

Planning Proposal

Rockdale Local Environmental Plan 2011

**Rezoning of land at 119 Barton Street,
Monterey to R3, Medium Residential Density**



April 2019

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Version 1	August 2017
Version 2	April 2019

Introduction

This Planning Proposal explains the intended effect of, and justification for, the proposed amendment to *Rockdale Local Environmental Plan 2011 (Rockdale LEP 2011)*. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the relevant Department of Planning and Environment guides, including 'A Guide to Preparing Local Environment Plans' and 'A Guide to Preparing Planning Proposals'.

Background

Comprising the former Francis Drake Bowling Club, the site is a large battle axe lot at 119 Barton Street, Monterey. With a northern frontage of approximately 35 metres to Barton Street, the site has a total area of 7,218 sqm. The site is proximate to commercial centres at Brighton-Le-Sands, 1.6km to the north, Ramsgate commercial centre 1.2km to the south and Kogarah commercial centre 1.5km to the north west. It is also 1.5km from the St George Hospital precinct which has been designated for major education/health development with employment of up to 10,000.

A site-specific zoning of RE2 Private Recreation applies to the subject land. However, the land lies within an R3 Medium Density Residential zone that surrounds it on all four sides. This Planning Proposal seeks to amend the current zoning under RLEP 2011 from Private Recreation (RE2) to Medium Density Residential (R3) to make permissible the redevelopment of the subject land at 119 Barton Street.

The Planning Proposal will be achieved by:

- Amending the Rockdale LEP 2011 Land Use Map for the former Sir Francis Drake Lawn Bowls Club at 119 Barton Street in accordance with Part 4 of this report;
- Establishing a Building Height that is consistent with the existing land uses of the subject area, i.e. 8.5m
- Establishing an FSR that is the same as the surrounding area, currently 0.6:1 in the Rockdale LEP 2011; and
- Establishing a minimum lot size of 450m².

An analytical study conducted by Rothelowman has produced a model for potential development yield and building typology. By way of example, this concept illustrates the capacity of the subject site to accommodate 28 two and three-bedroom townhouses under a fully compliant proposal with Council current guidelines for R3.

Rezoning of the site will not deprive the community of open space. The site was previously operating as a private use bowling club with access limited to club members. Additionally, there is considerable open space 400m to the west at Scarborough Park, and 150m to the east, at Cook Park on the bay front.

The objective of the current scheme is to increase the number and diversity of dwellings in the subject area which is within proximity to an identified strategic centre. The relevant objectives of the Planning Proposal are as follows:

- *To provide increased housing consistent with the surrounding residential zoning of the locality*
- *To provide quality housing choices that are consistent with the existing zoning of the neighbourhood.*
- *Provide a feasible and sustainable economic use of the subject site.*

The proposal is compliant with all relevant SEPPs and the Minister's Section 9.1 Directions (formerly Section 117 Directions) under the EPA Act.

Part 1 - Objectives and Intended Outcomes

Currently, the subject site is underutilised and does not meet its full development potential. Located on the site is a redundant lawn bowls facility with a low capacity for improvement. Changes to the land use zoning and development standards identified below, will allow the site to potentially accommodate a residential development of high quality design. The objectives of the rezoning and LEP amendments proposed in the planning proposal are:

- To improve an underutilised site that does not meet its full potential through enabling development to be permitted that is consistent with development in the surrounding locality;
- To enable development opportunities within walking distance of public transport.;
- To support the increase of housing promoted in the Eastern City District Plan across the Bayside LGA by monitoring the delivery of the five-year housing target of 10,150 dwellings while recognising significant growth in infill areas;
- By promoting housing diversity and affordability by providing additional residential accommodation which is an objective of the Greater Sydney Regional Plan – A Metropolis of Three Cities; and the Eastern City District Plan;
- To meet the directions of Section 9.1 Directions (formerly S.117 Directions) of the Environmental Planning and Assessment Act 1979 relating to the promotion of a variety of housing types to meet future needs within residential zones; and
- To meet the directions of Section 9.1 Directions of the Environmental Planning and Assessment Act 1979 in relation to integrating land use and transport.

