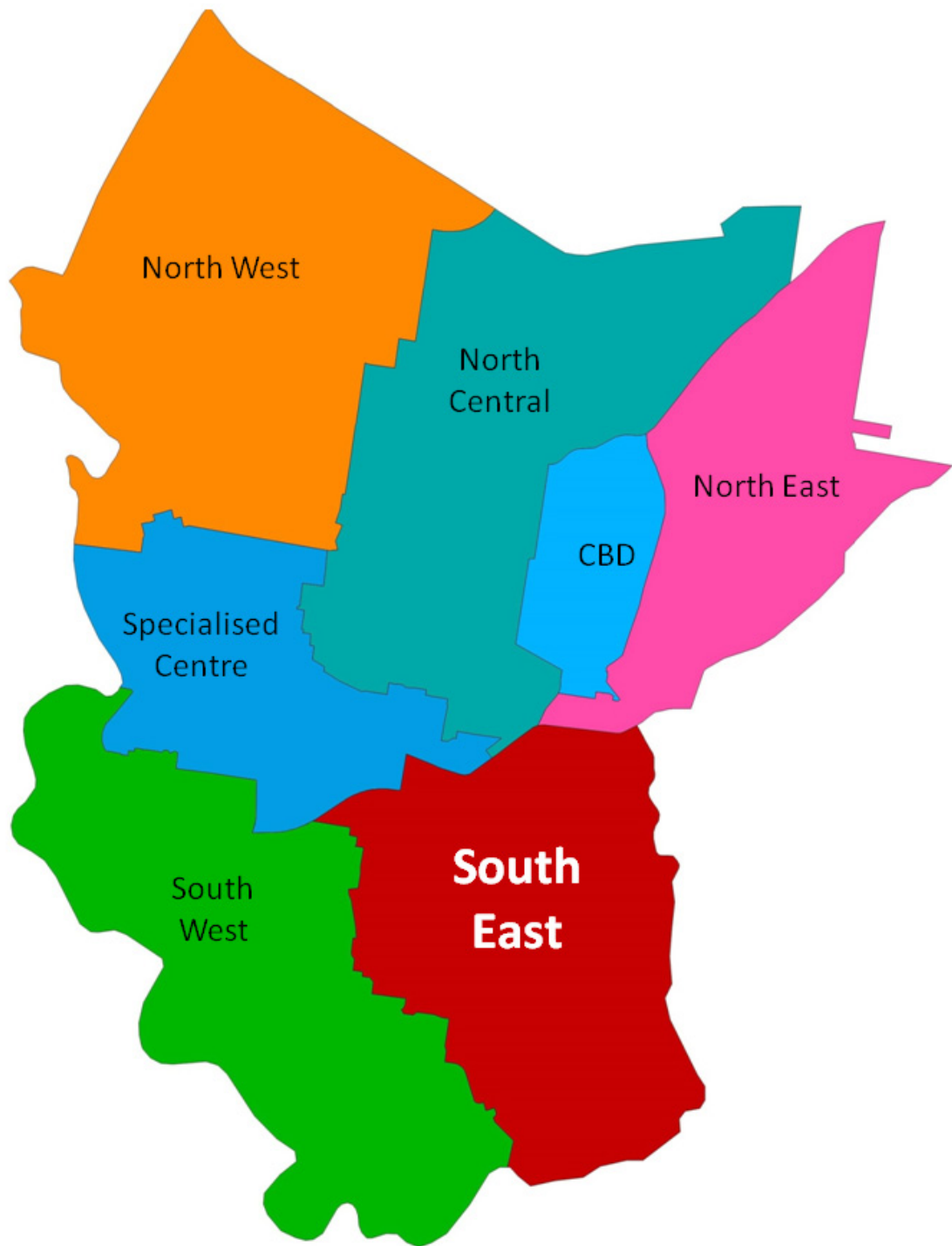


FIGURE 1 Local Areas



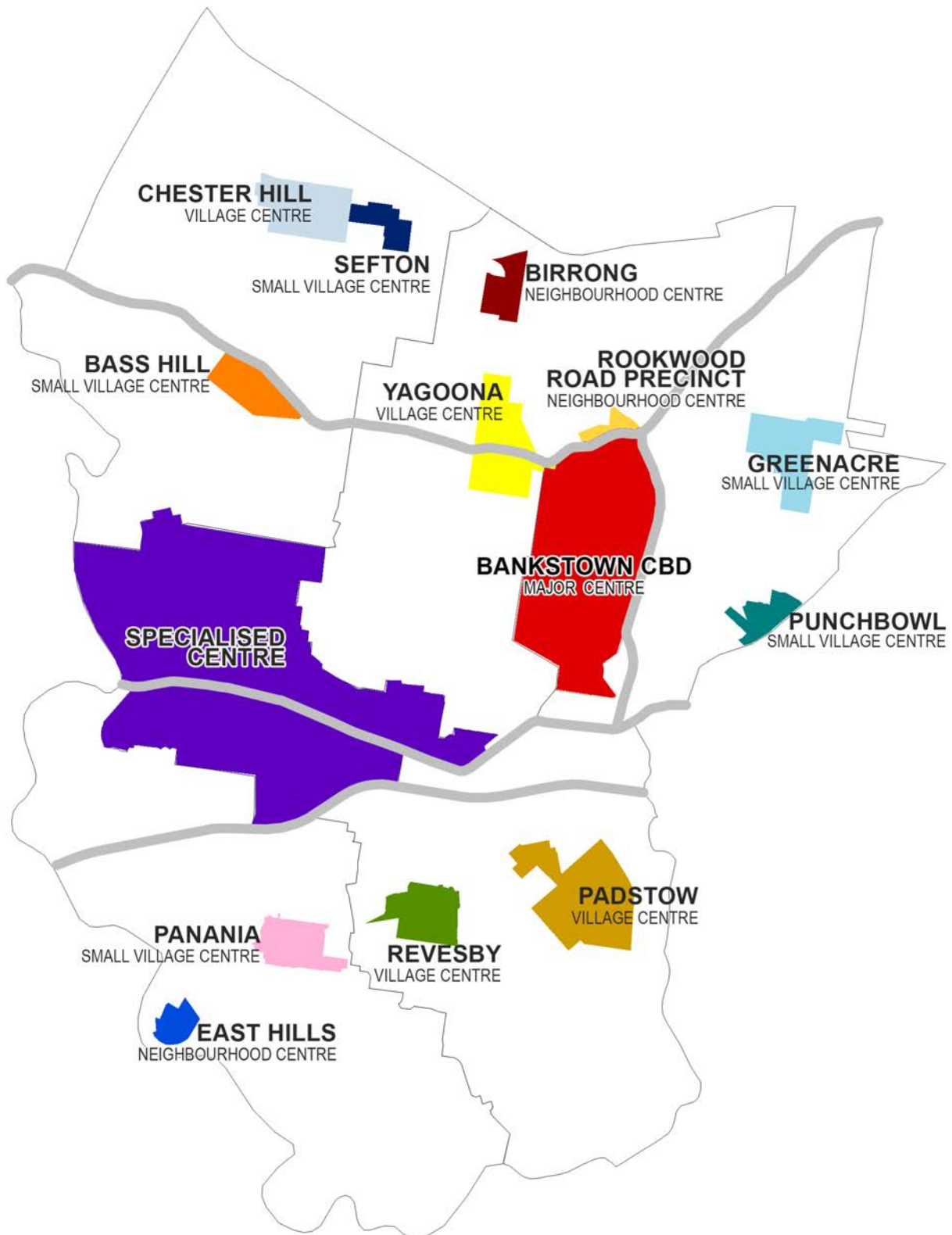
1.4 Centres Hierarchy

A strong centres hierarchy is vital to a liveable City of Bankstown. The City contains a diversity of centres ranging in size from the Bankstown CBD, village centres, and small village centres to a multitude of neighbourhood centres dispersed throughout our residential areas. Most of our larger centres are built around railway stations connecting them to opportunities and services within the City of Bankstown and the broader Sydney Metropolitan Region.

The South West Local Area Plan will implement the centres hierarchy set out in Council's Residential Development Study and reinforced in the South West Issues Paper. The centres, in order of their size and role in the hierarchy, are:

- Bankstown CBD is the cultural, social and economic heart of the City of Bankstown. The CBD attracts high quality design and architecture and contains the highest densities and tallest buildings in the City. The CBD provides excellent transport options and the widest variety of retail and commercial opportunities, housing choice and jobs. The public domain within the CBD provides high quality spaces for social interaction and enjoyment for residents, workers and visitors. The walking catchment is 1km measured from the railway station.
- Village Centres provide a wide range of retail and commercial opportunities, excellent transport options and a diverse selection of higher density residential and mixed use development. The population within these centres are supported by good quality public spaces. The open spaces and community facilities in the centres will address the needs of the community. Our village centres are: Revesby, Padstow, Yagoona, and Chester Hill. The walking catchment of village centres is a 600 metre radius and can contain between 2,000 and 5,000 dwellings.
- Small Village Centres contain a range of retail and commercial opportunities, good transport options and some higher density residential and mixed use development along main streets. They can also contain some district level services such as community facilities and supermarkets. Our small village centres are: Panania, Punchbowl, Greenacre and Sefton. The walking catchment of small village centres is a 400 metre radius and can contain between 500 and 2,000 dwellings.
- Neighbourhood Centres are located throughout the local areas and service the immediate needs of the local community. They are comprised of small groups of shops with some containing supermarkets. They can often include shop top housing, home units and medium density housing around the shops. The walking catchment of neighbourhood centres is a 150 metre radius and can contain between 100 and 500 dwellings.

FIGURE 2 Centres Hierarchy



1.5 The Locality

The South West Local Area includes the suburbs of East Hills, Milperra, Panania and Picnic Point. The local area is bound by the Georges River to the south and west, Bankstown Golf Club lands, the Milperra Industrial precinct and the University of Western Sydney (UWS) campus to the north, and the Revesby/Revesby Heights residential areas to the east.

The local area is predominantly characterised by low density dwellings. The area comprises a small village centre at Panania, a neighbourhood centre at Panania Top of the Hill and East Hills, and other neighbourhood shops within the locality. This local area has the most access to river foreshore open space and national parks.

The Panania Small Village Centre provides employment land in the local area. This centre captures land within 400m of Panania Railway Station. Most shops are traditional shop top housing with retail and commercial on the ground floor and some residential above. Panania Top of the Hill is concentrated around Tower Street and is 200 metres east of the retail and commercial precinct in the Panania Small Village Centre. The Panania Small Village Centre and Panania Top of the Hill together provide retail and commercial and higher density housing. This centre has a catchment of 150 metres.

The East Hills Neighbourhood Centre provides retail and commercial uses for the immediate local area. This centre has a catchment of 150 metres around the East Hills Railway Station. The neighbourhood centre currently lacks an active retail and commercial streetscape with a number of vacant premises as well as a Council car park located in the mid block.

The Bankstown Campus of the University of Western Sydney (UWS Bankstown) is a key strategic employment site which attracts students and staff from the City of Bankstown and broader Sydney metropolitan region.

The Neighbourhood Areas are characterised by predominantly low density housing outside of the centres. However, the character of the neighbourhood areas in Milperra and Picnic Point vary from the rest of the local area. The character at Milperra is different due to the separation of the locality from the rest of the local area by open space, parks, reserves, the M5 and Henry Lawson Drive. At Picnic Point, the elevated topography of the land gives the suburb a different character. The precinct also contains groups of residential lots with frontage to the Georges River.

Within the local area there are four precincts of distinctive functional and physical character as shown in Table 1. These precincts offer an effective base to develop desired future character for the locality, as well as the priority actions and mechanisms to implement citywide directions at the local level. Figure 3 shows the precincts of the local area and Figure 4 shows the key characteristics.



TABLE I

Precincts in the Local Area

<i>Precincts</i>	<i>Key characteristics</i>
<p>Panania Small Village Centre</p>	<p>The Panania centre is built around Tower Street and Anderson Avenue. The centre is characterised by retail and commercial uses with some residential development. This is predominantly comprised of detached houses on large blocks, some dual occupancies and some shop top housing on the main streets.</p> <p>The vibrant retail and commercial areas are located south of the railway line. Most shops are traditional shop top housing around 5 to 12 metres wide with servicing from the rear. This part of the centre also contains a number of community facilities including Panania Library, Senior Citizens Centre and Early Childhood Centres which are reaching the end of their functional life.</p> <p>Panania Railway Station is a significant landmark in this centre with the station building listed on Railcorp's State agency heritage list as an item of local heritage significance. The railway line runs in an east-west direction and splits the centre with street activity on both sides. There are no lifts or accessible car spaces at the railway station. There are 50m ramps are provided on each side of the station which connect to stairs to the platforms.</p> <p>The area north of the railway line contains shops with frontage to Anderson Avenue with rear access off Marshall Lane. Edwards Reserve is a linear park and is adjacent to the railway corridor. It contains a small playground at its western edge and a war memorial at its eastern edge at the entrance to Panania Station. The centre also contains the Panania Hotel, which is an art deco building on a large allotment. There are many vacant shops. Recent town centre improvement works under Council's Town Centre Improvement Program (TCIP) have enhanced the look and feel of this part of the centre.</p> <p>Other parts of the centre have also benefited from works under Council's TCIP. The works have enhanced the streetscape and have included footway widening, landscaping, traffic calming, pedestrian access and prioritisation and overall aesthetic improvements. Cycle routes linking Panania with surrounding suburbs of East Hills, Padstow and Revesby Heights generally follow the railway line.</p>

TABLE I cont...

Precincts in the Local Area

Precincts	Key characteristics
	<p>Part of the Panania centre known as the Panania Top of the Hill centre is located on Tower Street between Hinemoa Street and Woodburn Avenue/Picnic Point Road. The centre is characterised by two to three storey mixed use developments with retail/commercial on the ground floor and shop top housing above.</p> <p>Retail and commercial uses in this neighbourhood centre are typical of smaller centres and include cafe/restaurant/take-away food shops, pharmacy, newsagency, beautician, barber shop, real estate agent and legal services. The centre provides vibrant night time economy, with a number of restaurants which open in the evening.</p> <p>The pedestrian network is generally well serviced by footpaths on both sides with a pedestrian crossing located at the intersection of Tower and Malvern Streets. A continuous awning is available on the southern side of Tower Street. However, on Malvern, Hinemoa and Clifford Street, only one side of the street provides a paved footpath. Timed on-street parking is available on both sides of the road.</p> <p>The street frontages within the centre are varied. The southern side of Tower Street comprises a consistent retail shop frontage. The remainder of Tower Street includes mixed use development (retail/commercial at the ground floor and residential above) with shops at the street front, older buildings set well-back from the street with car parking in the setback and residential flat buildings.</p>
<p>East Hills Neighbourhood Centre</p>	<p>The East Hills centre is located on Maclaurin Avenue between Broe Avenue and the East Hills Railway Line. The East Hills rail line provides direct access to major employment centres and key interchanges to other employment centres. The centre contains eight retail and commercial shops, the East Hills Hotel and East Hills Business Centre on Maclaurin Avenue. Many of the tenancies which are accessed from within the East Hills Business Centre are currently vacant. There are also a handful of retail shops at Park Road and Maclaurin Avenue intersection.</p> <p>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 footpaths along the main street 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 3.4m to 1.5m. This high level footpath ends in stairs at the northern side. The connection between the</p>

TABLE I cont...

Precincts in the Local Area

<i>Precincts</i>	<i>Key characteristics</i>
	<p>railway station and the main street is not pedestrian friendly. Passengers exit the railway station through Thompson Lane at the rear of the main street properties and the rear yards of adjacent houses to the north.</p> <p>There are also two existing mixed use developments and a single storey commercial building at the intersection of Park Road and Maclaurin Avenue. The ground floor of these mixed use buildings contains builders, solicitors and dentists.</p>
Neighbourhood Precinct	<p>The majority of housing development across the Neighbourhood Area occurred during the 1930s–1960s. The predominant residential lot sizes are between 500m² and 700m² followed by lots between 700m² and 1,200m². Lots which are less than 500m² tend to be a result of subdivision and dual occupancy sites.</p> <p>Infill development, such as dual occupancies and villas are dispersed across the Neighbourhood Area. Newer detached dwellings (1960-1980) are located closer to the Georges River.</p> <p>Milperra and Picnic Point vary from the rest of the local area. Milperra is separated by open space, parks, reserves, the M5 and is also split by Henry Lawson Drive. The topography of Picnic Point, being more elevated than surrounding lands, gives it a different character to the rest of the centre.</p> <p>The precinct also contains groups of residential lots with frontage to the Georges River and access from Henry Lawson Drive.</p> <p>Residents and visitors have excellent access to significant natural bushland and open space including the Georges River National Park, the Deepwater Park/Smith Park/Kelso Beach Reserve lands, and Vale of Ah Reserve to name a few.</p>



TABLE 1 cont...

