ATTACHMENT 1

CANTERBURY BANKSTOWN

AGENDA FOR THE CANTERBURY BANKSTOWN LOCAL PLANNING PANEL MEETING

2 March 2026 - 6.00 pm

Location:
Council Chambers
corner Chapel Road and the Mall
Bankstown

Welcome to the
City of Canterbury Bankstown

We're committed to creating a liveable and loveable City for all our residents. Here's how we're doing it:

Great Cities

We believe in creating vibrant, dynamic, and diverse communities that offer opportunities for people to connect, pursue their passions, and contribute to the world around them.

Naturally Green

We protect and prioritise nature in and around our city to enhance environmental sustainability and improve the quality of life for our residents.

Design Excellence

We encourage buildings, spaces, and objects that are both beautiful and practical, enhancing the beauty, accessibility, and safety of our built environment.

People First

We prioritise the needs, preferences, and aspirations of our community in all aspects of urban planning and design, creating supportive and enriching places people love.

Community

We engage with our community to ensure their needs and aspirations are reflected in the outcome, creating sustainable, resilient, vibrant, diverse, and inclusive places.

Sustainability

We seek designs that reduce negative impacts on the environment while also promoting social and economic well-being.

Net-Zero

We encourage our community to design buildings and places that produce as much renewable energy as they consume, reducing greenhouse gas emissions, lowering energy bills, and increasing resilience to environmental shocks and stresses.

Join us in creating a City that's liveable, loveable, and sustainable for all!

ORDER OF BUSINESS

APOLOGIES AND DECLARATIONS

CONFIRMATION OF PREVIOUS MINUTES

DARANI / BANKSTOWN WARD AND BUNYA / REVESBY WARD

1 81A-89 Rosedale Avenue, Greenacre and 48A Gibson Avenue, Padstow

Amendments to the CBLEP by rezoning the subject sites from SP2 Electricity Transmission or Distribution Network to E4 General Industrial and introducing an FSR of 1:1 3

BURA / BASS HILL WARD

2 77, 79, 81 Auburn Road and 19 Neutral Avenue, Birrong

Demolition of existing structures and construction of a 5 storey mixed use development with affordable housing, comprising 7 commercial tenancies and 50 residential units, with basement car parking, landscaping and site works. This development application is 'nominated integrated development' and requires approval under the Water Management Act 2000

Note: This application, being for community infrastructure (affordable housing) having a Capital Investment Value greater than $5m, will be determined by the Local Planning Panel on behalf of Council 29

BUNYA / REVESBY WARD

3 67 Auld Avenue, 41 and 77 Keys Parade, 1 Luderick Avenue, 40 Prescot Parade and 265 Horsley Road, Milperra (previously known as 40 and 56 Prescott Parade, 67, 67A, 90 and 100 Auld Avenue and 265 Horsley Road, Milperra)

Construction of a publicly accessible shared cycleway and pedestrian access path along the Georges River, including elevated sections, and a bridge over mangroves and the northern creek, and ancillary works

The proposed development is designated development, and nominated integrated development requiring a Controlled Activity Approval under the Water Management Act 2000 169

ITEM 1	**81A-89 Rosedale Avenue, Greenacre and 48A Gibson Avenue, Padstow** **Amendments to the CBLEP by rezoning the subject sites from SP2 Electricity Transmission or Distribution Network to E4 General Industrial and introducing an FSR of 1:1**
APPLICANT	**Urbis Ltd**
OWNERS	**Aurora Property Partnership**
AUTHOR	**Planning**

PURPOSE AND BACKGROUND

The purpose of this report is to seek the Local Planning Panel's (the Panel) advice on proposed changes to the *Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023).* Council is in receipt of an application to prepare a planning proposal for the sites at 81A – 89 Rosedale Avenue, Greenacre and 48A Gibson Avenue, Padstow.

The planning proposal seeks the following amendments to CBLEP 2023 for the two sites:

- Rezone from the current SP2 Infrastructure (Electricity Transmission or Distribution Network) Zone to E4 General Industrial Zone.
- Introduce a Floor Space Ratio (FSR) of 1:1.
- No Height of Building will apply.

The planning proposal will facilitate the redevelopment of the subject sites which will have positive social and economic benefits as it provides the capacity for additional jobs through increased employment floor space in Greenacre and Padstow. The subject site in Greenacre falls within the Chullora industrial precinct, while the subject site in Padstow falls within the Padstow Industrial Precinct, both noted as strategic employment precincts in the Canterbury-Bankstown Employment Lands Strategy.

A detailed assessment of the application indicates that there is strategic and site-specific merit to proceed to the next step in the plan making process and seek Gateway approval from the Department of Planning, Housing and Infrastructure (DPHI). Following Gateway approval, Council will publicly exhibit the planning proposal. The detailed assessment indicates that the proposal will not require site specific DCP controls. No planning agreement is required for this proposal.

ISSUE

In accordance with the Local Planning Panels Direction, issued by the Minister for Planning and Public Spaces in 2018, the Canterbury Bankstown Local Planning Panel is requested to provide advice for Council's consideration on whether a planning proposal for the sites 81A – 89 Rosedale Avenue, Greenacre and 48A Gibson Avenue, Padstow should proceed to Department of Planning, Housing and Infrastructure for a Gateway determination.

POLICY IMPACT

Council's adopted Local Strategic Planning Statement (LSPS) – "Connective City 2036" guides the future growth and development of the City of Canterbury Bankstown to 2036. The subject sites are identified as places for commerce and jobs, mapped as key industrial land to be managed and retained to support industrial and urban services. The proposal to rezone the sites from SP2 Infrastructure (Electricity Transmission or Distribution Network) to E4 General Industrial responds to the key directions by realising the role of these sites as employment lands, facilitating the delivery of an estimated 325 – 375 jobs associated with the construction and 32 – 40 jobs associated with the operation of new industrial developments.

The proposal aligns with the planning priorities within the South District Plan to retain and manage industrial and urban services land, delivering on jobs growth and economic activity. The planning proposal aligns with the planning priorities of the South District Plan through a rezoning of underutilised SP2 Infrastructure (Electricity Transmission or Distribution Network) zoned sites to E4 General Industrial, supporting employment uses in industry and urban services.

The planning proposal is consistent with Council's Employment Lands Strategy (ELS) that recommends retaining and managing existing industrial lands to support economic growth and job creation. The proposed rezoning of the subject sites to E4 General Industrial, within the identified strategic industrial precincts of Padstow and Greenacre is in alignment with the objective and directions of the ELS.

The proposal is consistent with the draft Sydney Plan and draft Statewide Policy for Industrial Lands that were exhibited from December 2025 to February 2026.

FINANCIAL IMPACT

The proposal is a relatively small-scale rezoning application and will have no financial impact on Council. Any future development on the site would be required to pay Section 7.12 Development Contributions in accordance with Council's Local Infrastructure Contributions Plan 2022.

COMMUNITY IMPACT

The planning proposal will have the following community impact outcomes:

- Enable the delivery of a new industrial development on the subject sites aligning with the strategic vision set out in Council's LSPS.
- Deliver several positive social and economic related benefits to the surrounding community and broader city in relation to jobs creation with an estimated 325 – 375

jobs associated with the construction and an estimated 32 – 40 jobs associated with the operation of potential industrial businesses.

- Change to the existing built form of the current development on the site and will change the character of the surrounding area, however, the change will align with other industrial lots adjacent to the site and improve the current building condition.
- Deliver improvements to the local infrastructure through monetary contributions through Section 7.12 Development Contributions.

RECOMMENDATION

1. The application to amend the *Canterbury Bankstown Local Environmental Plan 2023* proceed to the Department of Planning, Housing and Infrastructure for a Gateway determination, subject to the matter being reported to Council for a resolution to proceed.
2. Subject to the issue of a Gateway determination, Council exhibits the planning proposal, and the matter be reported to Council following the exhibition.
3. Council seek authority from the Department of Planning, Housing and Infrastructure to exercise the delegation in relation to the plan making functions under Section 3.36(2) of the Environmental Planning and Assessment Act 1979.