It is intended that the Planning Proposal will form a site-specific amendment to the RLEP 2011. The intended outcomes of the Planning Proposal are to amend *Rockdale LEP 2011* as follows:

- **Rezone the subject land to R3 Medium Density Residential (as is the land surrounding the site to all sides);**
- **Establish a site-specific maximum building height of 8.5 m (as is the land surrounding the site to all sides);**
- **Establish a site-specific maximum floor space ratio (FSR) of 0.6:1 (as is the land surrounding the site to all sides); and**
- **Establish a minimum lot size of 450m² (as is the land surrounding the site to all sides).**

A site-specific zoning of RE2 Private Recreation applies to the subject land. However, the land lies within a R3 Medium Density Residential zone that surrounds it on all four sides.

Census statistics shows that houses in Monterey are dwellings primarily occupied by older people who are likely to be empty nesters remaining in family homes which are now larger than their needs in terms of bedroom numbers.

Regarding accessibility to modes of public transport for residents, the subject land lies within easy walking distance of bus services along Chuter Ave (270m west) and the Grand Parade (130m east). The Grand Parade is serviced by bus routes travelling north, Route 303 (Sans Souci to Circular Quay), and south, Route 478 (Ramsgate to Rockdale). An express service, Route X03, operates between Sans Souci and Circular Quay during peak periods Monday to Friday providing access to the city (Central Station) within 30 mins. Chuter Ave is serviced by Route 947 (operated by Transdev NSW), which runs between Hurstville to Kogarah.

The Eastern City District Plan (District Plan) supports the increase of housing across the Bayside LGA by monitoring the delivery of the five-year housing target of 10,150 dwellings while recognising significant growth in infill areas. Housing diversity and affordability are also major considerations in the strategic

direction of LGAs located in the District. An increase in the proportion of people that are ageing and/or disabled has highlighted a need for the delivery of diverse housing which includes smaller homes, group homes, adaptable homes and aged care facilities.

The Greater Sydney Region Plan – A Metropolis of Three Cities (Regional Plan) anticipates that 725,000 new homes will be needed by 2036. The Plan highlights the importance of facilitating a '30 minute city' by integrating housing, employment and public transport.

The proposal is consistent with the Regional Plan as it will accelerate the delivery of housing to contribute to the State Government target of 725,000 homes by 2036. These homes will be provided within established centres supported by public transport, utilities, social infrastructure and employment opportunities within the Kogarah strategic centre, which lies approximately 1.6km from the subject site. The Kogarah priority health and education precinct is planned to provide at least 10,000 jobs. The proposal will permit infill medium density development to meet the needs of growing number of small households within a locality otherwise dominated by detached dwelling houses. The proposal will provide an opportunity to revitalise an existing suburb through the redevelopment of a disused facility to create an improved streetscape. Redevelopment of the site has the potential to encourage a healthy community through the provision of communal open space, sustainable design and end of journey facilities that encourage cycling in this relatively flat area.

Section 9.1 Directions

Direction 3.1 Residential Zones

The first relevant s9.1 Direction is 3.1 – Residential Zones whose objectives are:

- (a) to encourage a variety and choice of housing types to provide for existing and future housing needs,*
- (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and*
- (c) to minimise the impact of residential development on the environment and resource lands.*

The development of townhouses on the subject site will be consistent with the planning for the area which seeks medium density housing, will increase the choice of housing which is currently and predominantly single dwellings, and will make good use of existing open space and public transport infrastructure. Services such as water, sewerage and electricity are available in the street. No adverse impact on the environment at large will result from the infilling of residential development on the subject site.

Direction 3.4 Integrating land use and transport

The objective of Direction 3.4 is to:

ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- (a) improving access to housing, jobs and services by walking, cycling and public transport, and*
- (b) increasing the choice of available transport and reducing dependence on cars, and*
- (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and*
- (d) supporting the efficient and viable operation of public transport services, and*
- (e) providing for the efficient movement of freight.*

Where this direction applies, a planning proposal must include provisions that are consistent with the principles of *Improving Transport Choice – Guidelines for planning and development (DUAP 2001)*, and *The Right Place for Business and Services – Planning Policy*¹.

As mentioned above, the subject site is serviced by a number of bus services, along Chute Avenue and the Grand Parade. The proposal satisfies the objectives of Direction 3.4.

Though the planning proposal does change the existing RE2 – Private Recreation zoning to R3 - Residential, it will provide an increased and diverse supply of housing within approximately 2km of the Kogarah Strategic Health Centre. The proposal makes use of existing transport infrastructure and, therefore, it is consistent with the policy.

Direction 7.1 Implementation of A Plan for Growing Sydney

Direction 7.1 applies to land within the former local government area of Rockdale. Its objective is to:

- *give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.*

Refer to discussion regarding consistency with strategic direction under Part 3-B below.