Precincts in the Local Area

<i>Precincts</i>	<i>Key characteristics</i>
<p>UWS Bankstown Precinct</p>	<p>The Bankstown Campus of the University of Western Sydney (UWS Bankstown) is a key strategic employment site for the City of Bankstown. 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. In 2011, UWS Bankstown employed approximately 320 staff.</p> <p>The 2.3ha site contains campus buildings set within grassed open space. Other buildings within the site include student accommodation (three storey flats) and various sporting facilities and grounds. The site provides pedestrian and car access via Bullecourt Avenue with restricted access via Ashford Avenue.</p> <p>The campus is 1.7km from the nearest railway station at Panania. While bus services are provided to and from the campus the frequency of the services and timing of the services means it is not a viable option for all students and staff. The site remains car dependant. Traffic management within and around the campus and impacts on local streets has been raised as a concern by residents.</p>

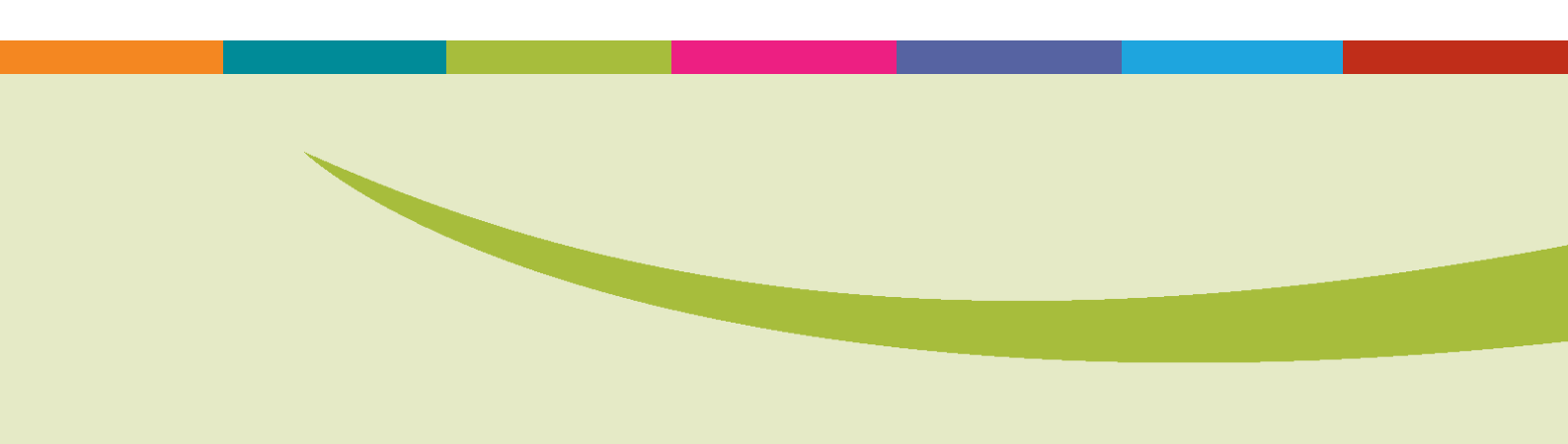


FIGURE 3 Precincts in the South West Local Area

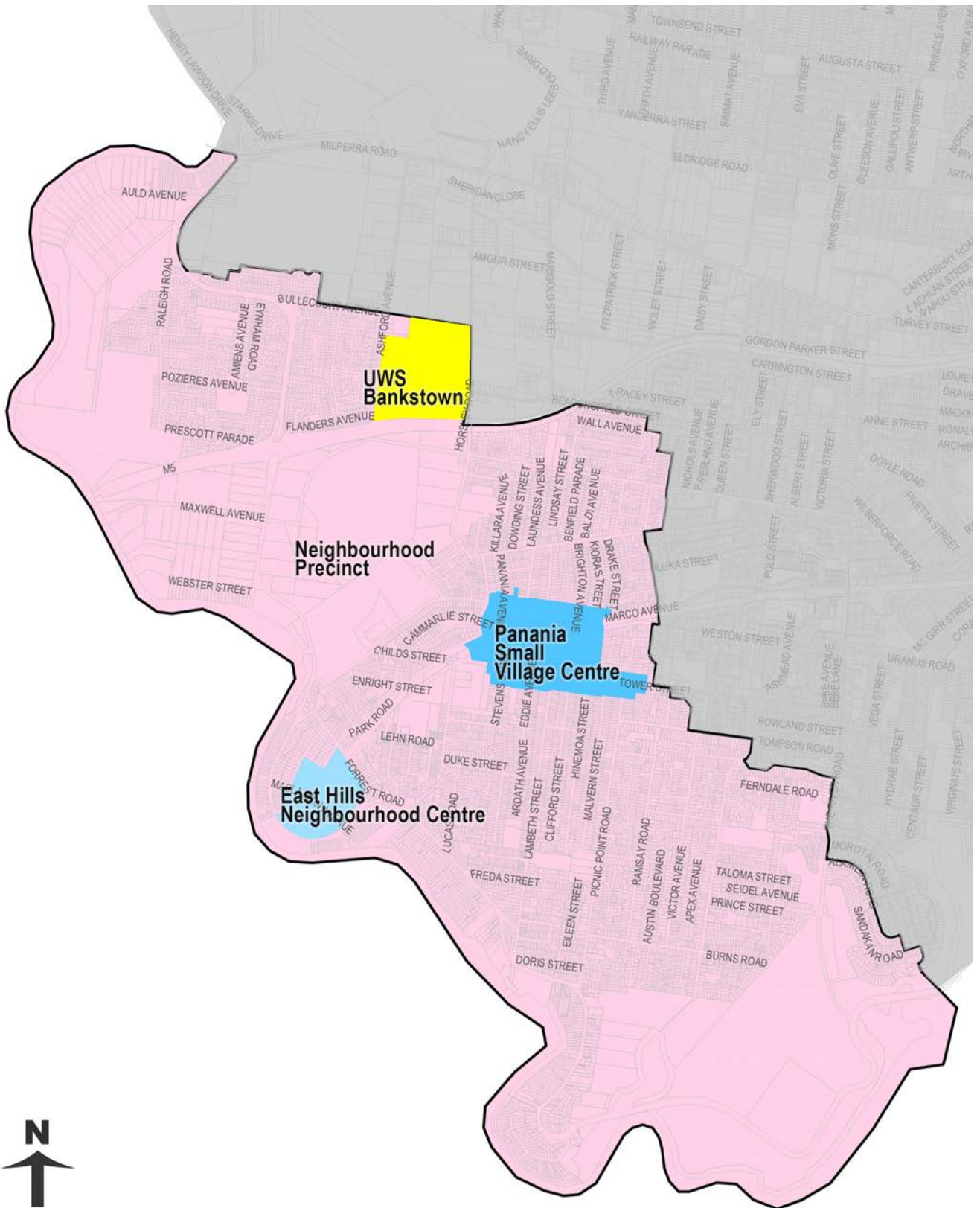
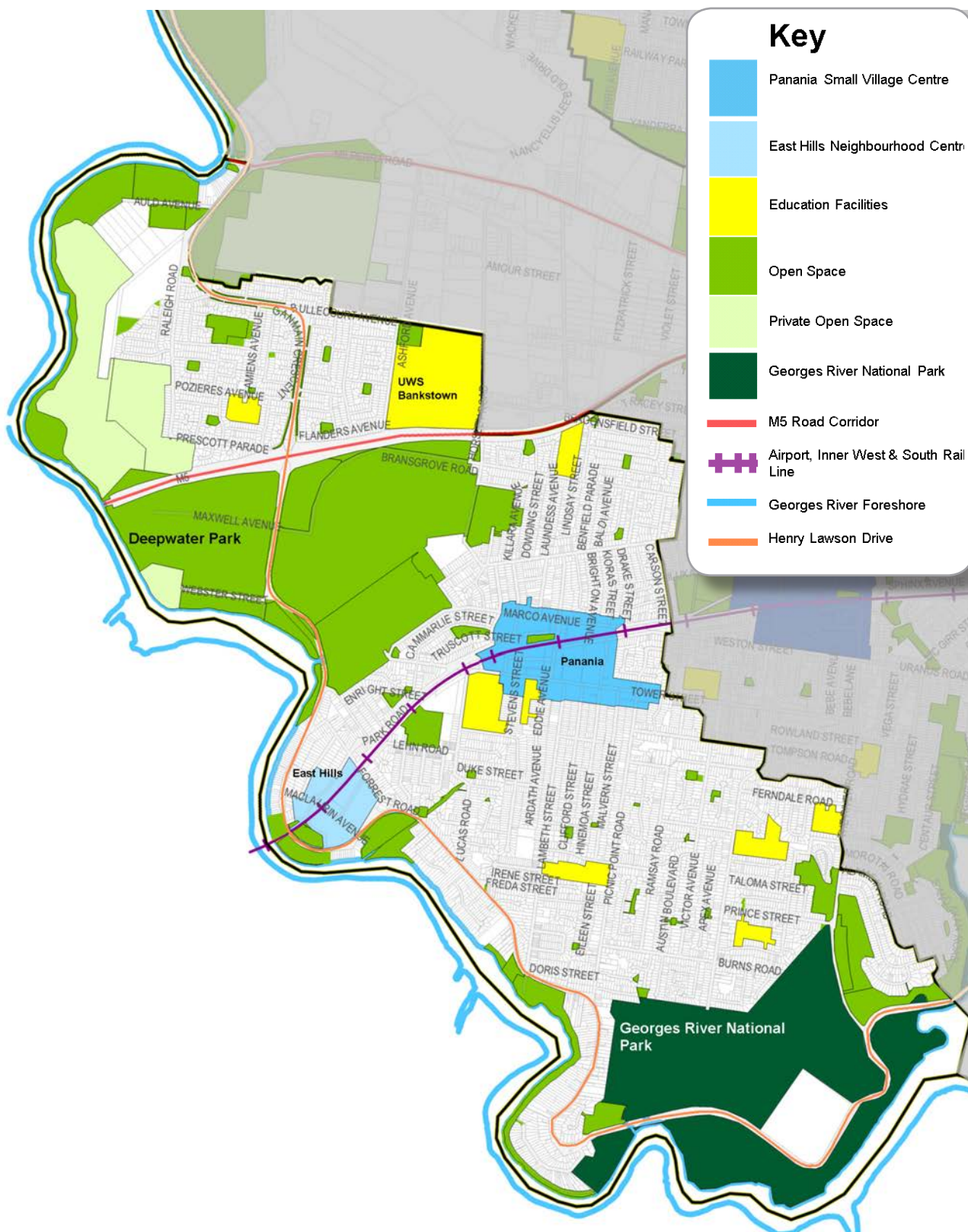


FIGURE 4 Key Characteristics of the South West Local Area



1.6 Historical Context

The original inhabitants of the Bankstown and Canterbury area are believed to be the Gwealag, Bidjigal and Dharug indigenous groups. For three thousand years before 1788 the Aboriginal occupation of the Georges River and its tributaries intensified due to the rich estuarine environment in addition to available flora and fauna. Europeans first came to Bankstown in 1795 and established a farming and timber getting community, which provided valuable food and resources for Sydney town as it grew from a struggling colony to a thriving global city.

Suburban development began in the 1920s with the East Hills Park Estate, which was considered as 'fine residential area'. During this

time, approximately 34 general stores in East Hills operated around Maclaurin Avenue and Park Road with first floor residences. A butcher and general store known as Qessy's Corner at the corner of Tower Street and Anderson Avenue was the first two storey building to be open in 1929. In the 1930s, the development of the East Hills Railway Line created other areas of growth, including the Panania Shopping Centre, known as the 'Top of the Hill'. This was the original shopping centre for the locality. A number of other Qessy developments followed.

The post world-War II period saw the development of the Panania shopping centre along Tower Street and Anderson Avenue during the first half of the 1950s. One of the prominent structures that was constructed in Panania during this

time was the 'Star' cinema, which was adaptively reused by the St Christopher's Church in the mid 1960s.

The 1983 duplication of the East Hills rail line between Riverwood and East Hills saw the 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.

Today, the South West Local Area continues to accommodate the needs and demands of a growing population. The area is located along the Airport-East Hills Railway Line, providing a good transport connection with other localities within the Bankstown CBD and Sydney Metropolitan Region.

FIGURE 5 Historic Net Dwelling Growth in the South West Local Area

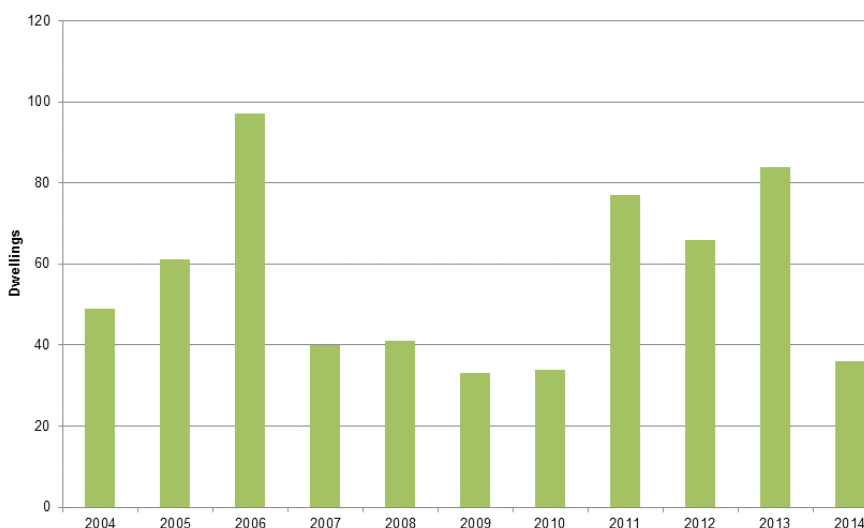
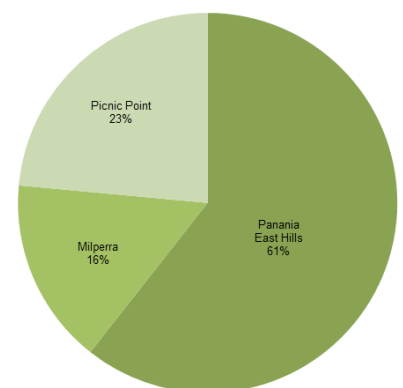


FIGURE 6 Current Population



1.7 Population and Demographic Changes

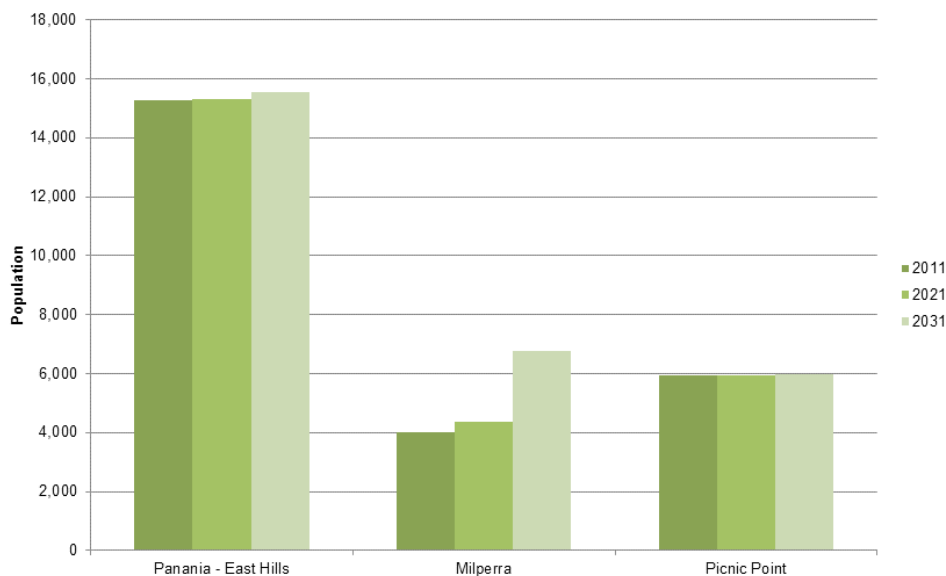
The South West Local Area currently accommodates 25,200 residents with most living in Panania and East Hills. The population is primarily middle aged with an average median age of 39. Nearly 40% of households are families with children. This reflects the population age profile and the low density character of the local area.

The population of the South West Local Area is expected to grow at a moderate rate reaching 28,300 residents by 2031. As with the remainder of Sydney, the proportion of residents aged over 60 years will increase to around 20%, and this trend is likely to

result in a demand for smaller household sizes as well as an increased demand in services for this age group.

The South West Local Area will require more dwellings, jobs and infrastructure to meet the needs of this growing population. Strong demand for houses, medium density housing and seniors housing will remain. Home units in and around the centres will increase as a proportion of new dwellings entering the market.

FIGURE 7 Population Changes by Suburb



1.7 Metropolitan Planning Context

The Metropolitan Plan for Sydney 2036 is the long term strategic plan for the growth of Sydney. The plan aligns land use planning with the State Government's Long Term Transport Master Plan and Infrastructure Strategy to deliver new jobs and housing at the same time as infrastructure such as transport, schools and health services. In the next 17 years, Sydney is expected to grow by 1.6 million people and will require 545,000 new homes and 625,000 new jobs.

The plan divides metropolitan Sydney into 10 subregions. The City of Bankstown has been included in the West Central Subregion, which also contains the Auburn, Fairfield, Holroyd and Parramatta Local Government Areas (refer to Figure 8). The West Central Subregion is required to accommodate some 96,000 new homes and 98,000 new jobs. Table 2 outlines the key priorities relating to the City of Bankstown.

At present, the Department of Planning & Environment is preparing a new Metropolitan

Strategy, which is proposing to review the population, housing and employment targets for subregions. It aligns land use planning with the State Government's Long Term Transport Master Plan and Infrastructure Strategy to deliver new jobs and housing at the same time as infrastructure such as transport, schools and health services.

TABLE 2

Metropolitan Plan Priorities

<i>Policy Areas</i>	<i>Targets and Policy Settings</i>
<p>Growing and renewing centres (Metropolitan Plan for Sydney 2036)</p>	<ul style="list-style-type: none"> • Locate at least 80% of all new homes within the walking catchments of centres with good public transport. • Focus activity in accessible centres. • Support clustering of businesses and knowledge-based activities in Major Centres and Specialised Centres.
<p>Housing (Draft West Central Subregional Strategy)</p>	<ul style="list-style-type: none"> • Plan for increased housing capacity targets in existing areas. • Councils to plan for sufficient zoned land to accommodate dwelling targets through Principal LEPs. Dwelling targets for local government areas to 2031 are Parramatta (21,000); Bankstown (22,000); Fairfield (24,000); Auburn (17,000); and, Holroyd (11,500).

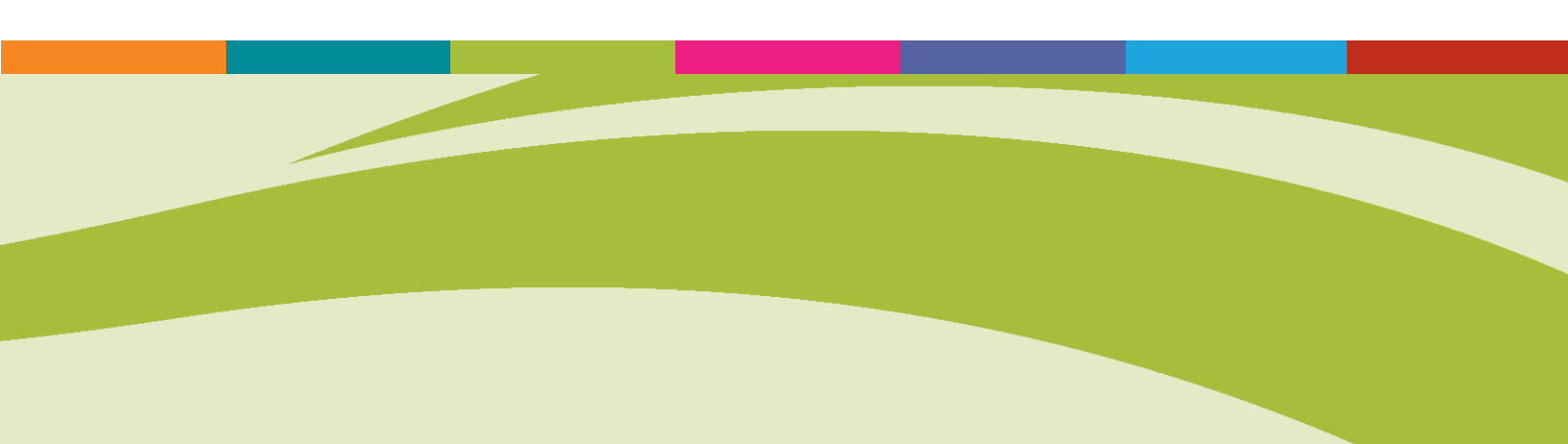


FIGURE 8 West Central Subregion



1.9 Community Issues

The Bankstown Community Plan and the South West Local Area–Issues Paper identify community aspirations and issues on the function and growth of the local area. The consultation involved residents, businesses and community service providers, and included online discussion forums, ‘kitchen table’ discussions and drop-in sessions.