ATTACHMENTS Click here for Attachments

A. Planning Proposal
B. Canterbury Bankstown DCP 2023 Compliance Assessment
C. Concept Architectural Plans
D. Preliminary Site Investigation - Greenacre
E. Preliminary Site Investigation - Padstow
F. Noise Impact Assessment - Greenacre
G. Noise Impact Assessment - Padstow
H. Flood and Stormwater Management Report - Greenacre
I. Flood and Stormwater Management Report - Padstow
J. Preliminary Arboricultural Impact Assessment - Padstow
K. Traffic Impact Assessment – Greenacre
L. Traffic Impact Assessment – Padstow
M. Indicative Waste Management Plan - Greenacre
N. Indicative Waste Management Plan - Padstow

DETAILED INFORMATION

1. SITE AND LOCALITY DESCRIPTION

1.1 81A-89 Rosedale Avenue, Greenacre

The Greenacre site comprises the following lots as shown in the table below:

Property Address	Property Description	Current Zone	Site Area
81A-89 Rosedale Avenue, Greenacre	Lot 1 DP 449056 Lot 251 DP 14658 Lot 252 DP 14658 Lot 253 DP 14658 Lot 254 DP 14658 Lot 255 DP 14658	SP2 Infrastructure (Electricity Transmission or Distribution Network)	4,486m^2
Total Development Site Area			4,486m^2

The site is a mid-block allotment with a 61m western frontage to Rosedale Avenue. It is an existing substation and contains electricity infrastructure and ancillary buildings.

The site is subject to an easement along the rear boundary for access to adjoining sites. In relation to local context, the site is located 1.5km to the northeast of Bankstown strategic centre. Located within the Chullora industrial precinct, the site is surrounded by 1-2 storey light industrial developments. An aerial view of the site is provided in Figure 2.

Figure 1: Aerial view of subject site **Source:** Urbis, 2025

1.2 48A Gibson Avenue, Padstow

The Padstow site comprises the following properties as shown in the table below.

Property Address	Property Description	Current Zone	Site Area
48A Gibson Avenue, Padstow	Lot 1 DP 449056	SP2 Infrastructure (Electricity Transmission or Distribution Network)	1,994.37m2
Total Development Site Area			1,994.37m2

The site is a corner allotment with a 64m northern frontage to Gow Street and a 30m western frontage to Gibson Avenue. It is an existing substation. Some existing trees are found on the site.

The site is not subject to any easements. In relation to local context, the site is located 2.2km from the Bankstown strategic centre. The site is surrounded by light industrial uses to the north, east and south with low-rise dwellings to the east. An aerial view of the site is provided in 2.

Figure 2: Aerial view of subject site **Source:** Urbis, 2025

2. HISTORY OF PLANNING PROPOSAL

A brief outline of the history of this proposal is provided below:

- March 2025 - Scoping proposals for both proposals were submitted and referred to internal Council teams and State Agencies for review and comments.
- April 2025 - Council held a meeting with the applicant to discuss the preliminary scoping of planning proposals relating to 48A Gibson Street, Padstow and 81A–89 Rosedale Avenue
- June 2025 - Council undertook a Preliminary Merit Assessment and provided a report to the applicant outlining the Council's in principle support for the planning proposal on strategic and site-specific grounds.
- October 2025 - Planning Proposal was lodged with Council.

3. PROPOSAL

Council received an application to amend the *Canterbury Bankstown Local Environmental Plan 2023 (CBLEP 2023)* to facilitate the redevelopment of land previously used for electricity infrastructure, now identified as surplus to operational needs by the operator Ausgrid, to other uses which align with the surrounding industrial context of the site.

The planning proposal was lodged with Council in October 2025 and intends to amend the CBLEP 2023 as summarised in the below table:

Proposed LEP Amendment	Explanation of proposed provisions
Land Zoning	Rezone the properties at 81A – 89 Rosedale Avenue, Greenacre and 48A Gibson Avenue, Padstow from SP2 Infrastructure (Electricity Transmission or Distribution Network) to E4 General Industrial.
Floor Space Ratio	Introduce an FSR of 1:1.
Height of Buildings	No change proposed.

A site-specific draft Development Control Plan (DCP) is not considered necessary for this proposal and therefore has not been submitted by the applicant. The proposed scale of development permitted by the proposed zoning for each subject site is of a small scale and will be similar to surrounding existing industrial development. The impacts of such development can be managed by the current CBDCP 2023.

An assessment of potential impacts and considerations for detailed design are discussed in more detail in Section 5.2 of this report.

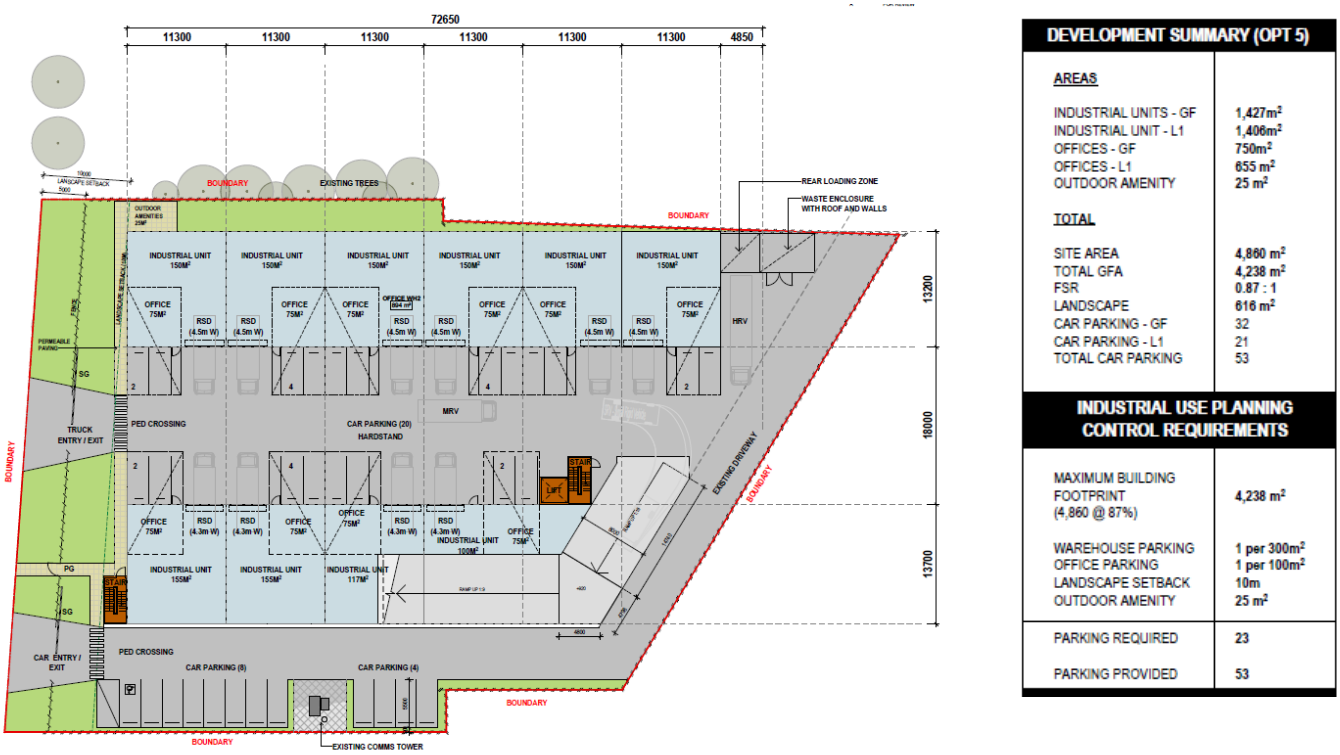
A Letter of Offer has not been submitted by the applicant. The proposed scale and impact of the development permitted by the proposed zoning does not require a planning agreement as it is considered the future redevelopment of the site will not give ruse to unreasonable impacts on surrounding Council infrastructure or services. Monetary contributions through Section 7.12 Development Contributions are considered sufficient in this case.

The information submitted by the applicant as part of the planning proposal addresses Council's key issues identified at the scoping proposal phase, however additional information may be required from the applicant in response to LPP determination or any Gateway conditions and should be submitted, prior to public exhibition of the planning proposal.