¹ Department of Planning and Environment. Policy Directions for Plan Making. (Page 17)

Part 2 - Explanation of Provisions

A – Provisions that are shown on control maps

2.1 – land use zoning

The subject site is zoned RE2 Private Recreation under the Rockdale Local Environmental Plan 2011, the objectives of the RE2 Zone are as follows:

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

Permissible and prohibited uses within the zone are summarised in Table 1 below. The former Francis Drake Bowling Club constituted development for the purpose of a registered club (outdoor). Residential development is prohibited within the RE2 zone.

TABLE 1: DEVELOPMENT STANDARDS UNDER ROCKDALE ENVIRONMENTAL PLAN 2011 - Part 2 Permitted or Prohibited Development	
CONTROL	PROPOSAL
Clause 2 Permitted without consent	Roads
Clause 3 Permitted with consent	Boat launching ramps; Building identification signs; Business identification signs; Community facilities ; Environmental facilities; Environmental protection works; Jetties; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Water supply systems
Clause 4 Prohibited	Any development not specified in item 2 or 3

As mentioned above, the subject site is currently zoned RE2 – Private Recreation with the surrounding area being R3 – Medium Density Residential. Residential development under the current zoning is prohibited. Notwithstanding, this planning proposal is for the change in land use zoning from RE2 to R3, which is justified as it is consistent with the surrounding zoning and will accommodate a townhouse-style development such as the neighbouring site at 125 Barton Street.

2.2 – Minimum subdivision lot size

The site does not currently incorporate a minimum lot size control under Clause 4.1 of the RLEP 2011. However, the immediate area has a minimum lot size of 450m² and proposal will be consistent with this provision. The objectives of this Clause are as follows:

- to ensure that subdivision reflects and reinforces the predominant subdivision pattern of the area,*
- to minimise any likely impact of subdivision, and development on subdivided land, on the amenity of neighbouring properties,*
- to ensure that lot sizes and dimensions are able to accommodate development consistent with relevant development controls.*

Amending this Clause will ensure that the subdivision pattern for the site is consistent with the surrounding area, maintain amenity of neighbouring properties and ensure that lots sizes are sufficient to accommodate relevant development.

2.3 – Height of Building

Building height for the subject site is not currently prescribed under clause 4.3 in the RLEP 2011. Though the site is excluded from the Height of Buildings Map, the immediate area has a maximum height of 8.5m. The objectives of this clause are as follows:

- (a) to establish the maximum limit within which buildings can be designed and floor space can be achieved,*
- (b) to permit building heights that encourage high quality urban form,*
- (c) to provide building heights that maintain satisfactory sky exposure and daylight to buildings, key areas and the public domain,*
- (d) to nominate heights that will provide an appropriate transition in built form and land use intensity*

The planning proposal will establish a maximum building height of 8.5m, which is consistent with the prevailing height limit for the subject area. Amending the map referred to in clause 4.3 to include the subject site meets the above objectives.

2.4 – Floor Space Ratio (FSR)

FSR for the subject site is not currently prescribed under Clause 4.4 in the RLEP 2011. Though the site is excluded from the FSR Map, the immediate area has a maximum FSR of 0.6:1. The objectives of this Clause are as follows:

- (a) to establish the maximum development density and intensity of land use, accounting for the availability of infrastructure and generation of vehicular and pedestrian traffic, in order to achieve the desired future character of Rockdale,*
- (b) to minimise adverse environmental effects on the use or enjoyment of adjoining properties,*
- (c) to maintain an appropriate visual relationship between new development and the existing character of areas or locations that are not undergoing or likely to undergo a substantial transformation.*

Currently, the subject site is exempt from the RLEP 2011 Floor Space Ratio map (see figure 6). Amending the FSR of the site to a density that is consistent with the surrounding area will have no unreasonable adverse impact on the amenity, extent of overshadowing or privacy of the adjoining properties.

B – All provisions

Development standards applicable to the subject land are summarised in Table 2 below.