The consideration of these issues will help to define the local area we want to see by 2031. Table 3 sets out a snapshot of the community aspirations.

Council also conducted a targeted focus group to explore the concept of “village feel” which was mentioned in many submissions to the South West Issues Paper. The workshop found that elements that participants feel most strongly contribute to the “village feel” are:

- Social activities and opportunities for community interaction through regular community events, community gardens and local markets;
- Activity on local streets and activated laneways with family-friendly night life and alfresco dining;

- Attractive, green spaces with natural shade and landscaping within footpath areas; and
- A safe and pedestrian friendly environment with improved lighting and cleanliness.

It was considered that all of these elements need to be provided in an integrated manner for “village feel” to be achieved.

TABLE 3 Summary of Community Aspirations for the South West Local Area

<i>Discussion points</i>	<i>Community aspirations</i>
Panania	
Economic	Town centre needs to be clean and attractive; Make sure businesses are proactive, involved and working cohesively
Environment	Maintaining current level of recreational space; Providing alternative uses for under utilised parks; More trees on streets; Maintaining low density suburbs; Mix of views regarding density in the centres; Encourage residents with water harvesting
Governance	Having suburb based Council officers that are experts on individual suburbs
Social	Community based pre-schools are needed; Explore opportunities for students to be involved in volunteering; Upgrade sporting facilities to cater for a wide range of activities; Encourage outdoor dining
Quick Wins	Enhance local rotary markets in Panania; Increased litter collections and street sweeping
What will make the biggest difference?	Improve transport to town centre; Upgrade Council car park; Convert Council car park to pedestrianised retail area; Complete footpath network and kerb/guttering; Information sharing on who does what at each level of government; Redevelop Panania Library
East Hills	
Economic	More businesses in East Hills - Rejuvenate East Hills with mixed business and housing; Increased density adjacent to East Hills Station; More villas and duplexes in the centre; Greater mix of shops (Need a bank and anchor supermarket); More cafes and outdoor seating.

TABLE 3 cont... Summary of Community Aspirations for the South West Local Area

<i>Discussion points</i>	<i>Community aspirations</i>
Environment	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	Don't sell off community assets
Social	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	Cafes near the river; Incentives to encourage volunteering e.g. rate reductions; Outdoor markets.
What will make the biggest difference?	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.
Milperra	
Economic	Shops redeveloped. Proposed residential development would need to be supported by local infrastructure
Environment	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; More parking around UWS campus
Governance	Council responsive to what community is saying.
Social	Become more family orientated to support school numbers; Attractions for families; Upgrade the town centre; Cycle ways linked to provide off road transport; Internet cafe; Lack of bus services.
Quick Wins	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; Upgrade road on the corner of Henry Lawson Drive and Bullecourt Avenue
What will make the difference?	Redevelopment of the shopping centre; Funding for improvement works; Change biggest timetables to alleviate the peak; Attractions for families; Infrastructure to support future development
Picnic Point	
Environment	Cleanups (Yeramba Lagoon/Lake Gillawarna); Better access local national park; Safe use of open space; Keep 'garden suburb' image; Improve parklands.
Governance	Transparency in the DA process; Continued community consultation; Improve law and order to reduce crime rates
Social	Safe parks; Good community events; Better use of Town Hall; Better promotion of local events.
Quick Wins	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?	Listen to community concerns and ideas; Enforcing Council regulations; Council plan adequately and be resourceful with space; Improving safety and creating a crime free environment.



The top of the page features a decorative header. It consists of a horizontal bar at the very top divided into segments of orange, teal, pink, dark blue, light blue, and red. Below this bar are several wavy, overlapping bands in shades of light green and olive green. On the right side of the page, a large, light grey number '2' is positioned, partially overlapping the green bands and extending down towards the page number.

Chapter Two

Local Area Actions



2.1 Liveable

The South West Local Area is and will continue to be a place of population growth in high quality liveable neighbourhoods. Most residents live in older style houses, as well as a mix of dual occupancies, villas, home units and seniors housing near the centres. Based on demographic trends, the South West Local Area is expected to grow by 3,700 residents to 35,400 residents.

The Liveable Actions aim to continue to have a local area that is well planned by concentrating around 60% of new dwellings within the walking catchments village, small village and neighbourhood centres. Locating a greater proportion of residents closer to public transport and services will make the local area a more liveable and attractive place as it achieves the following sustainability principles derived from Government and Local Council policies:

- A local area that encourages urban renewal, sustainable development and housing affordability to create places where people want to live.
- A local area that makes it easier for residents to go about their daily activities by making more activities available in the one location such as centres and community hubs.
- A local area that promotes healthier communities by giving more residents the option of taking public transport, walking and cycling.
- A local area that protects its heritage and reduces pressure for development in physically constrained and less accessible locations.

Supporting this growth will be housing choice and a range of community infrastructure such as civic spaces and community facilities. As a 'City Maker', Council will continue to take an active role in delivering quality community infrastructure that meets the needs of a diverse and growing population.



Plan for the renewal of the Panania Small Village Centre

The Panania Small Village Centre plays an important role for the southern region of the City of Bankstown in addition to serving residents in the local area. Train services to the Sydney CBD, make the centre a transport hub. Recent public domain works have improved the attractiveness of the centre as well as providing spaces for community social interaction.

Council's Residential Development Study (2009) identifies Panania as a Small Village Centre in. The study earmarked the centre to deliver a minimum of 400 additional dwellings to 2031. This was reinforced in the South West Issues Paper. The centre currently contains around 600 dwellings.

Council's research looked at existing and future capacity of areas within the walking catchment of the Panania Small Village Centre that can best cope with intensification and population growth as shown in Table 4.

The following urban design principles were developed to guide the renewal of the centre and to provide a unique and attractive setting for new retail and commercial activities, housing, and spaces for social interaction. The key principles include:

- Focusing urban renewal within a defined area and allowing opportunities for medium and high density living within easy walking distance of the railway station.
- Providing a clear transition in heights from the core of the centre to the neighbourhood areas.
- Strengthening of the main streets within the centre with additional housing and floorspace for retail and commercial activity.
- Revitalising the Panania Library site to create a retail and civic hub for the South West local area.
- Embellishment of centre parks and reserves and greening of streets to provide infrastructure for passive recreation and access.
- Pedestrian focused mainstreets which enhance social interaction and enjoyment of the centre.

The research also looked at land uses, building age, physical and amenity constraints, historic construction rates, market feasibility, and proximity to public transport and infrastructure.

The research found the extent and capacity of the centre will need to include the mixed use zone and residential transitional area to accommodate the dwelling target. The age and quality of the housing stock in the residential transitional area together with the close proximity to the retail core, community facilities and public transport offers the opportunity for higher density renewal.

In addition, the research looked at the building envelopes and housing types needed to achieve the dwelling target in keeping with the desired housing character and market trends. For the mixed use zone, the research assumed shop top housing with basement car parking when calculating the floor space provision. Table 5 provides a breakdown of the planning control changes that would best achieve the dwelling target for the village centre. Figure 9 provides a structure plan for the Panania Small Village Centre. Figure 10 provides indicative land use and heights.



Improvements and infrastructure to support the renewal of the Panania Small Village Centre

To support residential and employment growth in the Panania Small Village Centre, Council will invest in a number of community infrastructure works and public improvements identified by this Local Area Plan. These improvements include:

- Panania Library Renewal - the vision is to create a retail and civic hub for the South West local area. This precinct will provide a new multi-purpose community facility to replace the ageing Council buildings on the site. This provides the opportunity for new mixed use development incorporating a high quality public domain.
- Continuing the ongoing implementation of the Town Centre Improvement Program, which aims to make the village centre a more attractive place to visit and invest in. Mainstreets will become attractive spaces for social interaction and will be edged by mixed use development with active street frontages. All public areas in the centre – footpaths, plazas, parks – will invite people to spend time in the centre
- Pedestrian links will permit easy access to, from and within the centre. Tower Street, Anderson Avenue/Weston Street and Marco Avenue will

be transformed into green streets with street trees and landscaping.

To retain our links with the past, we will explore opportunities to preserve the heritage significance of buildings, places and commemorations of important people that tell the storey of Panania. These are:

- St Christopher's Catholic Church has local historic, social, aesthetic and rarity value being a sensitive adaptive re-use of the former Star Picture Theatre which operated at the site from the 1950s to the 1970s. St Christopher's Catholic Church is a landmark building in the centre and worthy of preservation.
- The Nurse Schwarzel Monument is an engraved stone plinth which commemorates midwife Sarah Schwarzel who provided essential medical assistance to the community at a time when organised medical service and doctors were unknown in the area.
- 171 Tower Street, Panania is the oldest commercial building still standing in the Panania/ East Hills area. Built in 1929 the store was originally known as Quessy's corner.
- The Panania Gospel Church, is an early church in the area. The building has been altered in external cladding materials. It was initially erected in 1914 by voluntary labour of local residents.

Preserving heritage significance can be achieved in many different ways. These include listing properties on our heritage item list or preserving important commercial facades through to incorporation of the story of the building or place into the design of buildings and places. Council will work with property owners to identify the best way to preserve the heritage significance of these sites.

Council will provide transport infrastructure to support growth in the centre and advocate for improvements to infrastructure within State control. This includes:

- Road improvements to increase pedestrian safety through the centre:
- Provide Tower Street 40 km/h High Pedestrian Activity Area (HPAA) between Car Park and Lambeth Street (as per Council's Panania TCIP). Extend the 40km HPAA along Tower Street to Picnic Point Road as a second stage.
- Provide more direct pedestrian link between Tower Street/Park Road railway overbridge and Braesmere Road in addition to the existing ramped footpath.
- Reinforce Robyn Lane pedestrian corridor between car park and Sherlock Avenue.
- Walking and cycling infrastructure to increase transport options to and from the centre and to other key destinations within the City of Bankstown.

- Contributions in lieu of parking provision for mixed use commercial developments will be introduced to facilitate feasible mixed use development in the centres. Contributions would be used to enhance the capacity of for additional car parks at the Tower Street car park site.
- Council will work with Transport for NSW to deliver an accessible station at Panania. This will incorporate the redevelopment of the existing retail shops on railway land to create a modern and safe entrance to the centre. This will also include providing access to Panania Station via Robyn Lane.
- Council will advocate for financial and other assistance from the State Government to ensure the adequate provision of commuter car parking within the growth centres. This will include a review of the current policy removing Council's ability to place time restricted parking on local streets within 1km of railway stations. This is reducing the turn-over of shopper parking.



IMPLEMENTATION

- Amend Bankstown LEP
- Amend Bankstown DCP
- Amend Planning Agreements Policy
- Amend Plan of Management
- Urban Renewal Program
- Town Centre Improvement Program
- Bike & Pedestrian Program
- Parking Program

TABLE 4 Potential land capacity in the Panania Small Village Centre

Existing dwellings	600
Current planning controls	<p>The mixed use zone applies to land with frontage to Tower Street and Anderson Avenue. This zone permits shop top housing and home units. The mix use zone also applied to mainstreet properties on Tower Street at Panania Top of the Hill. The floor space ratio ranges from 1:1–2:1 and the height limit is 3 storeys.</p> <p>The low density residential zone in the transitional areas permits houses, dual occupancies and villas. The floor space ratio is 0.5:1 and the height limit is 2 storeys.</p> <p>Panania Library and Senior Citizens/Early Childcare facilities are located on special use zoned land.</p> <p>There is currently no high density residential zone in this centre.</p>
Research findings	<p>The age and quality of housing stock and Council assets in the centre, the retail and public transport offer provide the opportunity for renewal and growth. The capacity of the village centre is good subject to increased density changes being permitted in the residential transitional area surrounding the centre.</p> <p>Most of the renewal in the centre can be accommodated within the commercial core along the Tower Street and Anderson Avenue mainstreets as well as surrounding residential blocks.</p> <p>The research findings indicate that Revesby, Padstow and Panania trade areas overlap with Revesby being the largest of these centres. The combined southern centres trade areas will satisfy retail floorspace demand to 2021 with additional floorspace beyond this period. There is demand for an additional 7,000m² of retail floor space in the Panania centre to 2031 with 3,000m² of this floorspace to address future supermarket floorspace demand. The existing mixed use zone can absorb most of this floor space. There is the opportunity to extend the mixed use zone to properties Nos. 178 to 156 Tower Street and at the Panania Library renewal site to cater for the remainder of the retail demand.</p> <p>Higher density residential development and residential dwellings as part of mixed use developments in Panania will provide greater housing choice within the South West Local Area. This will address the forecast growth in demand for smaller dwellings from lone person households, people wishing to downsize, and those looking for an entry into the housing market within their neighbourhoods.</p> <p>An important consideration in the development of the structure plan for the centre (the structure plan) was to provide a transition from taller mixed use developments along key mainstreets, to the surrounding detached housing areas. Council tested the likelihood of the development sector to deliver typical development at a range of heights given the land values, potential sales revenue and development costs of development in these centres. The analysis found that:</p> <ul style="list-style-type: none"> • Residential development of 4 and 6 storeys is feasible in Panania Centre. • Mixed use development of 4 and 6 storeys becomes feasible when some adjustments are made to car parking provision. This includes allowing contributions to be paid in lieu of commercial car parking.

TABLE 5 Distribution of dwelling target in the Panania Small Village Centre	
Dwelling target to 2031	400 (based on planning control changes)
Desired Character	<p>Panania Small Village Centre will continue to function as the key centre serving the suburbs of the South West Local Area. The Panania civic precinct renewal will provide a new central place as the focus for retail and community activities set within a safe and high quality environment.</p> <p>The built form will offer a wide range of medium and high density living within easy walking distance of the accessible railway station. The medium density living will form a transition to neighbouring low density residential areas.</p>
Suggested planning control changes (refer to Figure 10)	<p>For the High Density Mixed Use Zone:</p> <ul style="list-style-type: none"> • Extend the mixed use zone to Panania Library Renewal Precinct and the properties at Nos. 178 to 156 Tower Street, Panania. • Focus on high density shop top housing to achieve the dwelling target. • Increase the building envelope from 2:1 FSR/3 storeys (+loft) to: <ul style="list-style-type: none"> ○ 2:1 FSR/ 4 storeys - properties on Tower Street and Anderson Avenue (north of railway line). ○ 2.5:1 FSR/6 Storeys - Properties on Anderson Avenue (south of railway line). • To achieve the higher floor space provision, development must: <ul style="list-style-type: none"> ○ Achieve a minimum lot width of 18 metres. This aims to encourage high quality development with the most efficient parking layout possible. ○ For certain properties in on Tower Street, retain historic facades. Otherwise a 2:1 FSR will apply. <p>For the High Density Residential Zone:</p> <ul style="list-style-type: none"> • Introduce a high density residential zone in the centre. • Focus on home units and townhouses to achieve the dwelling target. This zone does not include low density options such as dual occupancies and villas. • Introduce new building envelopes in this zone as follows: <ul style="list-style-type: none"> ○ 1:1 FSR/4 Storeys - properties on Peffer Street, Brasemere Road and Marco Avenue. ○ 1.5:1 FSR/6 Storeys - properties on Sherlock Avenue. <p>Introduce a Medium Density Residential Zone to transitional areas, with a focus on terrace and town houses (0.75:1 FSR and 3 storeys). This zone will not include low density options such as dual occupancy and villa developments.</p>

FIGURE 9 Panania Small Village Centre Structure and Density Plan

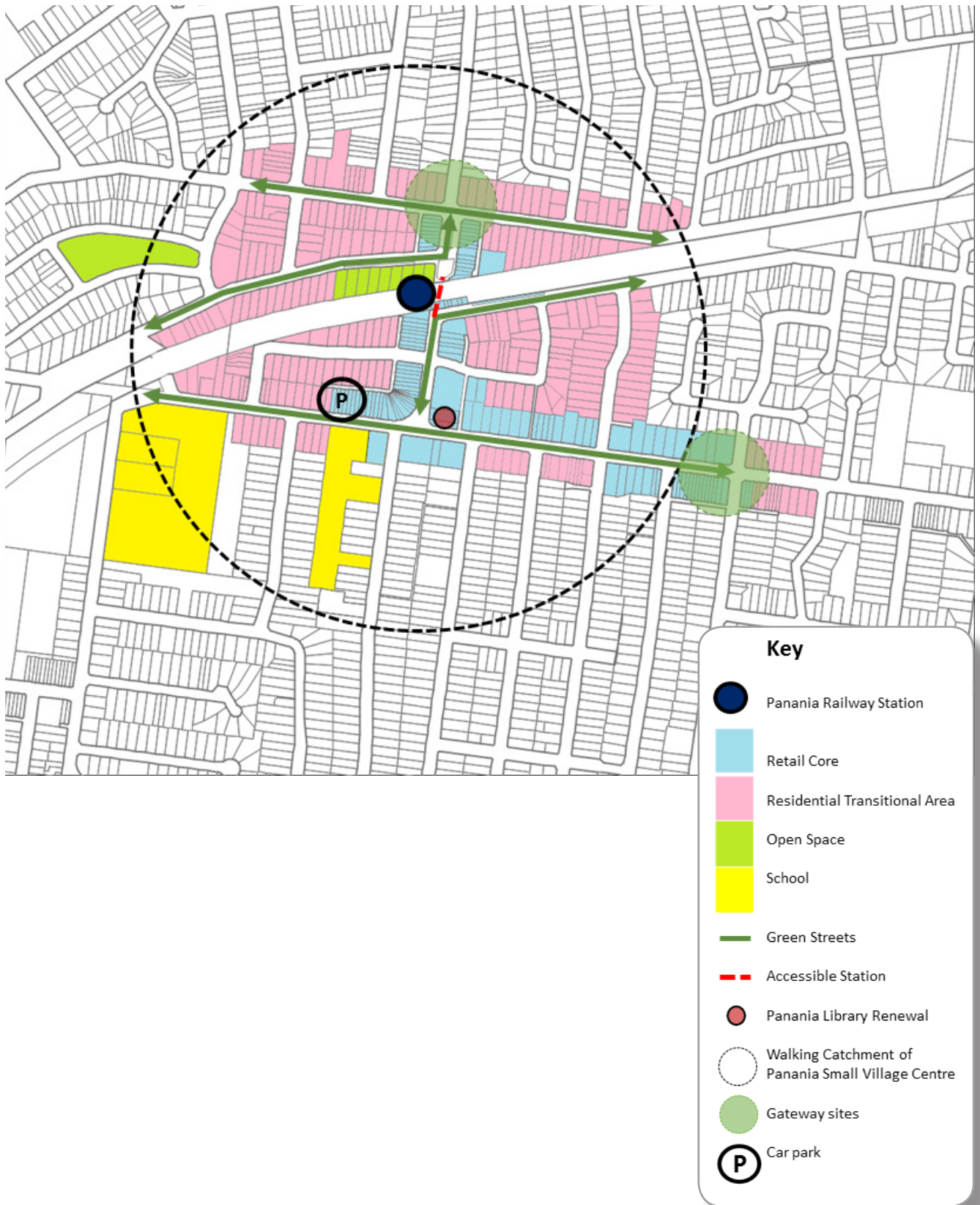
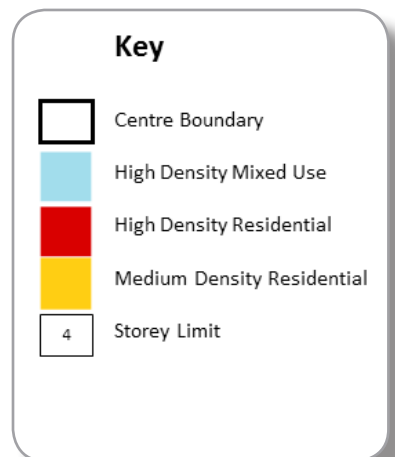


FIGURE 10 Panania Small Village Centre Land Use and Height





L2 Plan for the renewal of the East Hills Neighbourhood Centre

The extension of the East Hills Railway Line in 1983 changed the East Hills Neighbourhood Centre forever. A total of 26 shops and 25 residences were demolished to make way for the extension of the line. While the extension of the line was a positive step towards greater public transport patronage, the East Hills centre has declined with little left of the once thriving centre.