3.1 Concept plans and draft LEP maps

3.1.1 81A-89 Rosedale Avenue, Greenacre

Figure provides the concept development scheme proposed for the site at 81A – 89 Rosedale Avenue, Greenacre. The concept scheme is indicative only and shows how the applicant envisages the site may redevelop if rezoned.



DEVELOPMENT SUMMARY (OPT 5)	
AREAS	
INDUSTRIAL UNITS - GF	1,427m²
INDUSTRIAL UNIT - L1	1,406m²
OFFICES - GF	750m²
OFFICES - L1	655 m²
OUTDOOR AMENITY	25 m²
TOTAL	
SITE AREA	4,860 m²
TOTAL GFA	4,238 m²
FSR	0.87 : 1
LANDSCAPE	616 m²
CAR PARKING - GF	32
CAR PARKING - L1	21
TOTAL CAR PARKING	53

INDUSTRIAL USE PLANNING CONTROL REQUIREMENTS	
MAXIMUM BUILDING FOOTPRINT (4,860 @ 87%)	4,238 m²
WAREHOUSE PARKING	1 per 300m²
OFFICE PARKING	1 per 100m²
LANDSCAPE SETBACK	10m
OUTDOOR AMENITY	25 m²
PARKING REQUIRED	23
PARKING PROVIDED	53

Figure 3: Applicant submitted concept scheme architectural drawings - 81A - 89 Rosedale Avenue, Greenacre **Source:** SBA, 2025

The concept development proposal could generate additional employment including 225 to 250 construction jobs and 20 to 25 operational jobs.

The current and proposed draft LEP maps are provided in Figures 4 - 7.

Figure 4: Existing Land Use Zoning – 81A – 89 Rosedale Avenue, Greenacre **Source:** Urbis, 2025

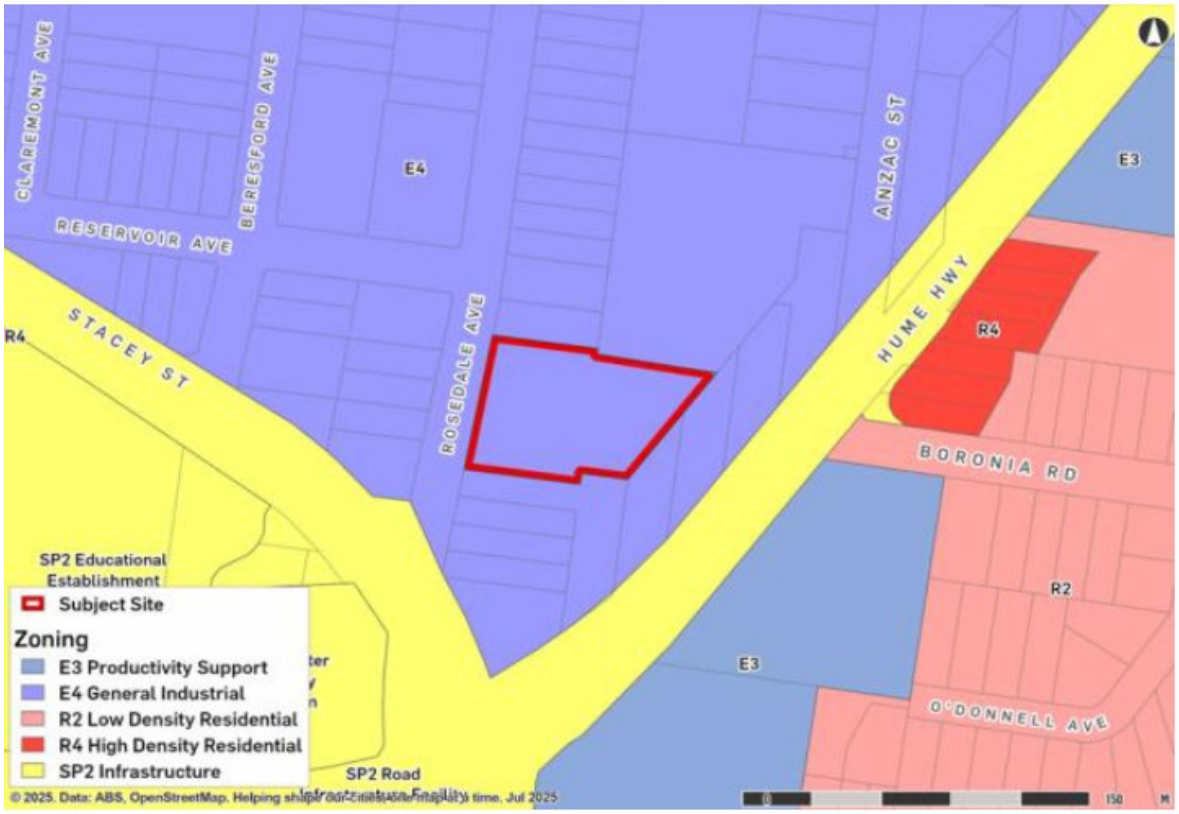


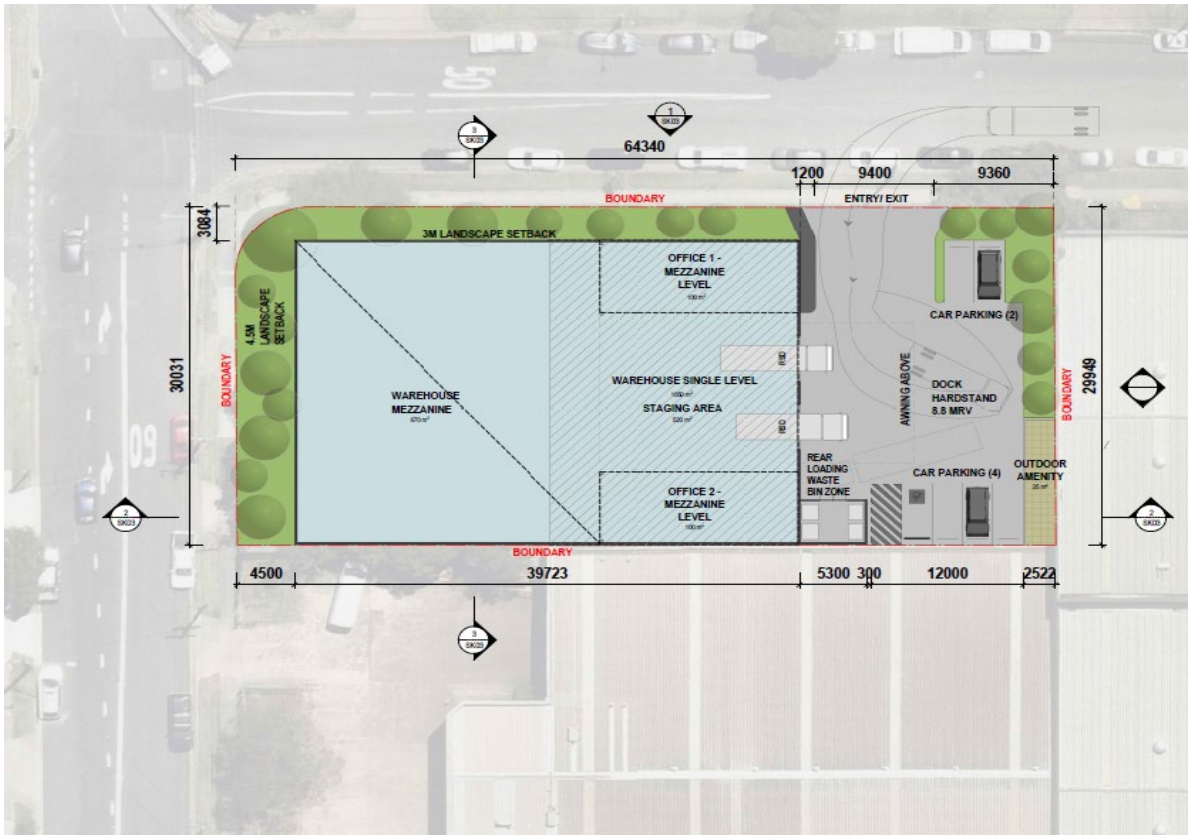
Figure 5: Proposed Land Use Zoning Map – 81A - 89 Rosedale Avenue, Greenacre
Source: Urbis, 2025

Figure 6: Proposed Floor Space Ratio map - 81A - 89 Rosedale Avenue, Greenacre
Source: Urbis, 2025

Figure 7: Proposed Floor Space Ratio map - 81A - 89 Rosedale Avenue, Greenacre
Source: Urbis, 2025

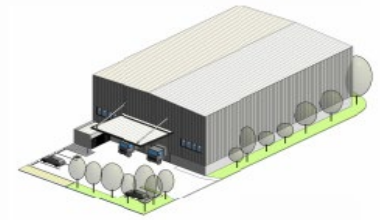
3.1.2 48A Gibson Avenue, Padstow

Figure 8 provides the concept scheme proposed for 48A Gibson Avenue, Padstow. The concept scheme is indicative only and shows how the applicant envisages the site may redevelop if rezoned.