TABLE 2: DEVELOPMENT STANDARDS UNDER ROCKDALE LOCAL ENVIRONMENTAL PLAN 2011	
CONTROL	PROPOSAL
Clause 4.1 Minimum subdivision lot size	<p>Not applicable. The subject land is not identified on the Minimum Lot Size Map (Sheet LSZ_005).</p> <p>A minimum lot size of 450m² is proposed which is consistent with the surrounding area. Refer to section 4 Mapping below.</p>
Clause 4.3 Building Height	<p>Not applicable. The subject land is not identified on the Floor Space Ratio Map (Sheet HOB_005).</p> <p>A site-specific maximum building height of 8.5m, consistent with that permissible within the surrounding R3 medium density zone, is proposed to be applied to the subject land. Refer section 4 Mapping below.</p>
Clause 4.4 FSR	<p>Not applicable. The subject land is not identified on the Floor Space Ratio Map (Sheet FSR_005).</p> <p>A site-specific maximum floor space ratio of 0.6:1, consistent with that permissible within the surrounding R3 medium density zone, is proposed to be applied to the subject land. Refer section 4 Mapping below.</p>
Clause 5.9 Preservation of trees or vegetation	Not relevant. No amendment of Clause 5.9 is proposed.
Clause 5.10 Heritage conservation	<p>No amendment of Clause 5.10 is proposed.</p> <p>Subject land is not identified as a heritage item under this instrument nor does it lie within a conservation area identified on the RLEP 2011 Heritage Map (Sheet HER_005). The subject land does, however, lie within 150 metres of Cook Park along the Grand Parade to the east, which is identified as an item of local heritage significance (I168) under schedule 5 of RLEP 2011.</p>
Part 6 Additional Local Provisions	Not relevant. No amendment of Part 6 is proposed.

Control Maps

Tile 005 of *Rockdale LEP 2011* control maps shows land use zoning, minimum lot size, FSR and Height of Building for the subject site. Proposed changes and the amended development control maps are provided under Part 4 'Mapping' below.

Part 3 - Justification

A Need for the planning proposal

A1 Is the planning proposal a result of any strategic study or report?

As noted below, the proposal meets many strategic objectives but the site is too small to have been featured in any strategic plans for the area.

Cook Park Plan of Management and Masterplan 2010

Cook Park is a large public recreation area that spans approximately 8 kilometers along the Botany Bay foreshore from the Cooks River to the mouth of the Georges River. Due to its size and local significance, Cook Park is the focal point for a number of suburbs on the western shore of Botany Bay. The Cook Park Plan of Management and Masterplan sets out the strategic direction for the park and minimising impacts from surrounding areas.

Part 5 of the Plan outlines the strategy for conserving the park's environment, heritage and character. This is relevant to the proposal as views of Botany Bay, through the park, are available along Barton Street. The proposed change of use will be consistent with the values of this section which outline the conservation of heritage, social and natural value, visual quality, and recreational space.

As a part of this proposal, the site will have a maximum building height of 8.5m with an FSR of 0.6:1. Strategies identified in the Masterplan, such as establishing green links and maintaining view corridors, have been recognised and are encompassed in the objectives, **Section 4.1**, below.