Now is the time to reimagine the East Hills Centre building on its unique attributes which are many. The centre is on the doorstep of the Georges River and has excellent transport access to the Sydney CBD via the T2 railway line (Airport/east Hills, Inner West & South) supported by commuter car parking. Newer villa and dual occupancy development indicate a healthy demand for housing choice in the centre.

East Hills was identified as a Neighbourhood Centre in Council's Residential Development Study (2009). The study also earmarked the centre to deliver a minimum of 40 additional dwellings to 2031. The centre currently contains around 70 dwellings.

Council's research looked at existing and future capacity of areas within the walking catchment of the East Hills Neighbourhood Centre that can

best cope with intensification and population growth as shown in Table 6.

The following urban design principles were developed to guide the renewal of the centre and to provide a unique and attractive setting for new retail and commercial activities, housing, and spaces for social interaction. The key principles include:

- Strengthening the main street by supporting new mixed use developments.
- Providing development potential to renew ageing commercial properties.
- Providing housing choice in proximity to a transport hub.
- Connecting the centre to the Georges River via green streets.
- Embellishment of centre parks and reserves to provide infrastructure for passive recreation in a bushland setting.
- Retaining a low density frontage to Henry Lawson Drive.

Council's analysis found that the age and quality of the housing stock in the residential transitional area together with the close proximity to the retail core, public transport and high quality open space offers the opportunity for higher density renewal.

For the mixed use zone, the research assumed shop top housing with basement car parking when calculating the floor space provision. Table 7 provides a breakdown of the planning control changes that would best achieve

the renewal of the centre. Figure 11 provides a structure plan for the East Hills Neighbourhood Centre which includes indicative heights and densities.

Improvements and infrastructure to support the renewal of the East Hills Neighbourhood Centre

To support renewal of the East Hills Neighbourhood Centre, Council will invest in a number of infrastructure works and public improvements identified by this Local Area Plan. These improvements include:

- Continuing the ongoing implementation of the Town Centre Improvement Program, which aims to make the village centre a more attractive place to visit and invest in. Mainstreets will become attractive spaces for social interaction and will be edged by mixed use development with active street frontages. All public areas in the centre – footpaths, plazas, parks – will invite people to spend time in the centre
- Public domain and open space improvements - The Georges River is a highly valued asset for the local community and the City of Bankstown. Connecting the centre to the Georges River via green streets will enhance the attractiveness of the centre as well as providing amenity for residents, workers, and visitors.
- East Hills Park is Crown land managed in trust by Bankstown City Council. The portion of the park between Cook Crescent and Henry Lawson Drive contains many stands of eucalyptus trees. An opportunity exists to provide facilities for passive use of the site such as paths through the site, seating and shade. This approach will also be considered for the small reserve on the corner of Park Road and Maclaurin Avenue owned by RailCorp. Improved pedestrian access from this park across Henry Lawson Drive will also be investigated.
- Council will provide transport infrastructure to support growth in the centre and advocate for improvements to infrastructure within State control. This includes:
 - o Road improvements to manage car and heavy vehicle movement through the centre and surrounds.
 - o Walking and cycling infrastructure to increase transport options to and from the centre and to other key destinations within the City of Bankstown.
 - o Council will consider permitting contributions in lieu of parking provision for mixed use commercial developments subject to an arrangement with Transport for NSW to deliver additional short-term

car parking spaces within their car parks along Park Road to ensure no net loss of car spaces in the centre from redevelopment of 26 Maclaurin Avenue, East Hills.

- o Council will work with Transport for NSW to deliver a high quality shared zone along Thompson Lane for pedestrians and those accessing new mixed use developments.
- o Council will work with Transport for NSW to investigate an elevated pedestrian footbridge over Henry Lawson Drive between East Hills Railway Station and East Hills Park.

L2 IMPLEMENTATION

- Amend Bankstown LEP
- Amend Bankstown DCP
- Amend Planning Agreements Policy
- Amend Plan of Management
- Urban Renewal Program
- Town Centre Improvement Program
- Bike & Pedestrian Program
- Parking Program

TABLE 6 Potential land capacity in the East Hills Neighbourhood Centre

Existing dwellings	70
Current planning controls	<p>The mixed use zone generally applies to commercial lots with frontage to McLaurin Avenue and at the interception of McLaurin Avenue and Park Road. The floor space ratio ranges from 1:1–2:1 and the height limit is 3 storeys.</p> <p>The low density residential zone in the transitional areas permits houses, dual occupancies and villas. The floor space ratio is 0.5:1 and the height limit is 2 storeys.</p> <p>There is currently no high density or medium density zone in this centre.</p>
Research findings	<p>The age and quality of housing stock and Council assets in the centre, public transport offer and access to high quality open space along the Georges River provide the opportunity for renewal and growth. The capacity of the centre is good subject to increased density changes in the residential transitional area surrounding the centre. Most of the renewal in the centre can be accommodated within the commercial core along the McLaurin Avenue mainstreets.</p> <p>Higher density residential development and residential dwellings as part of mixed use developments in East Hills will contribute to greater housing choice within the South West Local Area. This will address the forecast growth in demand for smaller dwellings from lone person households, people wishing to downsize, and those looking for an entry into the housing market within their neighbourhoods.</p> <p>An important consideration in the development of the structure plan for the centre was to provide a transition from taller mixed use developments along key mainstreets, to the surrounding detached housing areas. Council tested the likelihood of the development sector to deliver typical development within Panania at a range of heights in the southern centres given the land values, potential sales revenue and development costs of development in these centres.</p> <p>The East Hills housing market shares similar land values with Panania and as such feasibility analysis of typical development in Panania is an appropriate benchmark for feasibility in East Hills. The analysis found that:</p> <ul style="list-style-type: none"> • Mixed use development of 6 storeys becomes feasible when some adjustments are made to car parking provision. This includes allowing contributions to be paid in lieu of commercial car parking. • Residential development of 4 storeys is feasible.

TABLE 7 Distribution of dwelling target in the East Hills Neighbourhood Centre	
Dwelling target to 2031	40 (based on planning control changes)
Desired Character	The East Hills Neighbourhood Centre will provide a unique location for housing on the doorstep of the Georges River supported by neighbourhood shops. The centre will take advantage of the excellent transport access to the Sydney CBD via the T2 railway line (Airport/east Hills, Inner West & South) supported by commuter car parking. The built form will provide opportunities for renewal of ageing buildings. The public domain will be focused around linking the centre to the Georges River.
Suggested planning control changes (refer to Figure 12)	<p>For the High Density Mixed Use Zone:</p> <ul style="list-style-type: none"> • Increase the building envelopes as from 2:1 FSR/ 3 storey to: <ul style="list-style-type: none"> ○ FSR 2:1/4 storey for properties: 14 to 36 and 17 to 19 Mclaurin Avenue, East Hills ○ FSR 2.5/6 storey for properties: 31 Mclaurin Avenue, East Hills. • Introduce a high density residential zone and increase the building envelopes from 0.5:1 FSR/2Storey to: <ul style="list-style-type: none"> ○ FSR 2:1/4 storey for properties: 1 to 13 Mclaurin Avenue, East Hills. • Introduce a medium density residential zone and apply to the remaining residential lots within the East Hills centre and apply a 0.75:1 and 3 storey building envelope to these lots.

FIGURE 11 East Hills Neighbourhood Centre Structure Plan

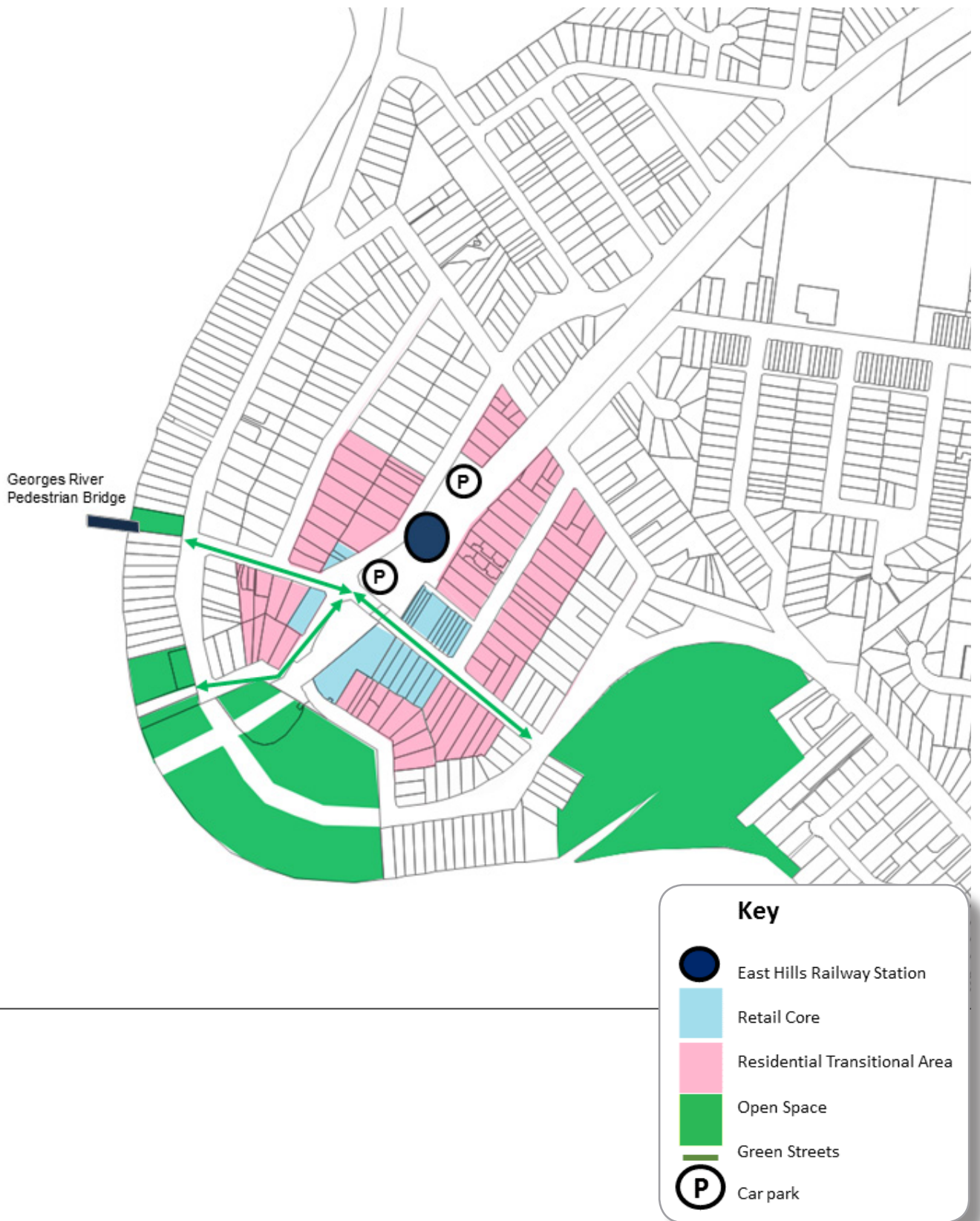
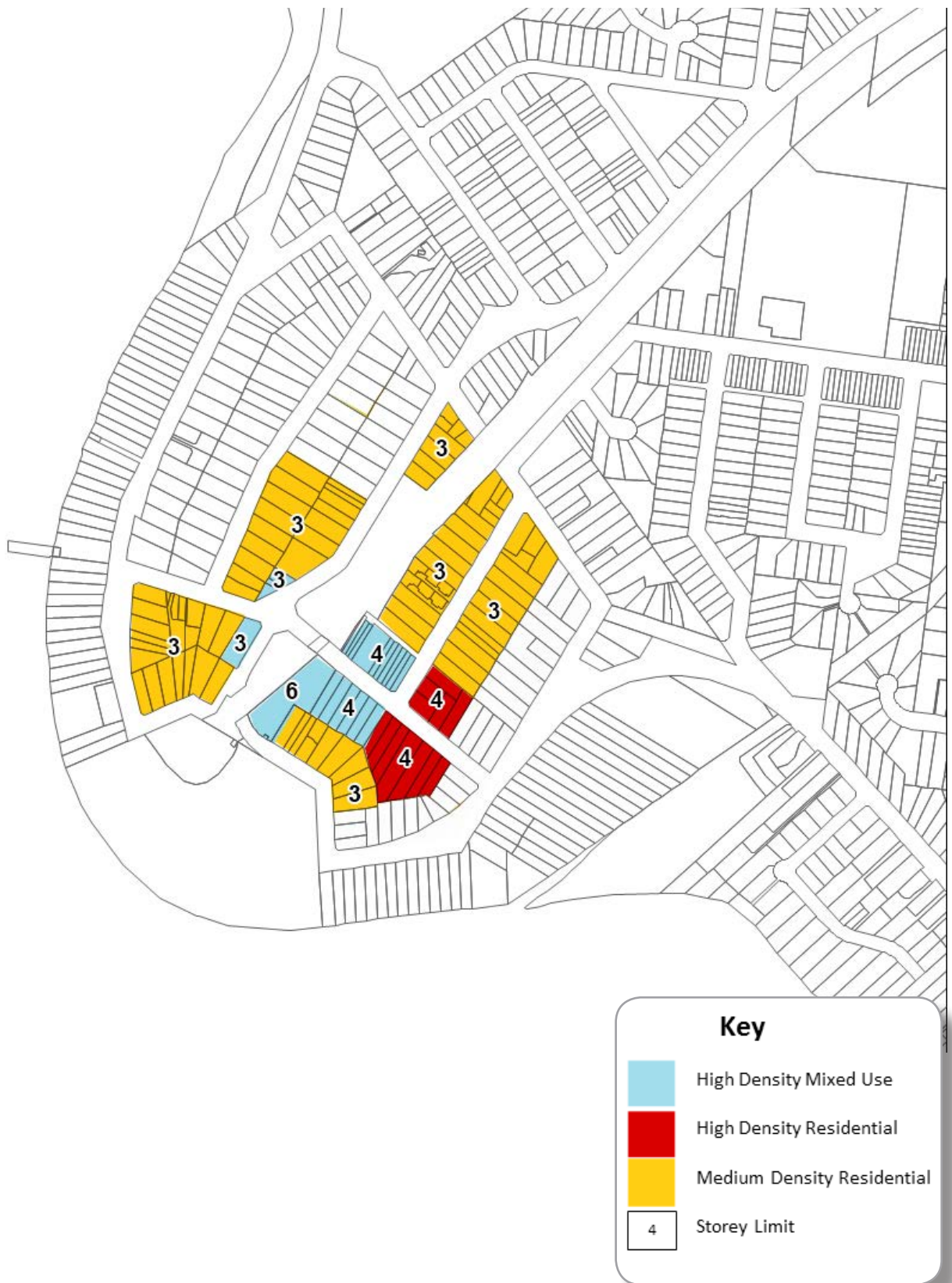


FIGURE 12 East Hills Neighbourhood Centre Land Use and Height



L3

Plan for Additional Dwelling Growth in the Neighbourhood Precinct and Corridors

Based on demographic trends, the Neighbourhood Precinct will accommodate some dwelling growth in the South West Local Area to 2031, mostly in the form of dual occupancies, villas and seniors housing dispersed throughout the precinct.

Private and Council-owned land zoned for a rural purpose remain within the local area in Milperra. This zone is reserved for agricultural related activities but also includes dwelling houses. The lots are located within a part of the local area which is significantly affected by traffic infrastructure limitations on Henry Lawson Drive and the high flood risk precinct. Many lots are also of high biodiversity value. Of the 16 rural zoned lots, 11 lots are located within the Riverland Golf Course site. A planning proposal seeks to rezone these lots to private open space zone as they are affected by high riverine and stormwater flood risk precincts. Of the remaining 5 lots, 4 lots are owned by Council and one is privately owned.

The rural zone will be phased out over time. Council-owned lots will be rezoned to a public open space zone to match the proposed zoning of adjacent lots in the Riverlands Golf Course site.

The precinct contains a range of neighbourhood shops which serve the day to day needs of residents with some shops providing shop top housing in mixed use developments. Certain neighbourhood shops that have attributes that make them suitable for additional density including:

- Milperra Shops - 120-126 Ashford Avenue, Milperra and 6 Bullecourt Avenue. Prominent corner site within Milperra residential area; large lots provide potential for appropriate setbacks to adjacent residential.
- 48 Amiens Avenue, Milperra - Prominent corner site within Milperra residential area. Large lot with rear lane access.
- Kennedy Street Shops - 119-129 Kennedy Street, Picnic Point. Prominent corner site within Picnic Point residential area. Rear lane access to all lots.

Council's research found that the current planning controls are adequate to accommodate the dwelling target subject to:

- A review of the design of dual occupancies and villas to ensure these housing types continue to achieve high quality residential development that is compatible with the prevailing suburban character and amenity of the Neighbourhood Precinct.

The prevailing suburban character of the Neighbourhood Precinct includes the subdivision pattern, the front building setback, off-street parking behind the front building line and the landscaping of front yards with canopy trees and deep soil plantings. The review will look at the lot size, building envelope, building design and landscaped area requirements for dual occupancies and villas to ensure these housing types are in keeping with the desired housing character for the precinct.