DEVELOPMENT SUMMARY	
AREAS	
WAREHOUSE & MEZZANINE	1,720 m²
OFFICE	200 m²
TOTAL - GFA	1920 m²
OUTDOOR AMENITY	25 m²
SITE AREA	1,922 m²
TOTAL GFA	1,920 m²
FSR	1 : 1
LANDSCAPE	326 m²
CAR PARKING	6

INDUSTRIAL USE PLANNING CONTROL REQUIREMENTS	
MAXIMUM BUILDING FOOTPRINT (1,922 @ 70%)	1,345 m²
WAREHOUSE PARKING	1 per 300m²
OFFICE PARKING	1 per 100m²
LANDSCAPE SETBACK	4.5m & 3m
OUTDOOR AMENITY	25 m²



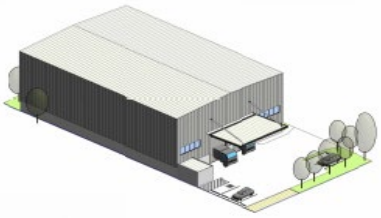


Figure 8: Applicant submitted concept scheme architectural drawings - 48A Gibson Avenue, Padstow
Source: SBA, 2025

The proposal could generate additional employment including 100 to 125 construction jobs and 12 to 15 operational jobs.

The current and proposed draft LEP maps are provided in Figures 9 - 12.

Figure 9: Existing Land Use Zoning - 48A Gibson Avenue, Padstow **Source:** Urbis, 2025

Figure 10: Proposed Land Use Zoning map - 48A Gibson Avenue, Padstow **Source:** Urbis, 2025

Figure 11: Existing Floor Space Ratio Map - 48A Gibson Avenue, Padstow **Source:** Urbis, 2025

Figure 12: Proposed Floor Space Ratio Map - 48A Gibson Avenue, Padstow **Source:** Urbis, 2025

4. STRATEGIC POLICY AND ASSESSMENT SUMMARY

Based on the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and the DPHI's guidelines, the following key policies are relevant to Council's assessment of the application:

- Greater Sydney Region Plan.
- South District Plan.
- State Environmental Planning Policies.
- Section 9.1 Ministerial Directions.
- Council's *Local Strategic Planning Statement "Connective City 2036"*.
- Council's *Employment Lands Strategy* (June 2020).
- DPHI's *Local Environmental Planning (LEP) Making Guideline* (August 2023).
- The Sydney Plan (draft).
- Statewide Policy for Industrial Lands (draft).

As discussed in Section 5 below and detailed in the Applicant's planning proposal provided in Attachment A, Council's assessment of the proposed amendments to the CBLEP 2023 indicates the application demonstrates strategic and site-specific merit as it will:

- Enable underutilised sites to have higher order uses and reducing urban sprawl through consolidation of Council's existing urban footprint.
- Provide approximately 6,100m² of additional employment floor space.
- Contribute to additional industrial floor space in key identified established and strategic industrial precincts of Chullora and Padstow.
- Provide 100 to 125 and 225 to 250 construction jobs for the Padstow site and Greenacre sites respectively, contributing to the target of 14,845 construction jobs by 2036 as identified in the LSPS (p. 50) and Employment Lands Strategy (p. 99).
- Provide an estimated 12 to 15 and 20 to 25 operational jobs for the Padstow site and Greenacre site respectively, contributing to the target of 17,925 manufacturing jobs by 2036 as identified in the LSPS (p. 50) and Employment Lands Strategy (p. 99).

The strategic and site-specific merit of the proposal is met as follows in Section 5. The planning proposal prepared by the proponent and reviewed by Council Officers at Attachment A provides a detailed assessment against all relevant strategic and site-specific criteria.

5. ASSESSMENT

5.1 Consistency with Strategic Planning Framework

5.1.1 Greater Sydney Region Plan – A Metropolis of Three Cities

The Greater Sydney Region Plan was released by the former Greater Sydney Commission in March 2018. It provides a 40-year vision for the Greater Sydney area and is designed to inform district and local plans and the assessment of planning proposals.

The Greater Sydney Region Plan identifies a key objective, that industrial and urban services land is planned, retained and managed to support the city's productivity and integrated economy. The proposal will facilitate additional industrial land, allowing for new land for

industrial uses within an established industrial precinct with existing connections to freight lines, motorways such as the M5, and major inter-city national highways such as the Hume Highway.
The planning proposal is consistent with several planning objectives in the Greater Sydney Region Plan. These include:

- Objective 5: Benefits of growth realised by collaboration of governments, community, and business.
- Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation.
- Objective 16: Freight and logistics network is competitive and efficient.
- Objective 23: Industrial and urban services land is planned, retained and managed.

5.1.2 South District Plan

The former Greater Sydney Commission released the South District Plan on 18 March 2018 to give effect to the Greater Sydney Region Plan. The South District Plan (District Plan) is a 20-year plan to manage growth in the context of economic, social and environmental matters to implement the objectives of the Greater Sydney Region Plan. The plan identifies the importance of protecting industrial and urban services land in the Canterbury Bankstown LGA.

The proposal achieves consistency with the following South District Planning Priority:

- Planning Priority S10 - Retaining and managing industrial and urban services land.

The District Plan identifies that industrial land in the South District is evolving from traditional industrial and manufacturing lands, and freight and logistics hubs, into complex employment lands. Chullora contains the South District's largest industrial precinct. This is supported by the proximity of the precinct to the Chullora Intermodal which offers competitive advantages in terms of supporting large scale freight and logistic activities.

The proposal aligns with the objectives of the South District Plan through a rezoning of underutilised SP2 Infrastructure (Electricity Transmission or Distribution Network) zoned land to E4 General Industrial zoning, supporting employment uses in industry and urban services.

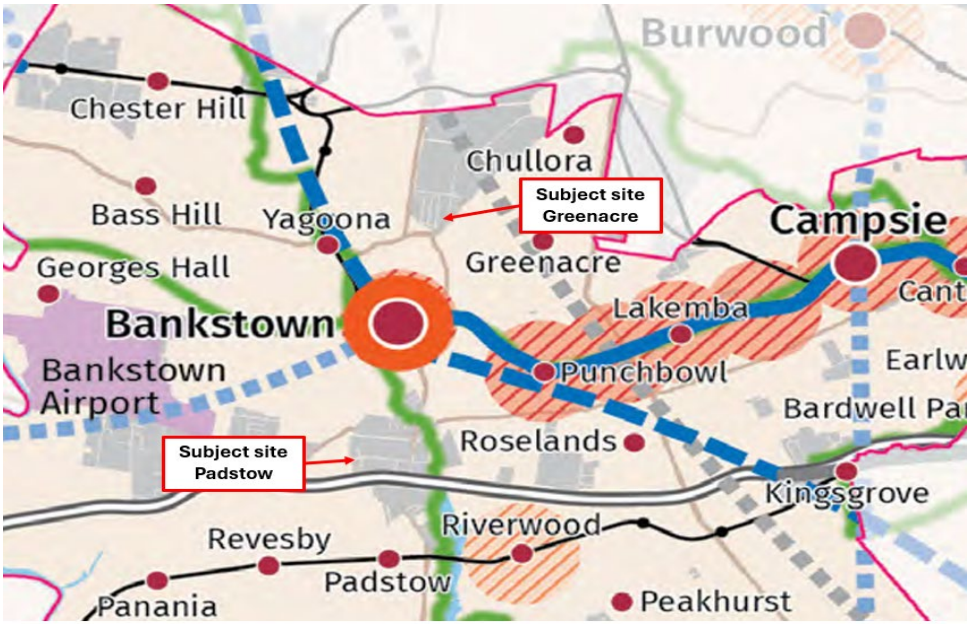


Figure 13: Structure Plan for the South District. Location of subject sites
Source: South District Plan, page 11

5.1.3 State Environmental Planning Policies

The planning proposal is consistent with all State Environmental Planning Policies. Further detail is provided in Attachment A, p. 24.