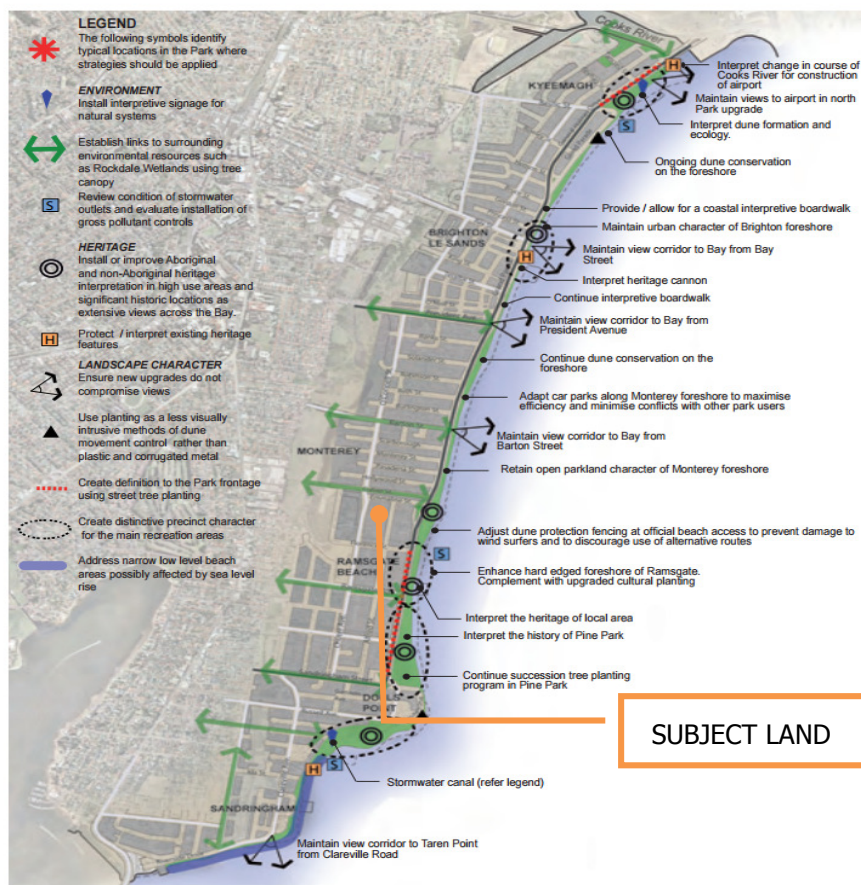


Figure 1: Extract – Cook Park – Plan of Management and Masterplan

Open Space & Recreation Strategy 2010

In 2010, Rockdale City Council released a strategy to enhance the quality of open space and recreational areas. The Open Space & Recreation Strategy set goals that are consistent with the key strategic direction of The Rockdale City Plan 2009-2018. These goals are:

- A City with a Sense of Pride
- A Liveable City with Lifestyle Qualities
- A Connected and Accessible City
- A City with Viable Business and Employment Opportunities

A2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Due to the very restrictive nature of the current zoning, RE2 Private Recreation, there is no other way to achieve economic and orderly use of the site other than by a rezoning.

B Relationship to strategic planning framework

B1 Is the planning proposal consistent with the objectives and actions contained within the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

There are no strategies of sufficient detail to state that the proposal has been brought into existence following the adoption of such strategies. However, all of the more generalised strategies, such as the exhibited draft district plans, support a conversion of the subject site into a minor residential development (potentially 28 dwellings). It is completely consistent with surrounding zoning.

Eastern City District Plan

In March 2018, the Greater Sydney Commission finalised the Eastern City District Plan, setting out priorities and actions for Greater Sydney's Eastern City District. The proposed priorities and actions for a productive and liveable East District focused on planning a city of people and of great places as well as supply of a range of housing and employment opportunities. It is guided by the aim of establishing 30-minute cities, where people are 30 minutes from jobs and services by public transport and 30 minutes from local services by active transport. This is projected to be achieved by responding to the planning priorities outlined in the District Plan.

The planning proposal's consistency with the priorities in the District Plan are discussed in the table below.

TABLE 3: EASTERN CITY DISTRICT PLAN	
PLANNING PRIORITY	CONSISTENCY
Infrastructure and collaboration	
Planning Priority E1. Planning for a city supported by infrastructure	The planning proposal will provide additional housing within close proximity to a number of bus services along Grand Parade, which will optimise the use of existing public transport infrastructure.

TABLE 3: EASTERN CITY DISTRICT PLAN

PLANNING PRIORITY	CONSISTENCY
Planning Priority E2. Working through collaboration	The planning proposal will allow for the delivery of further housing in collaboration with the State and Local Government and the community.
Liveability	
Planning Priority E3. Providing services and social infrastructure to meet people's changing needs	The District Plan identifies an increase in the proportion of people that are ageing and/or disabled and highlighted the need for the delivery of diverse housing which includes smaller homes, group homes, adaptable homes and aged care facilities. The proposal will remove the redundant blowing club use and replace it with housing which is more suitable for the changing needs of the locality and will provide a wide range of housing for community members.
Planning Priority E4. Fostering healthy, creative, culturally rich and socially connected communities	The proposed terraced housing will create a more socially active environment than currently exists. The residential accommodation will be within walking distance to Brighton Le Sands town centre, Kogarah Health and Education and a number of recreational opportunities. Bicycle parking will be provided in the scheme which will be detailed in the future Development Application. The promotion of walking and cycling will improve the health of future residents and reduce traffic congestion.
Planning Priority E5. Providing housing supply, choice and affordability, with access to jobs and services	The draft District Plan has a housing target for Bayside Council of an additional 10,150 dwellings between 2016-2021. The proposal enables increased housing supply and choice with varying typologies which are accessible to jobs and services. The additional supply of residential accommodation would contribute to the affordability of housing within the area.
Planning Priority E6. Creating and renewing great places and local centres, and respecting the District's heritage	The proposal seeks to provide a well-designed built environment with fine grain urban form which is consistent with the adjoining properties and will create a great place.
Productivity	
Planning Priority E10. Delivering integrated land use and transport planning and a 30-minute city	<p>Future residents will be located within walking distance of businesses in Brighton Le Sands and Kogarah health and Education Precinct (which is a strategic centre in the Eastern City and South District Plans). The site is also within 30 minutes of Sydney CBD and Miranda which are both strategic centres and provide a range of employment services.</p> <p>The planning proposal will deliver integrated land use and transport planning, by locating well-designed housing in close proximity to public transport and employment centres.</p>
Sustainability	
Planning Priority E17 Increasing urban tree canopy cover and delivering Green Grid connections	Some of the actions in this planning priority seek to expand the urban tree canopy in the public realm and refine the detailed design and delivery of the green grid opportunities. Sydney's Green Grid identifies Barton Street as a Boulevard Street Green Link from an urban centre to Botany Bay. There is an opportunity to provide landscaping along Barton Street which will be explored further at the Development Application stage.
Planning Priority E19. Reducing carbon emissions	The proposal promotes environmental efficiency by increasing development potential in an existing centre with good infrastructure and facilities and services