- Site specific planning proposals for a low density residential zone consistent with the character of surrounding development at Riverlands Golf Course Site.
- Some planning control changes to certain neighbourhood shops as shown in Table 9.
- The implementation of the Mid-Georges River Floodplain Risk Management Plan that applies to the South West Local Area.

L3

IMPLEMENTATION

- Amend Bankstown LEP
- Amend Bankstown DCP

TABLE 8 Potential land capacity in the Neighbourhood Precinct	
Existing dwellings	7100
Current planning controls	<p>The low density residential zone in the transitional areas permits houses, dual occupancies and villas. The floor space ratio is 0.5:1 and the height limit is 2 storeys.</p> <p>There is currently no high density or medium density zone in this centre.</p> <p>The mixed use zone permits shop-top housing and home units. The floor space ratio ranges from 0.5:1 - 1.5:1 FSR and the height limit is 2 storeys (plus loft).</p>
Research findings	<p>The capacity of this precinct has potential to accommodate growth as much of the housing stock is reaching the end of its life cycle, having been built during the 1940s–1960s. There is the potential for low density housing (such as houses, dual occupancies, villas and seniors housing) in a dispersed pattern across the suburbs.</p> <p>The rural zone will be phased out over time. Council-owned lots will be rezoned to a public open space zone to match the proposed zoning of adjacent lots in the Riverlands Golf Course site.</p> <p>A review of all neighbourhood shops in the South East, South West, North East and North Central Local Areas found that the most active neighbourhood shops typically had the following attributes:</p> <ul style="list-style-type: none"> • Rear Lane Access • Secondary Frontages • Located in proximity to nearby open space, transport hubs, schools or other community facilities. <p>These attributes formed the criteria with which Council tested all shop sites to decide if there was potential for additional density. The analysis resulted in the following policy for neighbourhood shops:</p> <ul style="list-style-type: none"> • Renewal – Large sites which met all of the criteria and contained large lots where identified for additional density to provide shop top housing with transition medium density housing. • Increased building heights – Sites which had rear lane access and/or secondary frontages but which were surrounded by low density development were identified for an increase in height to 3 storeys to better match the 1.5:1 FSR. • No changes were identified for small sites which did not contain rear lanes or secondary frontages and were in close proximity to adjacent residential properties. <p>There is potential for increased height at certain neighbourhood shops sites to better match the floor space provision. This is subject to the neighbourhood shops having appropriate separation distances to neighbouring dwellings.</p>

TABLE 9

Distribution of dwelling target in the Neighbourhood Precinct

Dwelling target to 2031	500 (based on planning control changes)
Desired Housing Character	To retain the low density detached character whilst allowing some medium density mixed use development for the neighbourhood shops.
Suggested planning control changes	<p>For the Low Density Residential Zone, retain the current planning controls.</p> <p>For the following Council-owned lots zoned I Rural, rezone to public open space:</p> <ul style="list-style-type: none"> • 2 Auld Avenue, Milperra • 2 Auld Avenue, Milperra • 17A Martin Crescent, Milperra • 7A Piper Close, Milperra <p>For the Mixed Use Zone:</p> <ul style="list-style-type: none"> • Focus on mixed use housing to achieve the dwelling target. • Delete the split floor space provision (based on the mix of land uses within a development) and apply a maximum floor space provision. • Increase the building height from 2 storeys to 3 storeys to match the 1.5:1 FSR at the following sites: <ul style="list-style-type: none"> o Milperra Shops - 120-126 Ashford Avenue, Milperra and 6 Bullecourt Avenue. o 48 Amiens Avenue, Milperra o Kennedy Street Shops - 119-129 Kennedy Street, Picnic Point

L4 **Protect the environmental and scenic qualities of the Foreshore Area**

The foreshore area along the Georges River and tributaries is unique to the City of Bankstown. It is one of the few areas where native bushland and trees dominate both public and privately owned land. This continuity of vegetation combined with the steep sandstone topography are seen to contribute to the natural scenic quality of the City of Bankstown, and act as an important habitat link between the coastal areas and the Greater Western Sydney Region.

Council recognises there is pressure to develop the foreshore area. The cumulative effect is that it may lead to the removal of native vegetation, fragmentation of wildlife corridors, the destruction of rock faces, stormwater runoff, pollutants entering the waterways, weed infestation and flood impacts. The risk to life and property from flooding is also significantly higher in these areas.

Bankstown Development Control Plan 2005 currently protects the foreshore area by prohibiting development within 30 metres of the water (also known as a foreshore building line). This means many properties can only accommodate buildings with a small footprint (such as houses or dual occupancies).

To ensure the scenic and environmental quality of the foreshore is protected and to manage risks to life and property, it is proposed to prohibit villa development for properties with direct access to the Georges River. This approach supplements the Georges River Regional Environmental Plan which aims to protect the environmental qualities of the whole catchment. The properties affected by this action are shown in Table 10.

L4 IMPLEMENTATION

- **Amend Bankstown LEP**

Desired Housing Character	To retain the low density detached character of the area and protect the foreshore area.
Suggested planning control changes	For the following lots within the foreshore area, prohibit villa development: <ul style="list-style-type: none"> • 3 to 13 Auld Avenue, Milperra • 384 to 406 Henry Lawson Drive, Milperra • 19 to 35 and 53 to 55 Burbank Avenue, East Hills • 480 to 614 and 686 to 692 Henry Lawson Drive, East Hills • 57 to 93 Burbank Avenue, Picnic Point • 738 Henry Lawson Drive, Picnic Point



L5

Protect the Heritage Character of the South West Local Area

The City of Bankstown contains a number of buildings, homes and places of heritage significance. These buildings, homes and places tell the story of our local community and are a physical link to the way of life of earlier generations. A heritage listing means that a site has been acknowledged as having a special value for the present community and for future generations.

The South West Local Area contains the following heritage significant places and property which are listed in Bankstown Local Environmental Plan 2001 (LEP 2001):

- 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 tangible evidence of the subdivision that was formed to accommodate the Settlement.
- Caird’s Wharf, identified as being located at East Hills Park, is associated with the historically significant Caird family who settled and acquired land in the area in the 1860s. It is thought that, when the land was cleared for farming, an original wharf was constructed and used to transport timber. The original wharf was replaced in 1930. The remains of the original wharf are located nearby, however they are not in their original location. East Hills Park itself has significant heritage significance being a destination for recreation since the 1920’s.
- Cattle Duffer’s Flat is associated with events of cattle thieving that may have taken place on this site. Cattle Duffers Flat is enclosed by cliffs and is a small, half-moon shaped sandy flat on the Georges River. It is open with scattered stands of small trees.
- Ferndale Cottage at 31 Ferndale Road, Revesby. 31 Ferndale Road is understood to be amongst the earlier extant houses in Revesby.

It has associations with a local identity, Robert Storey Waddington, and was built, owned and occupied by the Waddington family for many years. The house is distinctive because it is constructed of stone, which was quarried and dressed on the site. It is considered to be a rare example of a stone twentieth century dwelling in the City of Bankstown and appears to have retained a large amount of original building fabric externally. More recent fabric has been appropriately detailed.

Figure 13 shows the locations of these heritage significant places. This action aims to continue to list the above places. The review found that additional research is required to complement existing information on Caird's Wharf and Cattle Duffer's Flat as part of a comprehensive review of Georges River foreshore land.

The South West local area is bound to the west and south by the Georges River which has a rich Aboriginal heritage. For three thousand years before 1788 the Aboriginal occupation of the Georges River and its tributaries intensified due to the rich estuarine environment in addition to flora and fauna available inland. Many aboriginal heritage sites have been recorded along the Georges River including within the South West local area.

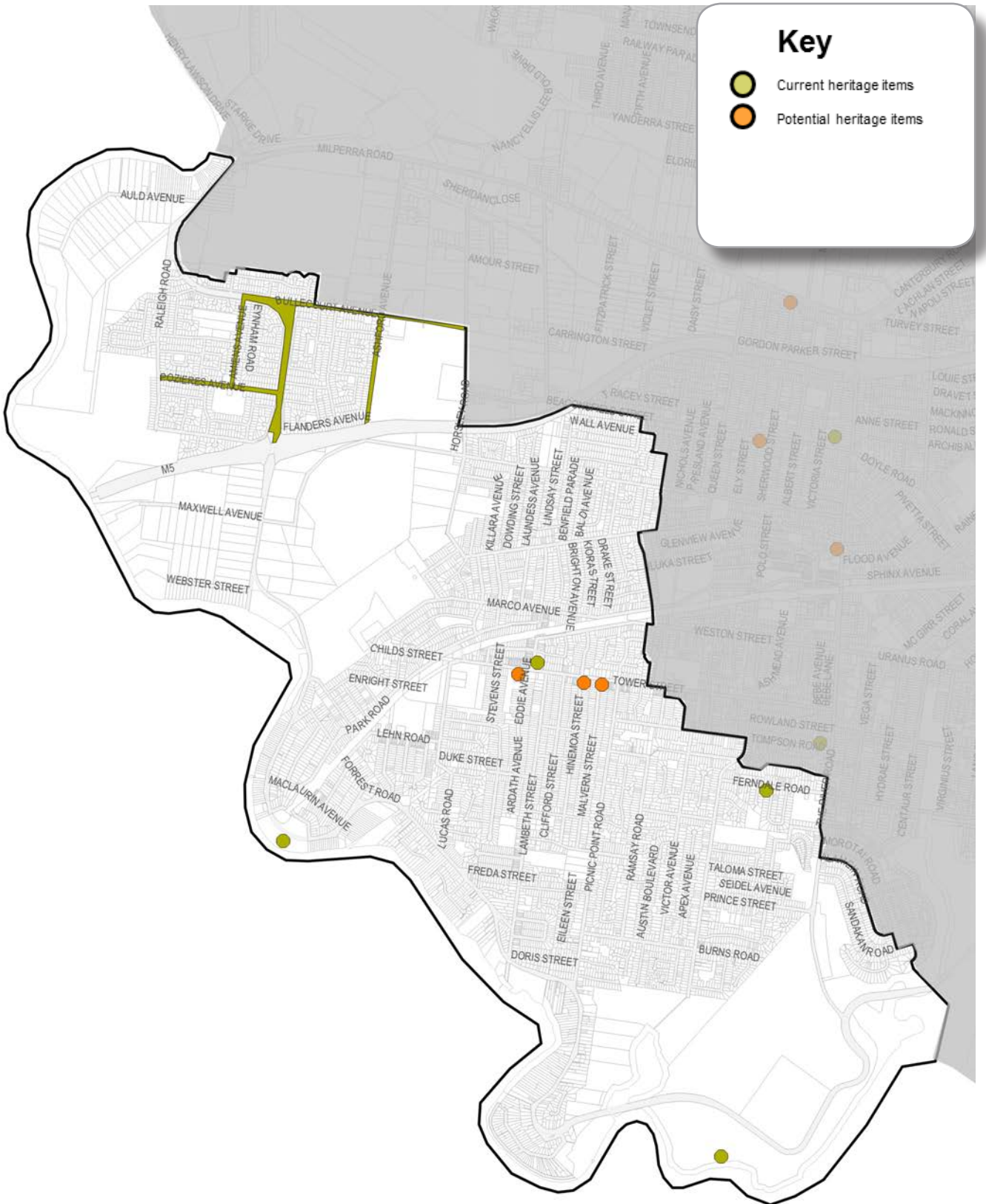
Aboriginal heritage sites within the Georges River National park are managed by NSW National Parks and Wildlife. A small number of Aboriginal sites have been recorded within the Georges River National Park including rock shelters, hand stencils, rock engravings and axe grinding grooves. There are currently no areas, objects, places or landscapes identified as being of heritage significance to Aboriginal culture and people under Bankstown LEP 2001.

Refer to Action L1 for heritage properties within the Panania Small Village Centre.

L5 IMPLEMENTATION

Complete an Aboriginal Heritage Assessment of lands adjacent to Georges River within the South West Local Area

FIGURE 13 Current and potential heritage items in the South West Local Area



L6

Lead the Way with Better Standards of Building Design

This action aims to achieve well designed mixed use and residential development that makes the most of the location and provides interesting active street frontages in the centres. This is vital to strengthening the liveability of the centres.

The Department of Planning & Environment has issued statewide policies to achieve good urban design, namely the Design Quality of Residential Flat Development (SEPP 65) and BASIX. Council is committed to building on these policies and to customise the design controls to further enhance the character and appearance of the centres in the local area.

There are certain changes Council could make to the design controls to achieve the desired built form outcomes, namely:

- A review of setbacks to correspond with the diverse character of the streets.

- A review of active street frontages, external appearances and signs to improve the quality and image of development in the centres.
- The insertion of development controls relating to medium density housing (such as terrace houses and town houses) in the residential transitional areas.
- A review of the off-street parking requirements to reduce car dependence in proximity to public transport and enable viable development.

The economic analysis supports the proposed changes to improve the feasibility of development. The economic analysis also indicates that where it is impractical for commercial development in the retail core to meet the off-street parking requirements, Council may allow multi-storey public car parks to accommodate the commercial related parking spaces with planning agreements contributing to the cost.



L6

IMPLEMENTATION

- **Amend Bankstown DCP**
- **Amend the Planning Agreements Policy**
- **Parking Program**



L7

Make Key Facilities More Sustainable for Community Services

The City of Bankstown's social infrastructure includes public and privately owned education, health and community facilities. Community facilities can add considerably to the development of strong and resilient communities by providing places where people from a diverse range of backgrounds can learn, celebrate, socialise and support each other.

This action aims to provide high quality facilities and services at focal points that will serve the long term needs of the community consistent with the Bankstown Community Plan (refer to Figure 14). The South West Local Area will be served by a new multi-purpose, modern community facilities in the Panania Small Village Centre which will provide spaces for the range of activities being undertaken in the local area.

The co-location of services at focal points and an understanding of the future community profile means some other facilities in the local area will become surplus to the community and Council's needs. A review of the current supply of facilities based on best practice found some facilities are located outside centres not served by public transport being most likely a legacy of land ownership rather than strategic planning. As such, these facilities do not address the criteria for visual prominence, integration with other activity generating uses, accessibility,

useability and building conditions.

This action identifies the following facilities as being appropriate for divestment subject to phase-out strategies which recommend appropriate alternative spaces for the activities currently using the facilities:

- Milperra Community Centre (128 Ashford Avenue, Milperra) – The age, design and proximity of the hall to residential properties limit its usage for a range of community uses.
- East Hills Scouts Hall (629 Henry Lawson Drive, East Hills) – Scout halls are generally only used a few nights per week with the hall remaining predominantly unused on the other nights, during the day and on weekends. The changing trends in participation in Scout and Guide activities is also affecting the use of these facilities.

This action also aims to review Council's role in the provision of early child care facilities such as kindergartens and pre-schools and the feasibility of providing these specialist facilities in the long term. Facilities of this kind within the South West Local Area are:

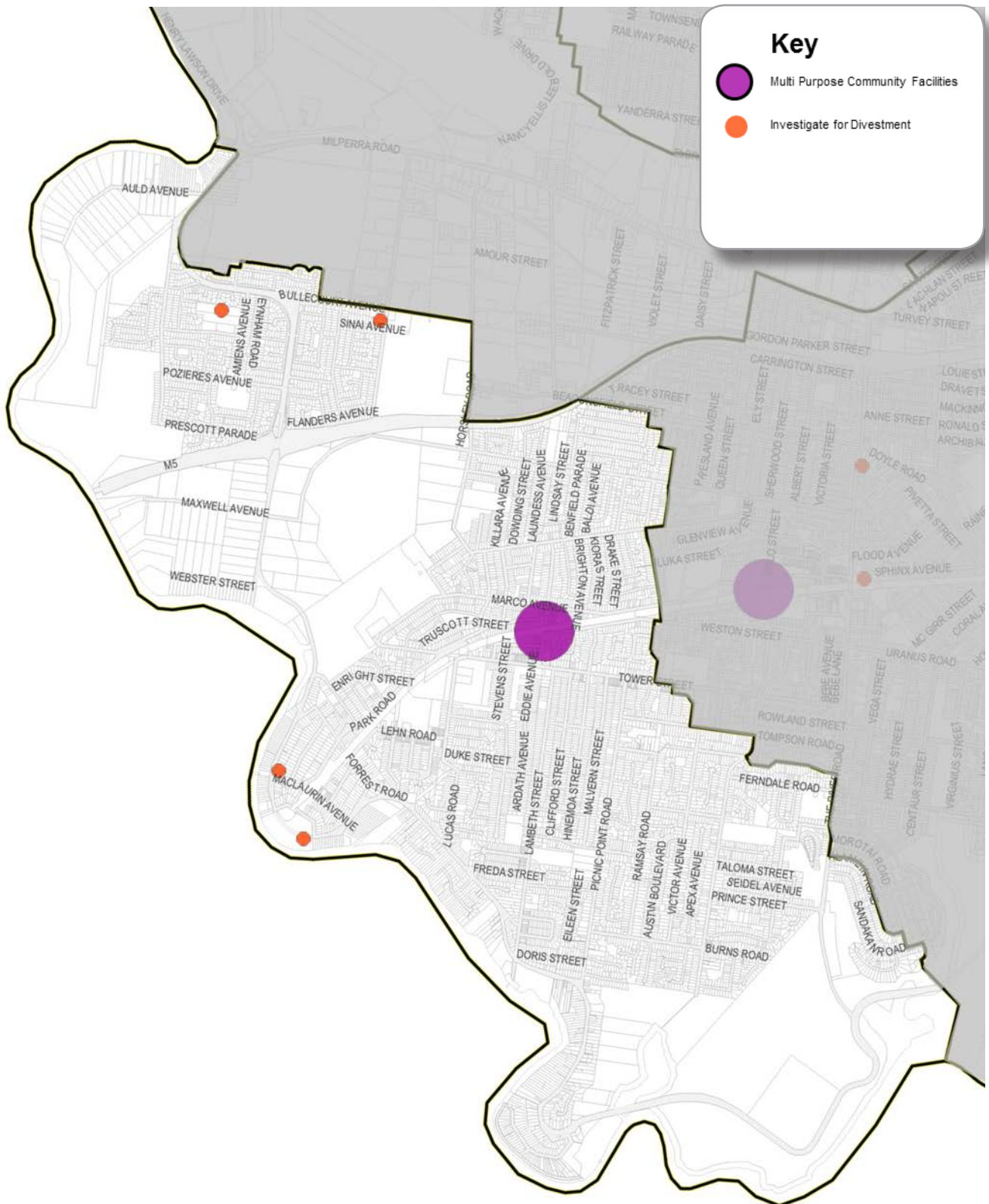
- East Hills Kindergarten & Kiosk (574A Henry Lawson Drive, East Hills)
- Milperra Kindergarten (12 Amiens Avenue, Milperra)

L7

IMPLEMENTATION

- Amend Bankstown DCP
- Property Divestment Program

FIGURE 14 Community Facilities in South West Local Area





L8

Liaise with Schools Regarding Shared Access to School Halls

A number of schools within the local area received funding under the Commonwealth Governments 'Building the Education Revolution' Nation Building Stimulus Package for the construction of new facilities. A condition of this funding requires that new facilities must be made available for general community use.