5.1.4 Section 9.1 Ministerial Directions

The planning proposal is consistent with the applicable Ministerial Directions under Section 9.1 of the EP&A Act, as detailed in the below table. Further detail is provided in Attachment A, pp. 24-26.

Ministerial Direction	Consistency and comment
3.2 Heritage Conservation	Consistent. The subject sites are not listed as state or local heritage items. The subject site in Greenacre is in proximity to the Bankstown Reservoir a state and local heritage item, however the distance of separation of the site from this item ensure minimal impact to the conservation of this item.
4.4 Remediation of Contaminated Land	Consistent. Preliminary Site Investigations have been undertaken for both sites and concluded rezoning to E4 General Industrial Zone is supported. Further investigations and the preparation of remediation action plans will be undertaken at Development Application stage, as required.
7.1 Employment Zones	Consistent. The proposal will increase the floorspace for industrial employment uses in key industrial precincts, encouraging employment growth.

5.1.5 Local Strategic Planning Statement - *"Connective City 2036"*

Connective City 2036 (LSPS) outlines the land use vision for the City of Canterbury-Bankstown LGA. It recognises the importance of employment lands in the economy that are well-connected to Sydney's major road routes and freight network to support the delivery of jobs and urban services to meet community needs. Key actions of the LSPS are to protect and enhance employment lands to provide a greater range of jobs, and to boost these places as quality locations to do business.

The Padstow site is identified on the "Places for Commerce and Jobs" map in the LSPS (p. 48) as being within land mapped for "Industrial land to be retained and managed" (Figure 14 below). The Greenacre site is identified on the same map as being within land mapped for "Industrial and urban services for intensive jobs and commerce". The following directions are relevant for the site.

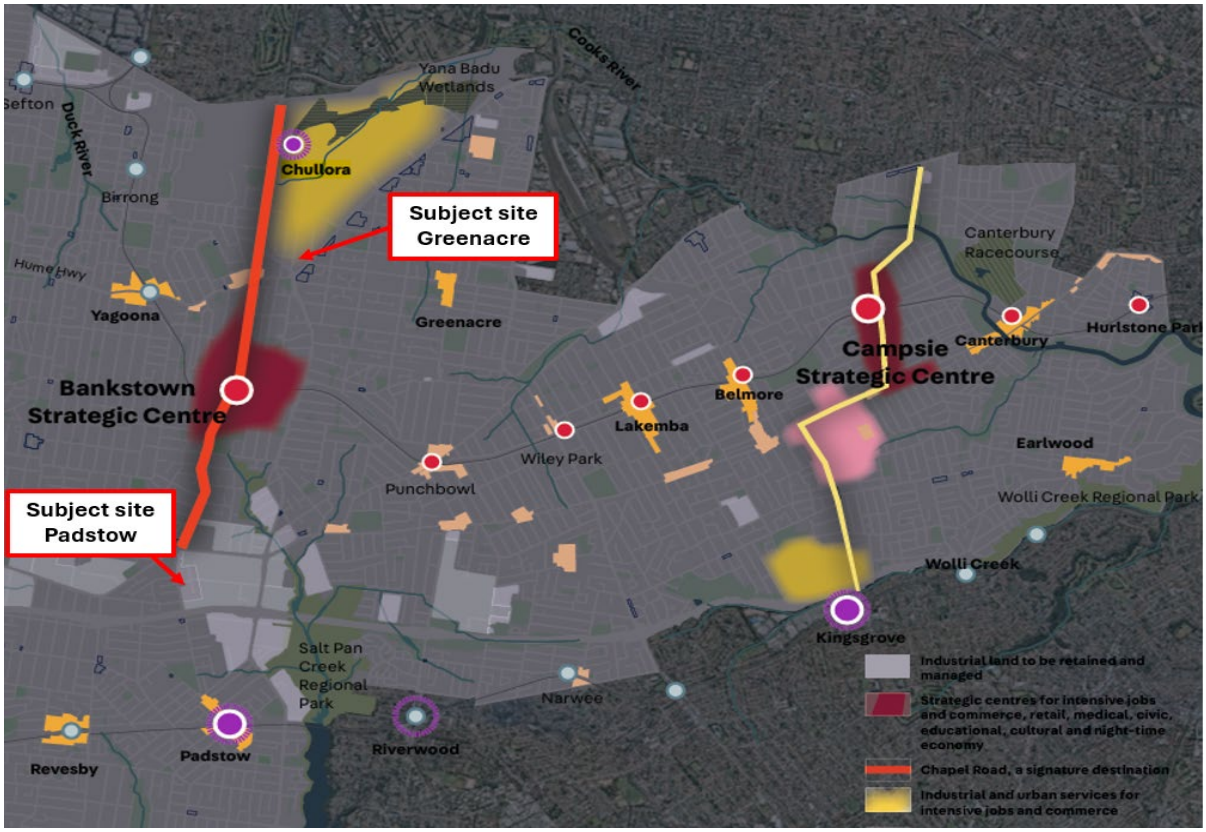


Figure 14: The LSPS "Connective City 2036" plan showing the location of the site in red
Source: Connective City 2023, page 48

The planning proposal is consistent with Council's LSPS and will make an important contribution towards achieving Council's target of 41,000 additional jobs in the Canterbury-Bankstown LGA in the next 20 years. The proposal is consistent with the following LSPS objectives:

<u>Evolution 3 - Places for Commerce and Jobs</u>

- E3.1 Increase job numbers, choice and diversity.
- E3.2 Attract investment in health, education, research and technology.

- E3.6 Protect and enhance employment lands.

The proposal aligns with the LSPS by safeguarding industrial land within an existing industrial precinct through the proposed rezoning to E4 General Industrial.

5.1.6 Canterbury Bankstown Council Employment Lands Strategy

The Canterbury-Bankstown Employment Lands Strategy (ELS) is a document that guides future use, development and management of lands for employment purposes and informed the preparation of the LSPS. The overarching strategy identified in the ELS is to retain and manage existing industrial lands, whilst supporting significant employment growth.

The Greenacre site is positioned to the south of Brunker Road at the southern part of the Greenacre/Chullora industrial precinct. This area is characterised by smaller industrial properties featuring 1-2 storey warehouses and is within the area known as a motor vehicle repair precinct. The ELS identifies that the motor vehicle precinct provides important services to the local population and is to be protected from rezoning to non-industrial zones.

The Padstow site is positioned in the northern section of the Padstow industrial precinct. This part is characterised by smaller lots with land uses such as warehousing, wholesale, automotive and manufacturing land uses. The ELS identifies the importance of safeguarding this land from pressures such as residential and mixed-use zones.

The proposed rezoning of the two sites to E4 General Industrial Zone aligns with the objectives of the ELS by enabling development that will contribute and support economic growth and job creation within the Canterbury-Bankstown LGA.

5.1.7 The Sydney Plan (draft)

Department of Planning, Housing and Infrastructure released the draft Sydney Plan in December 2025 for exhibition. The draft Sydney Plan is a region plan for the Sydney metropolitan region and will guide growth and change for housing, infrastructure and jobs in Sydney over the next 20 years. The intent of the draft Sydney Plan is to replace the Greater Sydney Region Plan and the associated District Plans.

The planning proposal is consistent with several planning priorities and responses the draft Sydney Plan. These include:

- Priority - Prosperous.
- Response 4 - Grow well-located jobs.
- Response 8 - Secure an ongoing pipeline of productive industrial lands (Figure 15).

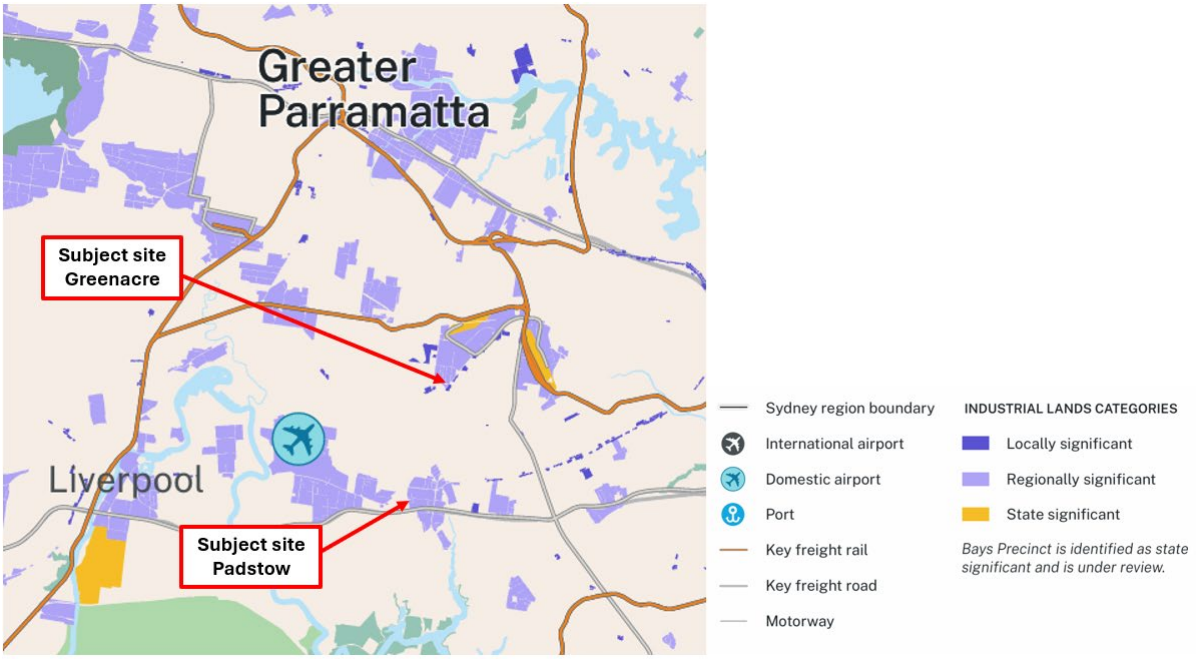


Figure 15: The draft Sydney Plan, Figure 40: Industrial Lands and subject sites **Source:** DPHI, 2025

5.1.8 Statewide Policy for Industrial Lands (draft)

Department of Planning, Housing and Infrastructure released the draft Statewide Policy for Industrial Lands in December 2025. The draft policy proposes a framework for categorisation and approach to planning for industrial lands across NSW. The draft policy is supported by draft Sydney industrial lands categorisation map which identifies the Chullora industrial precinct and the Padstow industrial precinct as "regionally significant". As shown in Figure 16, the subject site in Greenacre and in Figure 17, the subject site in Padstow are situated within these "regionally significant" precincts.

The proposal to rezone the subject sites from SP2 Infrastructure (Electricity Transmission or Distribution Network) to E4 General Industrial is consistent with the draft Statewide Policy for Industrial Lands. The proposal will support additional industrial land in regionally significant industrial precincts supporting the broader region through employment and economic contribution.

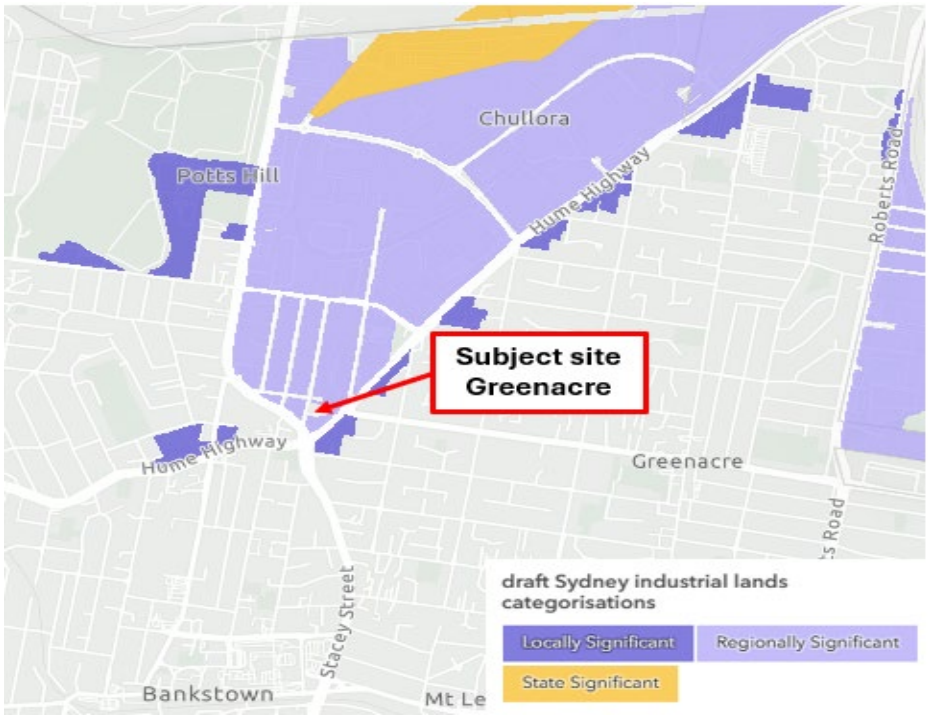


Figure 16: The draft Sydney Industrial lands categorisations map and subject site in Greenacre
Source: DPHI, 2025

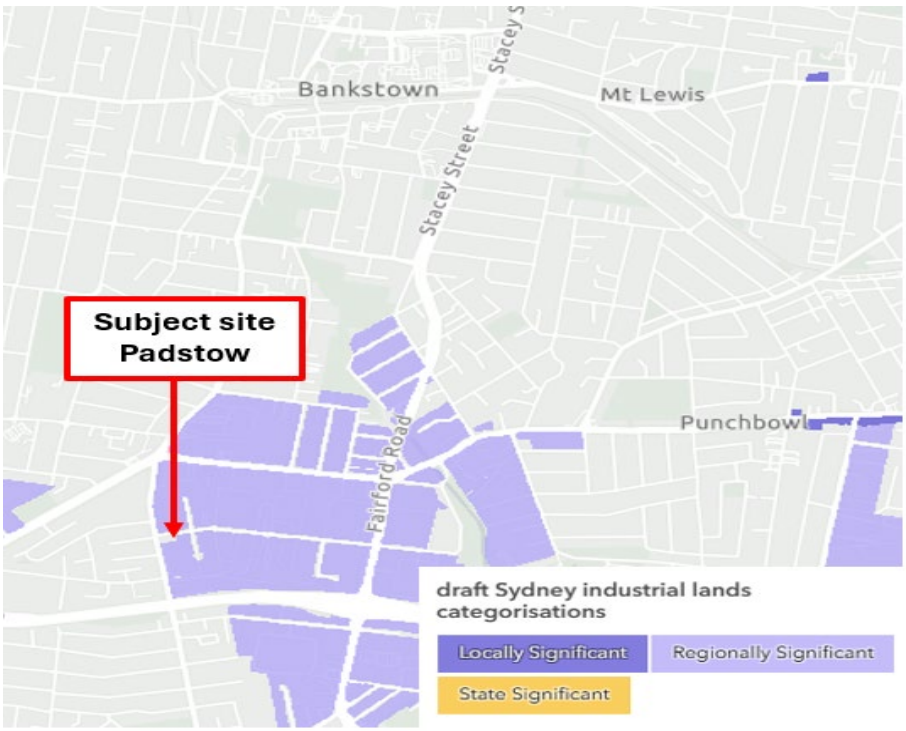


Figure 17: The draft Sydney Industrial lands categorisations map and subject site in Padstow
Source: DPHI, 2025

5.2 Assessment of likely impacts

5.2.1 Traffic Generation, Vehicle Access and Parking

Council has reviewed the planning proposal, concept scheme and submitted Traffic Impact Assessment (TIA) for the subject sites in Greenacre (Attachment K) and Padstow Attachment L). The assessment indicates the concept schemes submitted as part of the planning proposal (Attachment C and shown in Section 3.1) are preferred in comparison to other schemes considered in the TIA and planning proposal report.