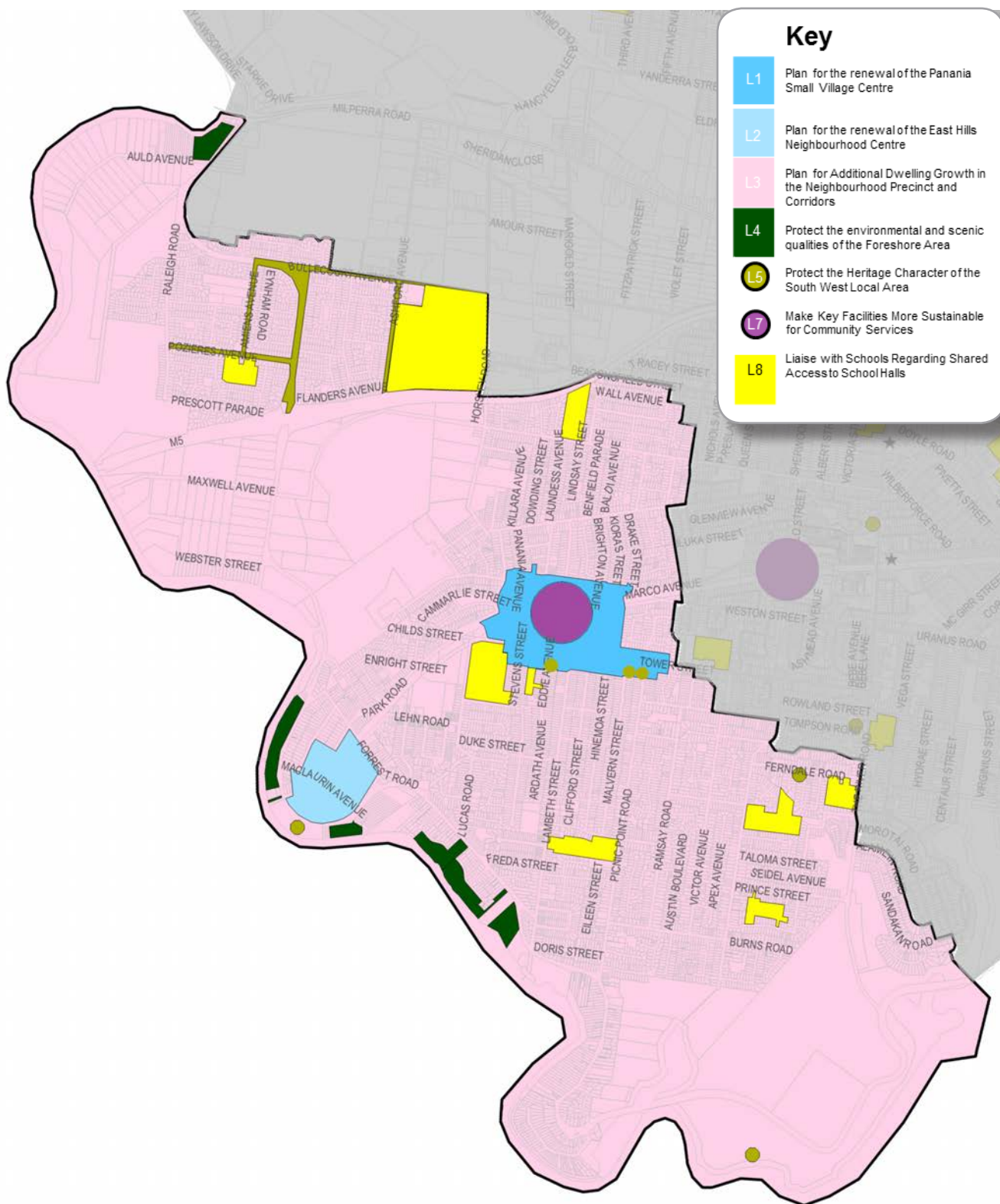
This action aims to enable these facilities to partially accommodate some of the uses occupying existing Council facilities and/or assist in catering for future demand. Council will lead the way by investigating the best method to unlock access to these facilities in collaboration with schools and other stakeholders.

L8

IMPLEMENTATION

Develop partnerships with local schools

FIGURE 15 Liveable Action Plan





2.2 Invest

The potential to facilitate investment and generate new jobs in the South West Local Area will depend on supporting our key economic assets.

The South West Local Area is strategically located along the M5 Motorway in Milperra. The Airport-East Hills Railway line runs through the area with stations at Panania and East Hills providing 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 the Bankstown LGA and wider region.

The Bankstown Campus of the University of Western Sydney (UWS Bankstown) is an important strategic employment site providing tertiary education to about 6,700 students in the fields of Humanities and Communication Arts, Social Sciences and Psychology, Business and Education. In 2011, UWS Bankstown employed over 350 employees. UWS Bankstown is in the process of finalising a masterplan for the site which will guide development into the future and will ensure transport connectivity and accessibility for students and staff.

The Bankstown-Airport Specialised Centre, whilst not located in the South West Local Area, provides significant opportunities for future investment and employment in the South West Local Area. The area includes Bankstown Airport and the Milperra Industrial Precinct. Bankstown Airport, over time, has developed from a small airport into a business park comprising over 170 firms and over 6,000 jobs.

The Milperra Industrial Precinct has a significant concentration of metals and engineering, automotive parts and repairs, freight logistics and aviation businesses. In recent times many of the older manufacturers have downsized or closed, however, efficient firms serving local niche markets have continued to grow, including freight and logistics companies.

The Invest Actions aim to support actions which enhance economic activity in the centre and in other local areas within the City of Bankstown. Locating new jobs closer to home will increase economic activity as well as addressing the following sustainability principles derived from Government and Local Council policies:

- A local area that strengthens the customer base for local businesses.
- A local area that makes more efficient use of infrastructure.
- A local area that supports sustainable transport by giving workers, residents and customers the option of taking public transport, walking and cycling.
- A local area that promotes healthier communities by reducing travel times, and enabling residents to spend more time at home or enjoying leisure activities.
- A local area that can adapt to workforce and demographic changes, particularly as an ageing population will develop different employment and consumption patterns.
- A local area where new dwellings supplement the employment functions of the centres and industrial precincts.

Supporting this growth will be a range of public domain and landscape improvements to enhance the centres and industrial precincts as attractive employment and investment destinations.

11 Plan for employment and education activities at UWS Bankstown

UWS Bankstown will remain a key academic and research campus for UWS. The University is currently constrained by relatively poor public transport services and a lack of space on campus. The University is planning for growth, and is looking at improving amenities and expanding opportunities for student accommodation.

Land use impacts on surrounding residential streets need to be carefully managed. Council will encourage UWS to enhance its transport plan to reduce incidences of local streets being used for student parking. Council will consider how we can assist in connecting UWS students to a wider range of transport options such as walking, cycling, bus and train to reduce reliance on cars.

Currently the university has a strong focus on arts and humanities courses which does not integrate with surrounding uses in the Airport Milperra Specialised Centre. There is a potential to link with the existing aviation and metals engineering activities by providing complimentary courses at the campus in the future. Council will liaise with UWS to explore opportunities for synergies between the university and the Specialised Centre.

The Special Use Zone is to be retained to facilitate existing activities.



11 IMPLEMENTATION

- Amend Bankstown LEP
- Economic Development Program
- Roads Program



12 Strengthen the Image and Amenity of the Neighbourhood Shops

The Town Centre Improvement Program is a Council initiative which results in major improvements to public domain and infrastructure in centres across the City of Bankstown.

The main objective of this program is to make the centres more attractive places to work and invest. The program focuses on improving public domain and main streets, which include improvements to civic spaces and gathering spaces, footpath widening, new street trees, better street lighting, new street furniture, murals and public art.

The TCIP is a three tiered program with the large growth centres in the first tier. Allocations of funding between \$1–2 million are available for works. To date, Council has completed improvement works in Panania Small Village Centre in 2010.



The second tier focuses on neighbourhood centres, typically groups of 5 to 10 shops. Many of the smaller centres in the South West Local Area fall under this category. The third tier is small works providing new inexpensive infrastructure such as bins, seats and some planting. The following centres have been identified as suitable for Tier 3 works:

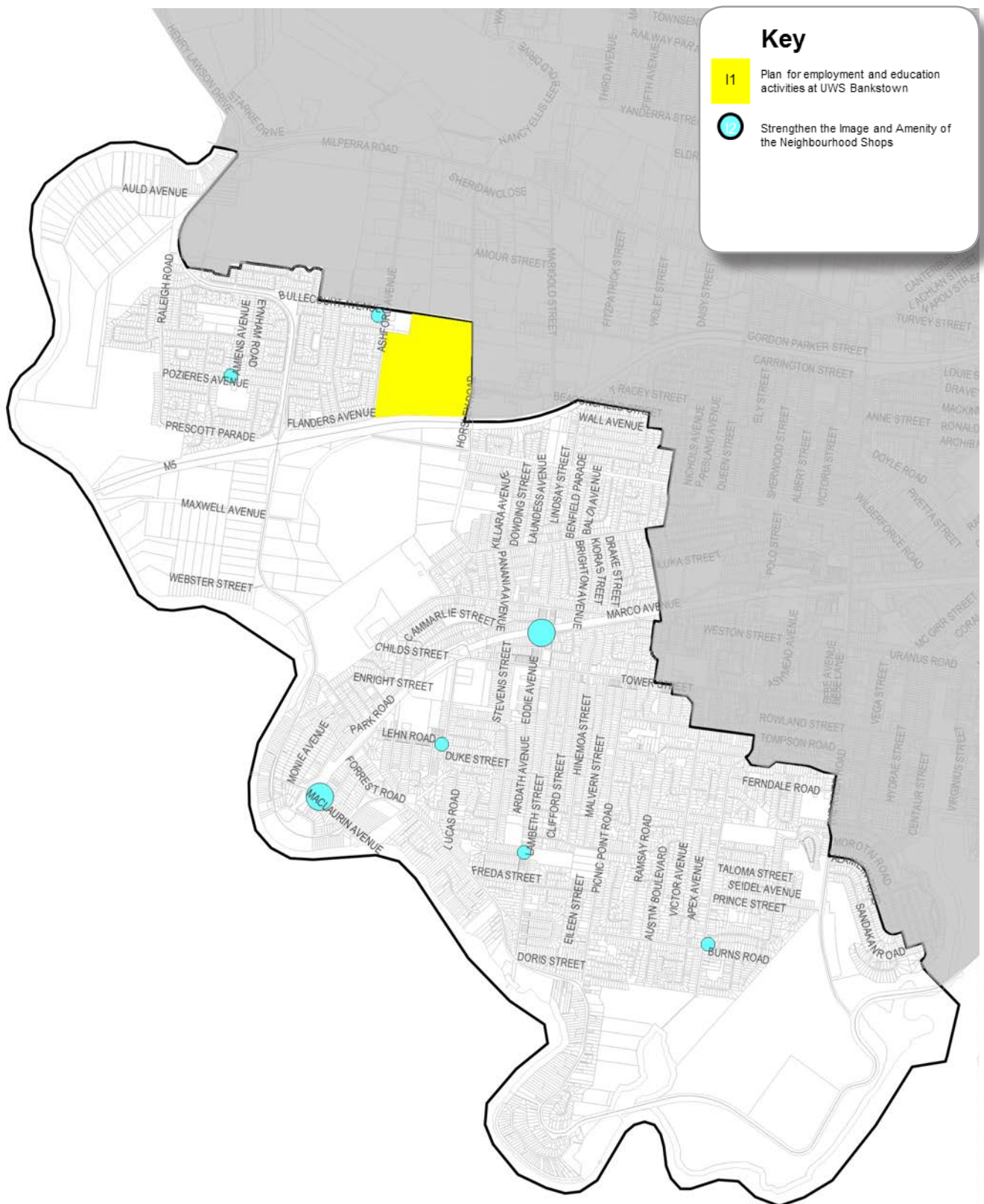
- Lucas Road in East Hills
- Burns Road in Picnic Point

This action aims to continue to seek opportunities to apply the TCIP in the South West Local Area.

12 IMPLEMENTATION

- **Town Centre Improvement Program**

FIGURE 16 Invest Action Plan





2.3 Green

Open spaces such as parks, sportsgrounds, and natural areas such as bushland provide important public places for people to exercise, relax, socialise and experience nature. The South West Local Area contains a well established open space network which includes Deepwater Park, the Vale of Ah Reserve and the Sylvan Grove Native Gardens, and district sporting facilities at Gordon Parker Reserve and Smith Park. There are 59 open spaces comprising 70 hectares.

As the population in the local area is projected to grow to 28,300 residents by 2031, it is essential to adapt the supply and function of the open spaces to meet changing needs. It is also important to protect the plants and animals that share these spaces if the local area is to move towards a more sustainable urban environment.

The Green Actions aim to deliver an adequate supply of open space to sustain population growth by ensuring neighbourhood parks are within an acceptable walking distance (around 400 metres) of all residential areas. Providing open spaces closer to residents will contribute to the liveability of the local area. This will also achieve the following State Government and Local Council sustainability principles:

- A local area that provides a wide range of multi-functional open spaces to serve different community needs, whilst protecting the biodiversity values of the open spaces and corridors.
- A local area that contributes to the health and well being of residents by providing safe, accessible and well connected open spaces.

Council adopted an Open Space Strategic Plan in 2013 and a Community Land Generic Plan of Management in 2014. These documents help to inform the Local Area Plans and provides the following Open Space Hierarchy:



State	Open spaces and facilities capable of hosting state or national events, such as the Dunc Gray Velodrome in Bass Hill
Regional/ Citywide	Open spaces and facilities of significant proportion, uniqueness or standard servicing a city-wide and regional need, such as the Vale of Ah Reserve in Milperra. This also include Georges River National Park which is Crown land.
District	Open Spaces and facilities that stages citywide competitions for sports such as football and cricket. Most of these sportsgrounds have secondary functions such as a passive park, such as Smith Park in East Hills.
Neighbourhood	These spaces may have some qualities of a district park but usually only support passive recreation for a local catchment within 400m, such as Edwards Reserve in Panania.
Local	These small spaces service the passive recreation needs of residents and contribute to the natural amenity of local areas. They are typically parcels of land less than 0.2ha surplus from sub-divisions, road reserves or infrastructure easements. An example in the South West Local Area is Wall Reserve in Panania.





G1

Ensure Open Space is Accessible to all Residents

The open space analysis indicates that the majority of dwellings in the South West Local Area are within walking distance (around 400 metres) of the current supply and distribution of open space. One small area of residential land outside Panania centre is outside these walking distances.

Actions which would improve access to open space in the Neighbourhood Precinct include:

- Rezone areas that are informally used as open space. Amendments to Bankstown LEP should rezone these areas to an open space zone to recognise their contribution as green spaces in the urban area.
- Define walking and cycling routes that pass through open spaces and incorporate these routes into the broader walking and cycling network. Improve pedestrian and cycle links to major parks (such as Smith Park, East Hills Park, Kelso Parklands and Deepwater Park, and Georges River National park) and other key destinations (such as community facilities and public transport).
- Improve access to open space by addressing physical barriers.

- Improve access to underutilised sporting fields at some schools. Council can investigate access arrangements with the schools to enable the use of this land by residents.

Open spaces must also function to support the desired uses through appropriate facilities, size, shape and location. Council needs to occasionally buy and sell land to ensure that all areas of open space are well used and of appropriate size. Because of the high value of open space in the City of Bankstown, Council must ensure that open space is accessible, meets the needs of the community, or forms part of the City's public domain or cycling infrastructure. Where this cannot be secured the open space may be surplus to Council's needs and divestment of such sites would permit embellishment of other more appropriate sites.

The difficulty and expense of obtaining more open space also means Council must enhance existing spaces through improved facilities and increased vegetation for shade, aesthetics and wildlife habitat. In future, open spaces will need to become more multi-purpose, have better linkages and have extended hours of use where appropriate if they are to serve the increased population.

The Open Space Strategic Plan sets out the criteria to assist Council in making decisions about where to acquire land and where to dispose of open space land:

- Land acquisition will be considered where:
 - There is poor provision of either active or passive open space.
 - There is a need to improve connectivity.
 - There is a need to improve wildlife and biodiversity corridors.
- Disposal of open space would only be considered where:
 - There is a high provision of local and neighbourhood open space.
 - Open space has been identified as having limited recreational, social or environmental value.
 - Open space is equal to or less than 0.2ha and would not contribute to a proposed walking/cycling route.
 - Residents have access to another quality open space within 400 metres.