The following matter should be considered and addressed for the Padstow site during the detailed design development application stage in the future:

- Scheme B is preferred as the driveway is on the eastern end of the site as far as possible from the intersection of Gow Street and Gibson Road.
- Despite Transport for NSW advice to use Gibson and Bryant to access Fairford Road, Council will insist on the left in, right out arrangement for the development with all movements via Gow Street only to access Fairford Road. This is to minimise impacts of heavy vehicles movements adjacent to residential properties.

The following matters should be considered and addressed for both sites at development application stage:

- All parking and loading to be accommodated within the site boundary.
- All vehicles to leave in a forward direction.
- Driveway design is to be in accordance with AS2890.1:2004 Table 3.2 for light vehicles and AS2890.2:2018 3.4.3 for heavy vehicles.

This matter is further detailed in Attachments A, K and L.

5.3 Urban Design Considerations

5.3.1 81A – 89 Rosedale Avenue, Greenacre

Overall, the site area is considered large enough to support a variety of uses under the E4 General Industrial zoning. Any future development application would need to resolve the following:

- Canopy trees to be provided in accordance with Canterbury-Bankstown DCP requirements.
- Correct parking rates matching the proposed use ranging from industrial, warehouse, logistics uses permitted in E4 General Industrial.
- Traffic Impact Assessment updated to reflect proposed use.

5.3.2 48A Gibson Avenue, Padstow

Any future development application would need to resolve the following:

- Development of a scale that permits adherence with Canterbury-Bankstown DCP requirements including but not limited to setbacks, character, tree retention and carparking.

- Correct parking rates matching the proposed use ranging from industrial, warehouse, logistics uses permitted in E4 General Industrial.
- Traffic Impact Assessment updated to reflect proposed use.

5.4 Tree removal

In the preliminary merit assessment and advice to the applicant, Council requested an Aboricultural impact assessment relating to the trees at 48A Gibson Avenue, Padstow. There are no trees worthy of retention for the Greenacre site.

The submitted aboricultural report prepared by Creative Planning Solutions (Appendix J) for the Padstow site identifies twelve site trees and recommends removal of eleven. This includes removal of four trees identified as of high and medium retention value. Figure 18 shows the proposed tree location and impact plan for concept scheme.

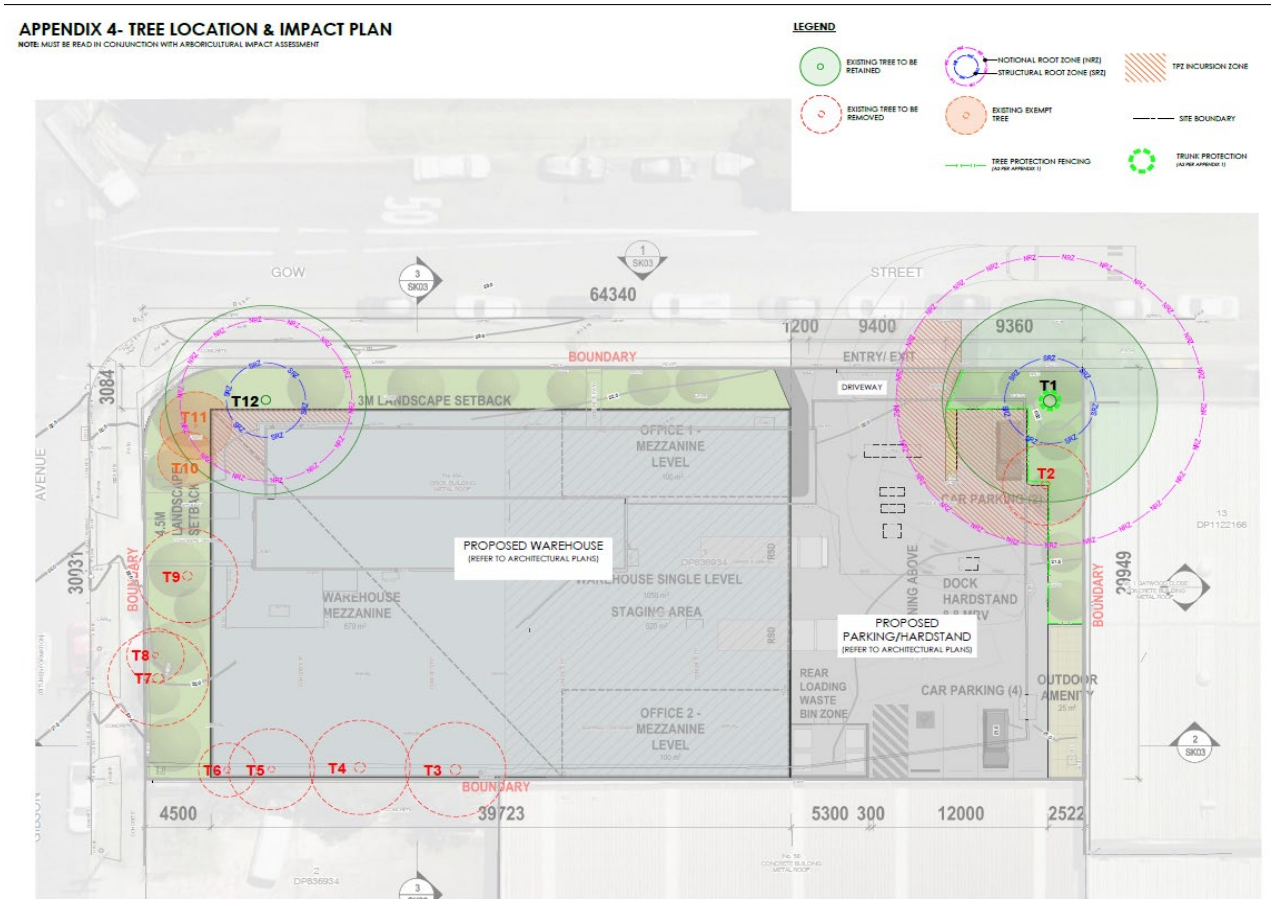


Figure 68: Tree location and impact plan for 48A Gibson Avenue, Padstow
Source: Creative Planning Solutions, 2025

Any future development application for this site must demonstrate compliance with landscape requirements of the Canterbury-Bankstown DCP 2023 and may require further consideration of retaining more existing trees within the site setbacks to provide visual screening and improved amenity to the residential properties opposite the site.

5.5 Noise impacts

The planning proposal included a Noise Impact Assessment (NIA) report for both subject sites. The NIA for the Greenacre site assumed a multi-tenancy warehouse operating between 7am and 6pm Monday to Friday. The NIA for the Padstow site assumed a single warehouse operating between 7am and 6pm Monday to Friday. Both assessments found that the predicted noise levels to surrounding receivers are expected to comply with relevant trigger levels during the daytime.

Noise impacts will be considered as part of any detailed development application for the subject sites.

5.6 Residential interface

The subject site at 48A Gibson Avenue, Padstow interfaces with a low-density residential area located opposite the site, on the western side of Gibson Avenue (Figure 19). Council considers that the proposal is of a small scale and is situated within an existing industrial precinct. The potential impacts associated with this residential interface can be managed with existing DCP controls.

Figure 19: Land use context, Padstow subject site **Source:** Urbis 2025

5.7 Heritage

The subject sites do not contain any listed heritage items under CBLEP 2023 or the State Heritage Register. The Greenacre site is located within proximity to the State heritage item Bankstown Reservoir (SHR #01316) which is located at 300 Hume Highway, approximately 100m southwest of the site.

The proposal includes justification that "*the item is separated from the site by Stacey Street, which is a four-lane road, as well as adjoining development to the south*". Council is satisfied that the proposal does not adversely impact the heritage significance of the State and local heritage item. The location of the subject site and Bankstown Reservoir is shown in Figure 20.

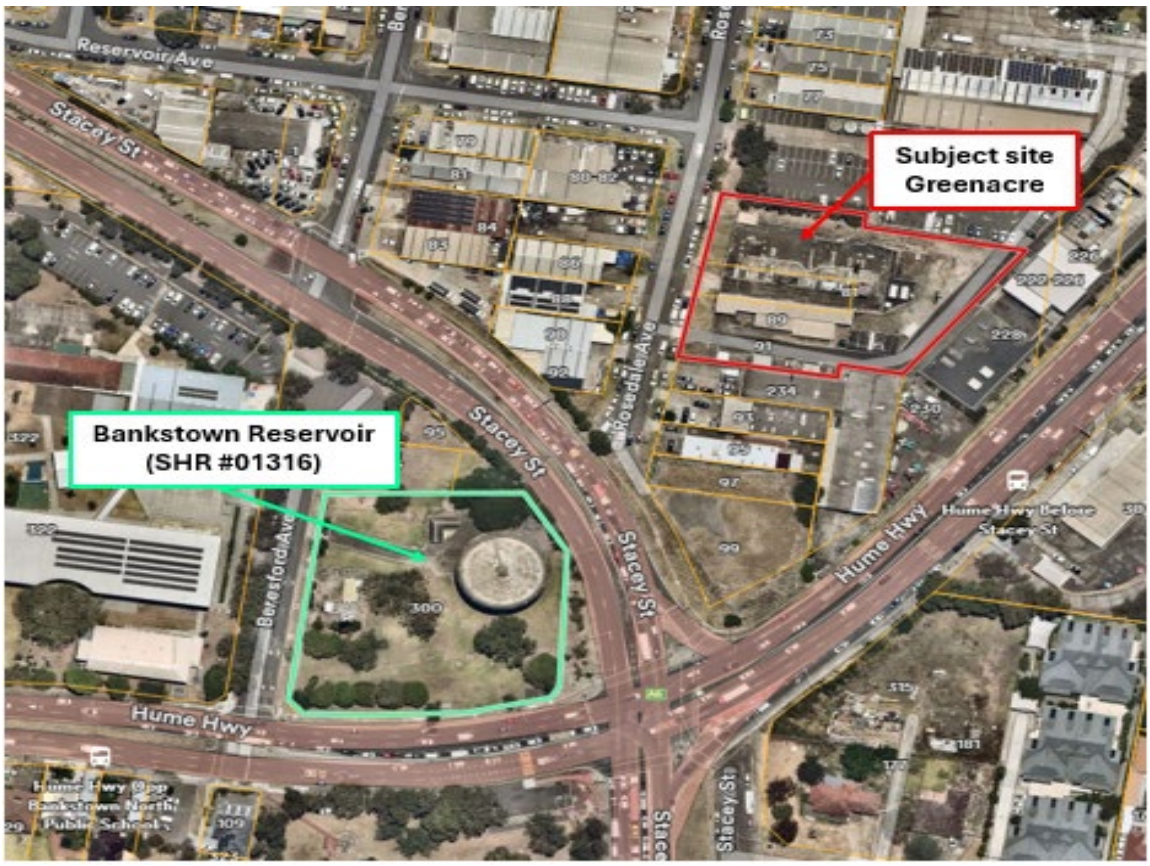


Figure 20: Subject site proximity to Bankstown Reservoir

5.8 Site Contamination

The planning proposal includes a Preliminary Site Investigation (PSI) report for both subject sites.

The PSI for the Greenacre site found that based on historical aerial photographs, the site was rural until the 1940s, with low density residential development in the 1950s and redeveloped into commercial and industrial in the 1960s. The site was redeveloped into a substation in the 1960s. The PSI considers the site suitable for the proposed rezoning and can be made suitable for future industrial use subject to a detailed site investigation (DSI) prior to any

redevelopment. The DSI is not considered warranted for purpose of the subject planning proposal.

The PSI for the Padstow site found that "*the site historically operated as a paddock/ bushland up to the 1960s when the site was developed into a substation which operated until the substation was decommissioned circa 2013, following which environmental investigations and targeted remediation works were conducted within the site between 2013 to 2019, the site has remained largely unoccupied to date*". The PSI considers the site to be suitable for future industrial use. The PSI recommends that if the site is proposed for redevelopment, a supplementary site investigation would be required, and hazardous building materials are to be removed in accordance with the SafeWork NSW Code of Practice: Demolition Work.

Council considers the proposed approach satisfactory noting additional investigation and remediation will be a consideration as part of any future development application for the sites.

5.9 Flooding

Subject sites are not affected by 1% Annual Exceedance Probability (AEP) or Probably Maximum Flood (MPF) events.

6. STATE AGENCY REVIEW

The scoping reports and supporting documents were referred to relevant state agencies for review including the Department of Climate Change, Energy, the Environment and Water and the NSW Environmental Protection Agency. State agency comments are summarised in the table below:

Agency	Advice
Department of Climate Change, Energy, the Environment and Water	Both sites: Prepare a Landscape Design Report prepared by a suitably qualified Landscape Architect or Landscape Designer.
Transport for NSW	Both sites: A Traffic Impact Assessment is to be prepared in accordance with the Guide to Transport Impact Assessment.
NSW Environmental Protection Agency	Both sites: No comment.

Council discussed the requirement for a Landscape Design Report with the applicant and confirmed landscaping within the concept schemes would be sufficient at this stage given the limited amount of landscaping likely to be provided on the proposed industrial zoned land.

Council will refer the planning proposal and supporting documents to relevant state agencies if the planning proposal proceeds to public exhibition.

7. OTHER CONSIDERATIONS

Council has assessed this planning proposal against the justification matters outlined in DPHI's LEP Making Guideline. The purpose of this planning proposal is to demonstrate whether there is justification for a proposal to proceed to Gateway based on consistency with the relevant state environmental planning policies and Ministerial Directions.

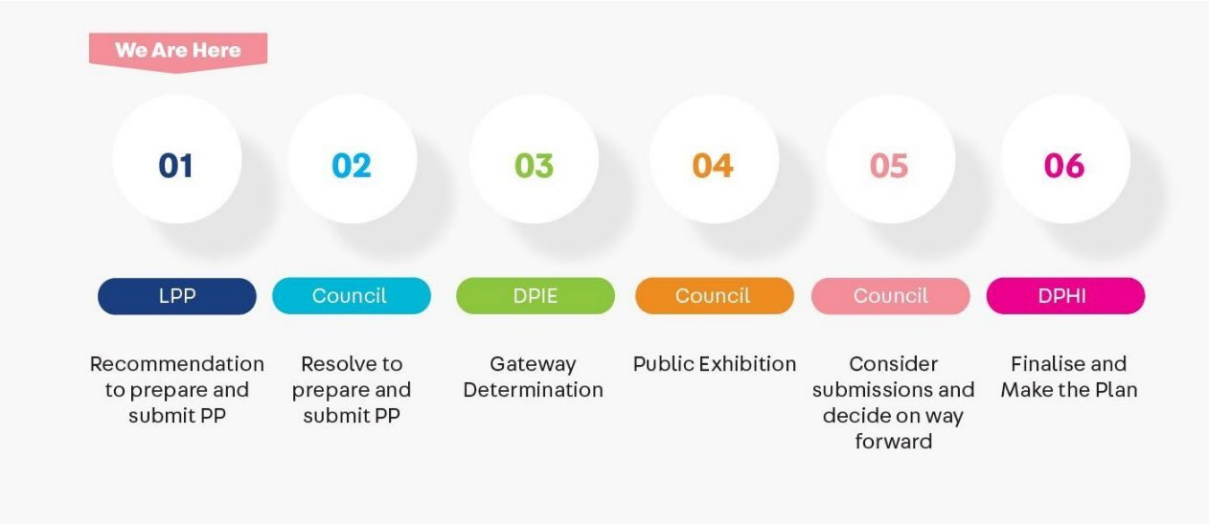
Key matters for consideration are the management of likely impacts resulting from the proposal which will be addressed by the applicant at the development application stage by addressing the requirements of the CBLEP 2023, CBDCP 2023 and any other relevant State Environmental Planning Policies:

- Traffic and parking impacts.
- Contamination and remediation.
- Detailed design.

Any comments received during the exhibition of the planning proposal, and future development application, will also be considered by the consent authority before a final decision is made.

This report concludes that the proposal presents both strategic and site-specific merit and proceed to a Gateway determination, should Council decide to progress this planning proposal.

8. NEXT STEPS



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