Based on this set of criteria, the proposals for the South West Local Area are:

- Review land uses at 572 and 564 Henry Lawson Drive in relation to objectives and planning for East Hills Park.
- Investigate divestment of the following properties and utilise funds for purchase and embellishment of new and existing open space supply:

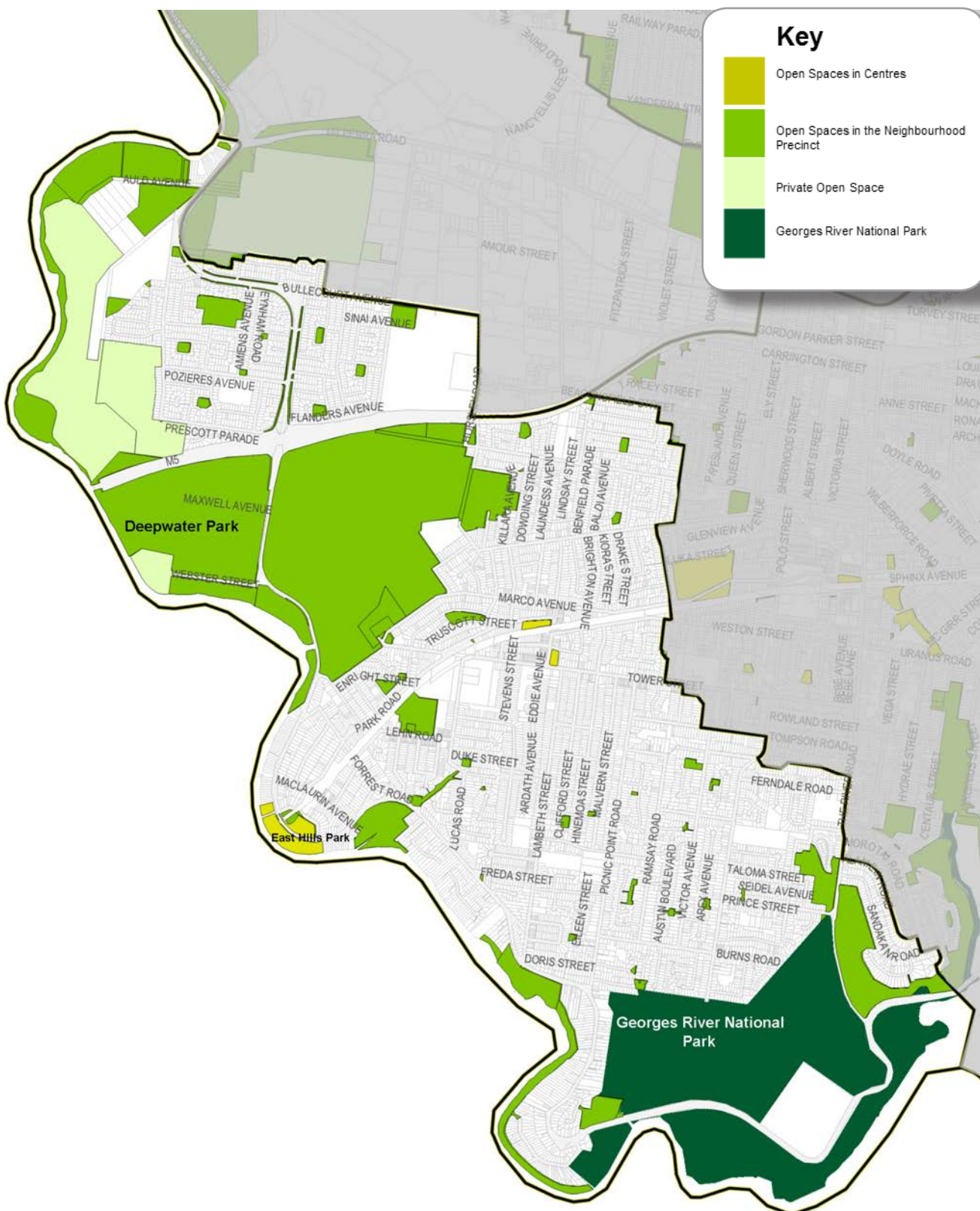
- Eynham Reserve,
- Kathleen Reserve,
- Links Reserve,
- Malvern Reserve,
- McKevitte Reserve,
- Wall Reserve,
- Lucas Drain Reserve (portion of land between 38 and 40 Luca Road, East Hills).
- Un-named reserves at 252 Bransgrove Road (Lot 10) and 7 Carinya Road, Picnic Point.
- Investigate options for land acquisition for development of local parks in the area identified as being deficient of open space in the Issues Paper, being the area to the south of the Panania centre.
- Rezoning: The following properties are valuable open space assets but are not zoned as such. Both require a 6a Open Space zone:
 - Piper (Keys) Reserve, Milperra has a rural zone.
 - 739 Henry Lawson Drive has a residential zone.
- 9 & 9A Victor Avenue, Panania are dual occupancy residential dwellings which are partially zoned open space. These properties require a residential zoning.

- Classification change:
 - Smith Park (2D Lehn Rd, East Hills) is small section of park which is currently operational land but should have a community land (natural area – bushland) classification as it is valuable open space.
 - Thomas Street Drain Reserve (87 Thomas St, Picnic Point) is operational land and requires a community land classification as it is valuable open space.
 - Council's Depot at 252 Bransgrove Road, Panania currently has a community land classification. This site should be reclassified as operational land to reflect the uses occurring on the site and facilitate these kinds of activities into the future.

G1 IMPLEMENTATION

- **Amend Bankstown LEP**
- **Open Space Improvement Program—Capital Works**
- **Property Acquisition Program**
- **Property Divestment Program**

FIGURE 17 Open Space in South West Local Area



G2**Protect and Manage Local and Regional Significant Conservation Lands**

The high value biodiversity land in the South West Local Area incorporates remnant native vegetation and threatened communities of flora and fauna. These sites include (refer to Figure 17):

- Parks covered by Council's Community Land Generic Plan of Management 2014 and specific Bushland Plans of Management.
- Ecologically sensitive sites identified in the Bankstown Development Control Plan 2005.
- Certain remnant native vegetation on private land.
- Georges River National Park
- Crown Land (including Sylvan Grove Native Garden)

Council's open space analysis also identified biodiversity corridors, which are linear landscape features that connect two or more larger patches of habitat for native plants and animals and assist in allowing movement and gene flow among native flora and fauna. These biodiversity corridors include land along the Georges River, Morgans Creek, part of some residential zoned land passing through Oxley Reserve, the M5 Motorway,

Kelso Creek and part of the Riverlands development site. Council is currently assessing a planning proposal to redevelop the Riverlands site for residential development with a foreshore buffer to the Georges River.

Council will continue to assess and evaluate the conservation values of these areas and the information will inform high level planning consistent with the Bankstown Community Plan's vision for a city that protects the biodiversity value of its open spaces and corridors.

Council will continue to liaise with the NSW State Government National Parks and Wildlife Service for the appropriate maintenance of the Yeramba Lagoon. This freshwater wetland is cut off from the Georges River by a weir. The site is important to the local community. There is 1.8km loop walking track and the area provides habitat for a wide range of flora and fauna.

**G2****IMPLEMENTATION**

- **Amend Bankstown LEP**
- **Amend Bankstown DCP**



G3

Maximise the Recreational and Ecological Functions of the Deepwater Park

Deepwater Park is the largest Council owned and managed open space in the South West Local Area (52.8 hectares).

This action aims to strengthen the recreational and ecological functions to ensure this park is capable of sustaining the population growth expected in the South West Local Area in the long term, and will review the plan of management and statutory provisions to explore the following:

- Protect remnant natural areas and restore where possible the natural character of features such as riverbanks and watercourses.
- Optimise the conservation and educational value of the corridor's Aboriginal and European heritage characteristics.

- Maximise regional foreshore access.
- Maximise recreation and tourism activities along the Georges River to optimise the community benefits of the open space areas, and cater for a range of community events, functions and small park-based businesses that supplement the active recreational amenity where ecological values of the site would not be impacted.
- Improve the connectivity of riparian zone from Deepwater Park to Vale of Ah Reserve.

G3

IMPLEMENTATION

- **Amend Bankstown LEP**
- **Amend Plan of Management**

G4

Lead the Way with Environmentally Sustainable Design

At present many residential and commercial buildings are energy inefficient, comparatively expensive to run, use more water than necessary, and can be made of materials that damage human health and the environment. Environmentally sustainable design is an approach that considers each building project from the initial planning stage to eventual decommissioning. There are five fundamental principles of environmentally sustainable design: orientation and structure design efficiency, energy efficiency, water efficiency, materials efficiency and indoor air quality. Improving building designs can save energy, water and money, while creating a more enjoyable and comfortable place to work and live.

Public domain works, such as shopping centre upgrades, will incorporate environmentally sustainable design such as rain gardens, native vegetation and recycled materials. This issue will be considered from the initial planning stage to eventual decommissioning. Water sensitive urban design principles will be incorporated into planning controls as a means to support improved water quality and reduced run-off.

Council's Community Land Generic Plan of Management (2014) also includes two performance targets relating to environmentally sustainable design:

- Comply with Ecologically Sustainable Development principles in the design, upgrade and maintenance of open space. The design, upgrade and maintenance of parks and sportsgrounds is to consider the use of recycled materials, reuse of site materials (e.g. for mulch), solar lights, permeable pavements, no import of soil (equal cut and fill), vegetated roofs on park buildings, and indigenous planting, especially in underutilised areas.
- Incorporate water sensitive urban design elements into open spaces to help reduce waste of water and downstream flooding, erosion and contamination. This may include grassed swales, rain gardens, water collecting tree pits and medians, bioretention basins, and water tanks to collect and reuse stormwater to irrigate turf.



G4

IMPLEMENTATION

- **Amend Bankstown DCP**
- **Open Space Improvement Program—Capital Works**

G5 Maximise Useability of Operational Land

Council owns a range of operational land which is used for infrastructure purposes such as car parks, drainage reserves, utility easements, access ways and temporary assets.

The operational land analysis indicates a majority of this land should be retained to meet the long term infrastructure needs of the South West Local Area.

The operational land analysis also identified certain land that is surplus to Council's needs due to the following:

- The land is not required to provide infrastructure to support future population growth.
- The land does not contribute to open space and biodiversity values.
- The land does not enhance community connectivity, or connect to established, or proposed, recreational trails and cycle routes.
- The land does not add to visual amenity.

Based on this set of criteria, the intended outcome is to investigate divestment of the following operational land parcels:

- Divest:
 - o 24A Browning St, East Hills
 - o 20A Dowding St, Panania
- Divest subject to the creation of an easement:
 - o 31A Eddie Ave, Panania
 - o 23A Freda St, Panania
 - o 65A Hinemoa St, Panania
 - o 65A Hinemoa St, Panania

G5 IMPLEMENTATION

- **Property Divestment Program**

G6

Explore opportunities to enhance recovery activities at Kelso Landfill

Kelso landfill is a valuable asset for the City of Bankstown. The 50 hectare site has been in operation in some form since 1955. Each year, 20,000 tonnes of waste from Councils' operations is landfilled and over 30,000 tonnes of waste is stockpiled and processed on site for re-use.

However, the projected cost of closing the landfill in accordance with the closure plan date of 2016 is a significant liability for Council. Based on current costs, capping the entire landfill for closure, will cost council in excess of \$10M. This cost excludes sourcing and transporting the clay and the on-going maintenance, which will increase the costs to over \$30M in present day dollars.

Council has assessed the feasibility of extending the life of Kelso Landfill with a view to providing low impact processing options to assist with managing Council's liability and stabilising the current

waste disposal costs. The analysis found that the Kelso site is strategically located and also large enough to explore emerging low impact, high recovery processing options, beyond the current closure plan horizon of 2017.

This action aims to progress the exploration of opportunities for low impact, high recovery processing at Kelso landfill.

This will also include appropriate long term land use of adjoining lots between Bransgrove Road and M5 Motorway (213 and 252 Bransgrove Road, Panania).

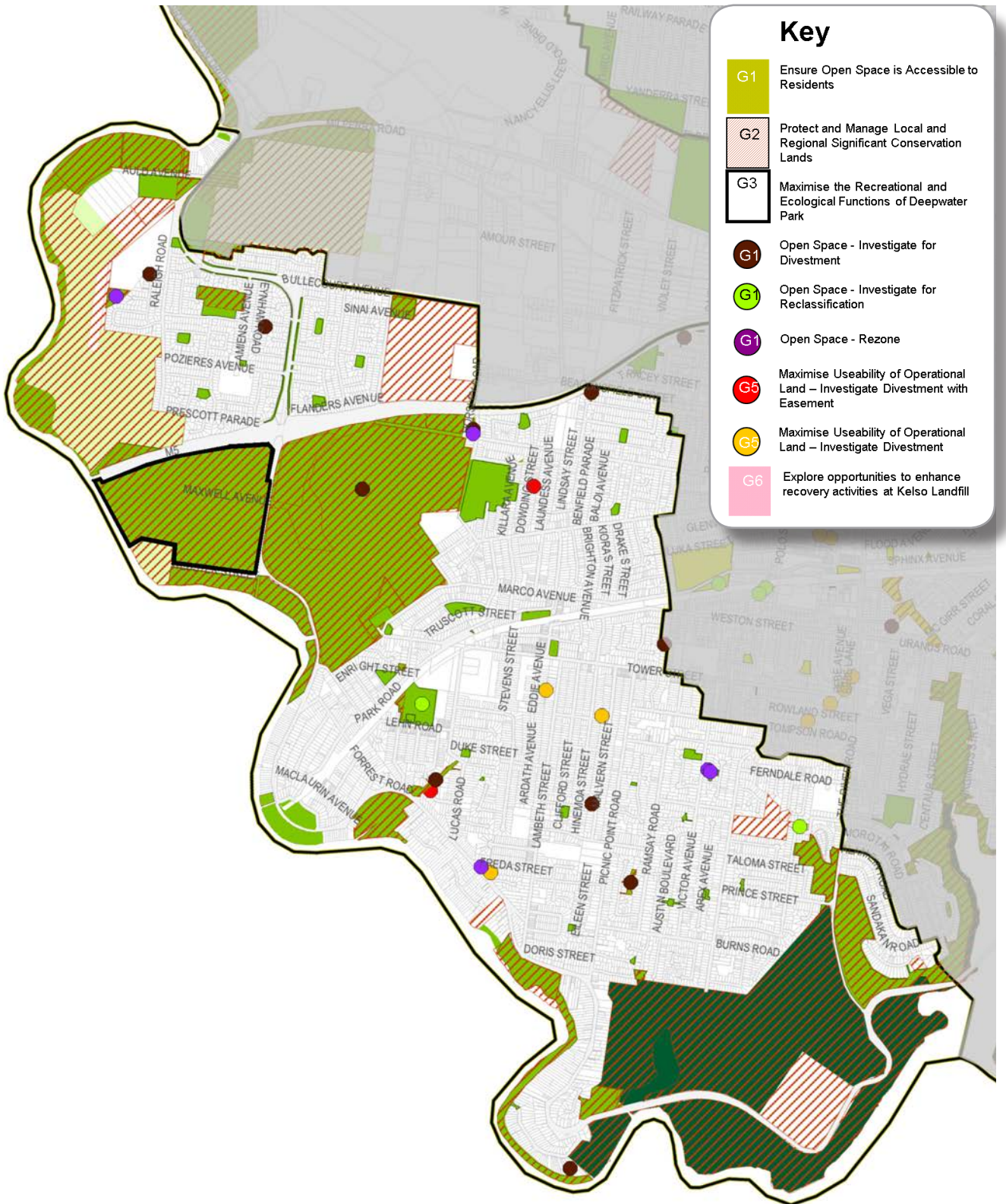
G6

IMPLEMENTATION

- **Waste Recovery Program**



FIGURE 18 Green Action Plan







2.4 Connected

The South West Local Area contains rail and bus based public transport corridors including the T2 railway line (Airport/East Hills, Inner West and South). Major roads traversing the local area are Henry Lawson Drive (north/south) with Tower Street and Marco Avenue providing road access the South West Local Area.

Despite the connections to the public transport network, the South West Local Area remains a dominant car based environment. Five of every seven residents leave the local area for work with the majority travelling by car. Currently, only 6% of journeys are made by public transport and 5% by walking and cycling.

The Connected Actions aim to promote a balanced transport system. Such a system provides our community with the maximum number of choices to make their journeys (when to go, where and how far to travel and which mode to use). Future transport plans will anticipate and shape future transportation needs and demands by evolving a balanced transport system with a selection of viable modes to choose from.

The benefits of a balanced transport system are better use of transport infrastructure, and more importantly making the South West Local Area a more liveable and healthier place. A balanced transport system will address the following State Government and Local Council sustainability principles:

- A local area that manages the various, and sometimes competing, functions within the street environment.
- A local area that encourages public transport use, particularly for commute trips, to keep Sydney compact and moving.
- A local area that promotes healthier communities by giving more residents the option of taking public transport, walking and cycling. This seeks to motivate the local community, especially those who use private vehicles, to undertake short, comfortable and safe trips on foot or by bike and to establish a culture of non-motorised mobility.

- A local area with a transport system that meets the basic transport related needs of all people including women and children, the socially disadvantaged and people with mobility constraints.
- A local area that makes more efficient use of infrastructure.
- A local area with successful local economies by having a modern, responsive and efficient transport system that is capable of supporting the competitiveness of our businesses and provide good access to local, national and international markets.
- A local area that provides sustainable transport options to minimise vulnerability to increasing fuel costs.
- A local area that connects people to key destinations via a finer grid of safe, cohesive and attractive routes.
- A local area that slows the growth of greenhouse gas emissions by reducing the number of car journeys to access jobs and services.
- A local area that promotes lower vehicle speeds through design rather than regulation, and limits freight and through traffic in local streets.

At the same time, the Connected Actions will integrate the policies for public transport, active transport, traffic and parking to support the function and servicing of the centres within the local area.

C1 Redevelop and Expand the Panania Railway Station

The Panania railway station is the principal gateway to the Panania Small Village Centre. The station functions as a rail/bus interchange, providing public transport connections to Bankstown. By 2031, there will be 35,400 residents within the local area. The Metropolitan Plan recognises there must be adequate transport capacity to sustain this growth, particularly if the target is to increase the share of work journeys by public transport to 28%.

To make more efficient use of infrastructure, Council will work with RailCorp, Transport for NSW to develop a masterplan for the redevelopment and expansion of the Panania railway station and the surrounding land. The masterplan is to be based on the following intended outcomes:

- Provide Panania with an accessible station to provide direct and safe access for commuters, pedestrians, cyclists and people with disabilities.
- Provide better connections to the rail/bus interchange and neighbouring civic spaces.



C1 IMPLEMENTATION

- **Urban Renewal Program:** The first stage is to prepare a masterplan for the Panania Railway Station Precinct.



C2 Enhance Accessibility across the South West Local Area

This action aims to improve accessibility across the South West Local Area to enable residents to reach desired services, activities and destinations. To meet the challenges of population growth, Council is implementing a more integrated approach to road and street design in the local road network. The intended outcome is to reframe the issue of transport so that it is no longer seen as separate from, but rather integral to, urban planning and design.

This integrated approach also prioritises the use of more sustainable forms of transport (walking and cycling) to reduce car dependency and to alleviate the need to carry out improvements under the traffic management approach. The first stage involves the following measures:

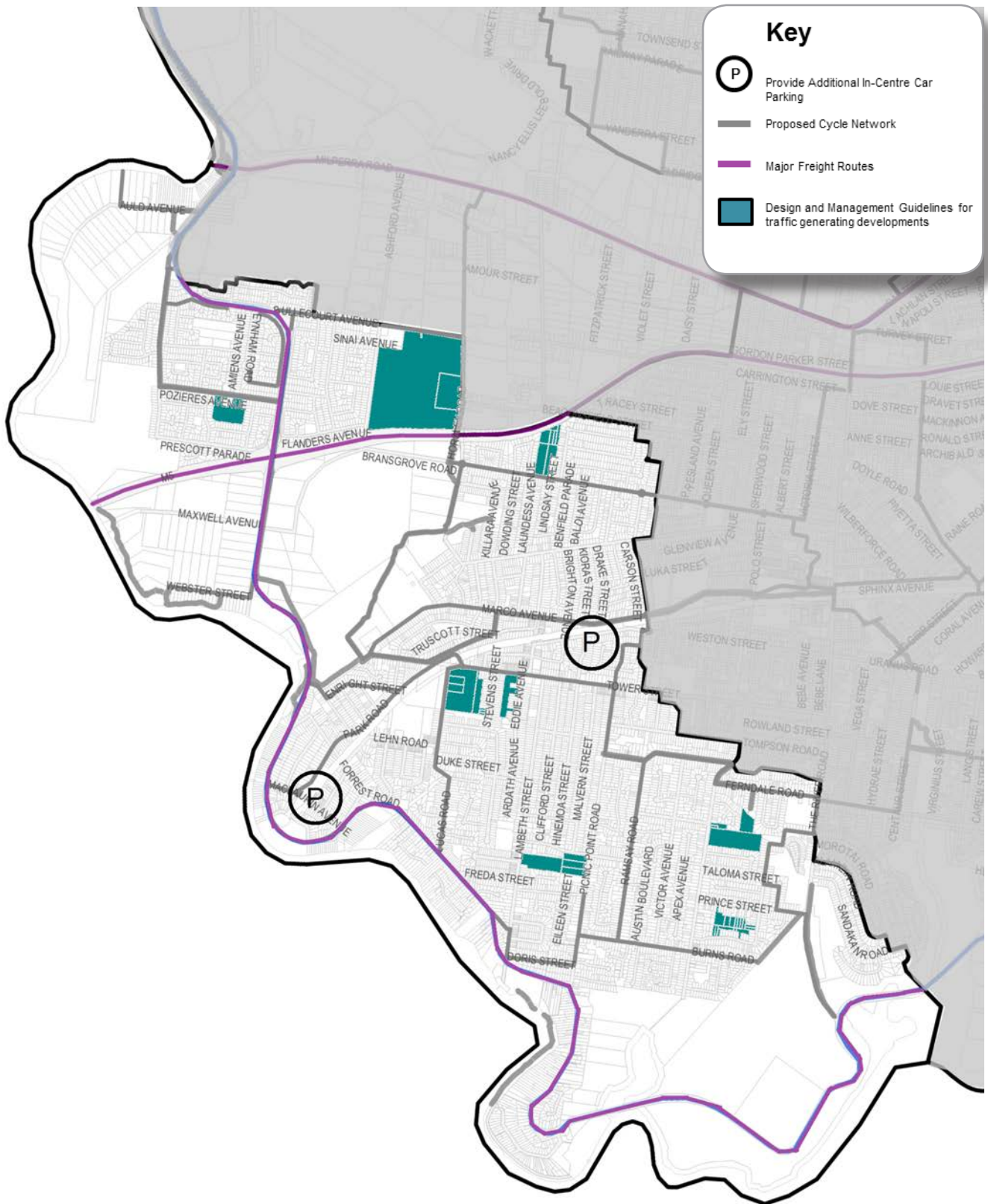
- Improve pedestrian access to the bus stops that form part of the regional bus routes.
- Improve the regional cycle network (refer to Figure 16) to connect various points of interest that are appealing to cyclists. The proposed network acknowledges that segregated routes for cyclists is not always the best solution and will propose remedial infrastructure and policy measures to strengthen this active travel mode.

- Concentrate road based freight (i.e. semi-trailer trucks and 25 metre long B-double trucks) on key routes where it would not have an unacceptable impact on local roads.
- Develop design and management guidelines in partnership with the local community and key stakeholders for major traffic generating development in the neighbourhood precinct (schools, educational establishments).
- Council will advocate to the State Government to include mandatory Transport Management Plans for all education facility development enabled under the Infrastructure SEPP.
- Council will continue to advocate for duplication of Henry Lawson Drive between the M5 corridor and the Hume Highway.



C2 IMPLEMENTATION

- **Roads Program**
- **Bike and Pedestrian Program**

FIGURE 19 Connected Action Plan



Key

-  Provide Additional In-Centre Car Parking
-  Proposed Cycle Network
-  Major Freight Routes
-  Design and Management Guidelines for traffic generating developments





Chapter Three

Overview and Implementation





3.1 Overview and Implementation

This Local Area Plan sets out the vision for the local area that balances the demands for future growth with the need to protect and enhance environmental values and ensure adequate land, infrastructure, facilities and open space are available and appropriately located to sustainably accommodate future housing and employment needs.

By 2031 we will see a local area that boasts four distinctive precincts to support a diverse and healthy community:

- The Panania Small Village Centre will continue to function as the key centre serving the suburbs of the South West Local Area. The Panania civic precinct renewal will provide a new central place as the focus for retail and community activities set within a safe and high quality environment. The built form will offer a wide range of medium and high density living within easy walking distance of an accessible railway station.
- The East Hills Neighbourhood Centre will provide a unique location for housing on the doorstep of the Georges River. The centre will take advantage of the excellent transport access to the Sydney CBD via the T2 railway line (Airport/ east Hills, Inner West & South) supported by commuter car parking. The built form will provide opportunities for renewal of ageing buildings and the public domain.
- The Neighbourhood Precinct will maintain the low density neighbourhood character, serviced by a good supply of neighbourhood parks, open space and corner shops. This precinct will offer a wide range of recreation and leisure opportunities for residents and visitors. This precinct will also make a positive contribution to protecting the heritage within the local area and the biodiversity values of key attributes such as the Georges River and Georges River National Park.
- The UWS Bankstown Precinct will continue to provide a location for tertiary education activities for the City of Bankstown and Sydney Metropolitan Region.




Table 11 summarises the changes to the statutory planning framework and infrastructure priorities to achieve the desired character for the precincts.

The implementation mechanisms primarily involve changes to the local environmental plan, development control plan and capital works program over the next 5–15 years, with more detailed explanations in Sections 4.2 and 4.3.

The implementation mechanisms will ensure adequate land, infrastructure, facilities and open space are available and appropriately located to sustainably accommodate future housing and employment needs.

This Local Area Plan applies to 2031 with periodic monitoring on the progress of the priority actions. Council may make necessary refinements in response to changing circumstances.

TABLE 11

Summary of Change

Actions	Panania Small Village Centre	East Hills Neighbourhood Centre	Neighbourhood Precinct	UWS/Education Precinct	Statutory Planning	Asset and Infrastructure	Advocate
L1	X				X	X	X
L2		X			X	X	X
L3			X		X	X	
L4				X	X		X
L5			X		X		
L6			X		X		
L7	X	X	X		X		
I1				X	X	X	
I2				X	X		
I3	X	X	X			X	
G1			X			X	
G2			X		X	X	
G3						X	
G4			X			X	
CI	X	X	X	X		X	X

3.2 Statutory Planning Framework

Local Environmental Plan

The Bankstown Local Environmental Plan is Council's principal planning tool to regulate the function and growth of the South West Local Area. The Local Environmental Plan provides objectives, zones and development standards such as floor space ratios, building heights, lot sizes and densities.

This Local Area Plan is proposing certain changes to the Local Environmental Plan to achieve the desired character for the precincts, namely:

- To strengthen the function of the Panania Small Village Centres as the primary commercial and community centre in the South West Local Area.
- To integrate retail, commercial, residential and other development in accessible centres to maximise public transport patronage and encourage walking and cycling.
- To provide a range of residential densities and housing types to meet the changing housing needs of the community.

- To enable the provision of a multi-functional community facility at Panania and open spaces to serve community and visitor needs, whilst protecting the biodiversity values of open spaces and corridors.
- To protect the heritage elements of the South West Local Area.
- To provide sufficient floor space to accommodate future employment and housing growth, and to provide an appropriate correlation between the floor space and building height standards.
- To accommodate taller buildings in the centres and provide an appropriate transition in building heights to neighbouring areas.
- To encourage the consolidation of certain land for redevelopment.

Table 12 summarises the changes to the Local Environmental Plan



Table 12 Key changes to the Local Environmental Plan

Actions		Proposed Changes
Zone	L1	<p>Panania Small Village Centre:</p> <ul style="list-style-type: none"> Upzone the residential growth areas with a focus on the high and medium density residential zones in transitional areas.
	L2	<p>East Hills Neighbourhood Centre:</p> <ul style="list-style-type: none"> Upzone the residential growth areas with a focus on the high and medium density residential zones in transitional areas.
Development Standards	L1	<p>Panania Small Village Centre:</p> <p>For the High Density Mixed Use Zone:</p> <ul style="list-style-type: none"> Extend the mixed use zone to Panania Library Renewal Precinct and the properties at Nos. 178 to 156 Tower Street, Panania. Focus on high density shop top housing to achieve the dwelling target. Increase the building envelope from 2:1 FSR/3 storeys (+loft) to: <ul style="list-style-type: none"> 2:1 FSR/ 4 storeys - properties on Tower Street and Anderson Avenue (north of railway line). 2.5:1 FSR/6 Storeys - Properties on Anderson Avenue (south of railway line). To achieve the higher floor space provision, development must: <ul style="list-style-type: none"> Achieve a minimum lot width of 18 metres. This aims to encourage high quality development with the most efficient parking layout possible. For certain properties in on Tower Street, retain historic facades. <p>Otherwise a 2:1 FSR will apply.</p> <p>For the High Density Residential Zone:</p> <ul style="list-style-type: none"> Introduce a high density residential zone in the centre. Focus on home units and townhouses to achieve the dwelling target. This zone does not include low density options such as dual occupancies and villas. Introduce new building envelopes in this zone as follows: <ul style="list-style-type: none"> 1:1 FSR/4 Storeys - properties on Peffer Street, Brasemere Road and Marco Avenue. 1.5:1 FSR/6 Storeys - properties on Sherlock Avenue. <p>Introduce a Medium Density Residential Zone to transitional areas, with a focus on terrace and town houses (0.75:1 and 3 storeys). This zone will not include low density options such as dual occupancy and villa developments.</p>
	L2	<p>East Hills Neighbourhood Centre</p> <p>For the high density mixed use zone:</p> <ul style="list-style-type: none"> Increase the building envelopes as from 2:1 FSR/3 storey to <ul style="list-style-type: none"> 2:1 FSR/4 storey for properties: 14 to 36 and 17 to 19 Mclaurin Avenue, East Hills 2.5 FSR/6 storey for properties: 1 – 31 Mclaurin Avenue, East Hills.

Table 12		Key changes to the Local Environmental Plan
Actions		Proposed Changes
Development Standards cont...	L2	<ul style="list-style-type: none"> Introduce a high density residential zone and increase the building envelopes from 0.5:1 FSR/2 storey to: <ul style="list-style-type: none"> 2:1 FSR/4 storey for properties: 1 to 13 Mclaurin Avenue, East Hills. <p>Introduce a medium density residential zone and apply to the remaining residential lots within the East Hills centre and apply a 0.75:1 FSR and 3 storey building envelope to these lots.</p>
	L3	<p>Neighbourhood Precinct:</p> <p>In the medium density residential zone, apply a 0.75:1 and 3 storey building envelope. In the medium density mixed use zone:</p> <ul style="list-style-type: none"> Delete the split floor space provision (based on the mix of land uses within a development) and apply a maximum floor space provision). Increase the building height to 3 storeys to match the 1.5:1 FSR at the following sites: <ul style="list-style-type: none"> Milperra Shops - 120-126 Ashford Avenue, Milperra and 6 Bullecourt Avenue. 48 Amiens Avenue, Milperra Kennedy Street Shops - 119-129 Kennedy Street, Picnic Point <p>For the following Council-owned lots with a 1 Rural zone, rezone to public open space:</p> <ul style="list-style-type: none"> 2 Auld Avenue, Milperra 2 Auld Avenue, Milperra 17A Martin Crescent, Milperra 7A Piper Close, Milperra <p>For the following properties within the foreshore area, prohibit villa development:</p> <ul style="list-style-type: none"> 3 to 13 Auld Avenue, Milperra 384 to 406 Henry Lawson Drive, Milperra 19 to 35 and 53 to 55 Burbank Avenue, East Hills 480 to 614 and 686 to 692 Henry Lawson Drive, East Hills 57 to 93 Burbank Avenue, Picnic Point 738 Henry Lawson Drive, Picnic Point
	L6	<ul style="list-style-type: none"> List identified buildings of local heritage significance: <ul style="list-style-type: none"> St Christopher's Catholic Church (237 Tower Street, Panania) The Nurse Schwarzel Monument as moveable heritage 171A Tower Street, Panania The Panania Gospel Church (183 Tower Street, Panania)
	G4	<ul style="list-style-type: none"> Map areas of significant biodiversity value for future protection.



Development Control Plan

The Bankstown Development Control Plan supplements the LEP by providing additional objectives and development controls to guide the function, appearance and amenity of development. The development controls include guidance on architectural design, setbacks, amenity, landscaping, energy efficiency, access and off-street parking requirements.



The Local Area Plan is proposing certain changes to the Development Control Plan to achieve the desired character for the precincts, namely:

- To facilitate a high standard of urban design and pedestrian amenity that contributes to achieving a sense of place for the community.



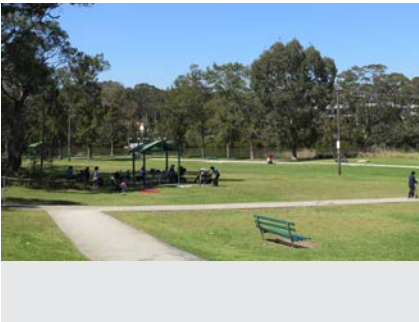
- To ensure the built form contributes to the physical definition of the street network and public spaces.
- To ensure buildings are well articulated and respond to environmental and energy needs.
- To achieve more sustainable development by reducing car dependence in proximity to public transport.

Table 13 summarises the changes to the Development Control Plan.



Table 13 Key changes to the Development Control Plan

<i>Development Controls</i>		<i>Proposed Changes</i>
Building Envelopes	L1-L3	Insert storey limits.
	L1-L3	Insert development controls relating to medium density housing (such as terrace houses and town houses) in the residential transitional areas.
Setbacks	L6	Customise the building setbacks to correspond with the diverse character of the streets.
Urban Design	L6	Revise the controls relating to active street frontages, external appearance and signs to improve the quality and image of commercial centres.
	G4	Revise the controls to improve the energy efficiency of development and implementation of water sensitive urban design.
Access	L1-L3	Revise the off-street parking requirements to achieve more sustainable development by reducing car dependency in proximity to public transport. Where it is impractical for development in certain locations to meet the off-street parking requirements, Council may allow multi-storey public car parks to accommodate the parking spaces with developer contributions (in the form of planning agreements) contributing to the cost.



3.3 Assets and Infrastructure

This Local Area Plan identifies a number of community infrastructure works and public improvements to improve the South West Local Area and support residential and employment growth.

Funding for these improvements will be through a range of mechanisms, namely:

- Development contribution levies under Section 94A of the Environmental Planning and Assessment Act.
- Funds from a Special Rate levy on commercial, retail and residential land in the local area.
- Council consolidated revenue.
- Rationalisation and redevelopment of Council owned assets.
- Grants from State and Federal Government agencies.

Some of the proposed improvements are already underway, while the Bankstown Community Plan provides detailed scheduling of many of the other works. Council's future Community Plan will include a detailed program for the remainder of the works identified in this Local Area Plan.

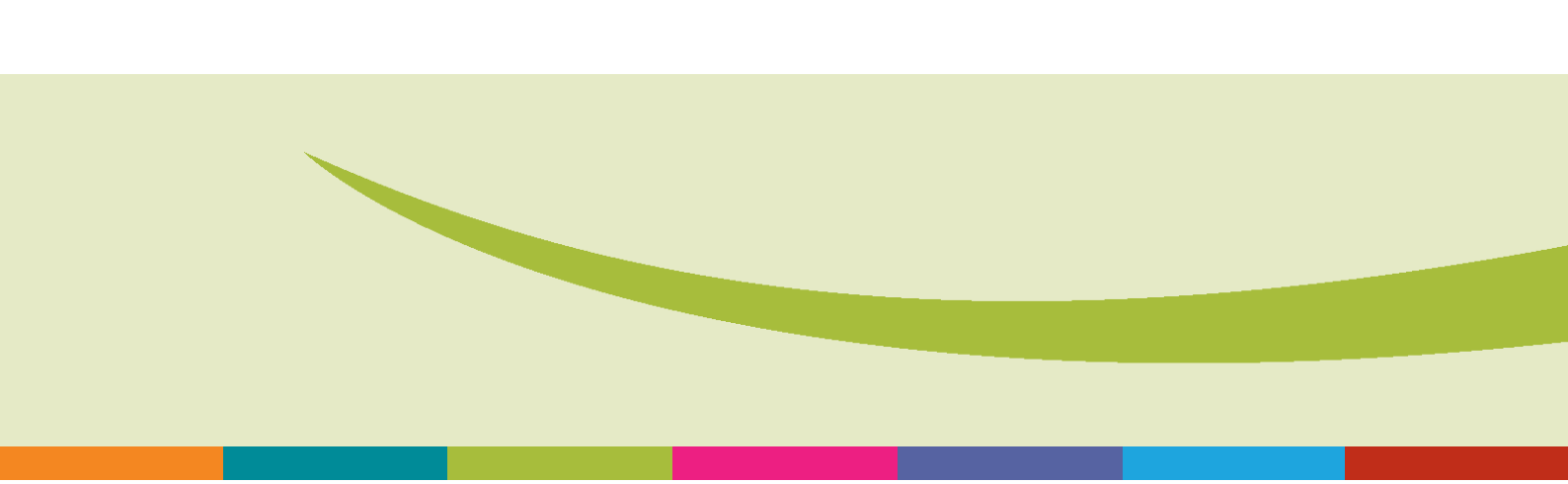
Table 14 summarises how the actions align with Council programs. Table 15 summarises the actions that would require funding under the Section 94A Plan and/or the State Government. Council will continue to lobby the relevant funding agencies to secure funding to implement the proposed works.

Table 14 Alignments of Actions with Council Programs

<i>Council Programs</i>	<i>LAP Actions</i>
Planning Changes	L1, L2, L3, L4, L5, L6, L7, I1, I2, G2
Urban Renewal Program	L1, L2, L3, C1
Open Space Program	G1, G2, G3
Plan of Management	L1, L2, L3, G1
Property Divestment Program	G1, G5
Property Acquisition Program	G1
Industrial Area Improvement Program	I1
Town Centres Improvement Program	L1, L2, L3
Roads Program	L1, L2, L3, C1
Bike and Pedestrian Program	L1, L2, L3, C1
Parking Program	L1, L2, L3, L6, C1

Table 15 Actions that require Local and State funding

	<i>Actions</i>	<i>S94A funding</i>	<i>State funding</i>
L1	Plan for the Renewal of the Panania Small Village Centre	×	×
L2	Plan for the Renewal of the East Hills Neighbourhood Centre	×	×
I1	Plan for employment and education activities at UWS Bankstown	×	×
I3	Strengthen the Image and Amenity of the Centres	×	
G1	Ensure Open Space is Accessible to all Residents	×	×
G3	Lead the Way with Environmentally Sustainable Design	×	
C1	Enhance Accessibility across the South West Local Area	×	×



Bankstown City Council