TABLE 3: EASTERN CITY DISTRICT PLAN	
PLANNING PRIORITY	CONSISTENCY
and managing energy, water and waste efficiently	within walking distance of the site. Sustainability measures are to be further considered during the detailed design phase.

Greater Sydney Regional Plan – A Metropolis of Three Cities

The Greater Sydney Regional Plan, “A Metropolis of Three Cities” provides a long-term guide for land use planning for the greater Sydney region. The Greater Sydney Regional Plan (The Regional Plan) is a result of a review undertaken of a Plan for Growing Sydney 2014, which revealed that while most of the directions of A Plan for Growing Sydney were still relevant, they required updating or strengthening to respond to new challenges for planning greater Sydney towards 2056.

The vision for the region is to transform into a metropolis of three cities; Western Parkland City, Central River City and Eastern Harbour City. The subject site is located within the southern portion of the Eastern Harbour CBD City.

The Plan sets additional housing targets of 46,550 in the next 0-5 years and 157,500 up to 2036 for the Eastern City. These homes are to be provided within established centres supported by public transport, utilities, social infrastructure and employment opportunities within the Kogarah Collaboration area, which is a prioritised health and education precinct within 1.6km of the subject site.

Furthermore, the Plan places an emphasis on the need for the ‘missing middle’ housing types to become more prevalent in the right locations. The ‘missing middle’ refers to medium density housing such as villas and townhouses within existing areas, that provide greater housing variety. The ‘missing middle’ housing typologies are said to be best suited in transitional areas between urban renewal precincts and existing neighbourhoods as follows:

- Residential land around local centres where links for walking and cycling help promote a healthy lifestyle;
- Areas with good proximity to regional transport where more intensive urban renewal is not suitable due to challenging topography or other characteristic;
- Lower density parts of suburban Greater Sydney undergoing replacement of older housing stock; and
- Areas with existing social housing that could benefit from urban renewal and which provide good access to transport and jobs.

The Planning Proposal is consistent with the Plan in regards to the above as it will contribute to meeting additional housing targets within the Eastern City District and provide infill ‘missing middle’ development which is in demand in locations such as the subject site.

The Plan also applies 10 Directions across 4 criteria to develop the Metropolis of Three Cities vision. An assessment of the proposal against the relevant criteria and objectives is provided in the table below:

TABLE 4: GREATER SYDNEY REGIONAL PLAN

OBJECTIVES	RESPONSE
Infrastructure and collaboration	
A city supported by infrastructure <ul style="list-style-type: none"> • Infrastructure supports the three cities • Infrastructure aligns with forecast growth • Infrastructure adapts to future needs • Infrastructure use is optimised 	<p>The Planning Proposal is in a location which is supported by arterial road networks including the Grand Parade to the east and Rocky Point Road (which connects to the Princes Highway) to the west. Public transport is considered to be good in the area providing connections to local, strategic and priority precincts and anticipated to improve. Future infrastructure projects such as the F6 being investigated are also projects which highlight why the Planning Proposal should be supported to ensure the land use is optimised.</p>
A Collaborative City <ul style="list-style-type: none"> • Benefits of growth realized by collaboration of governments, community and business 	<p>The Planning Proposal would support additional housing stock being located in proximity to a planned collaboration area – the Kogarah Health and Education Precinct, in turn supporting its growth.</p>
Liveability	
A City for people <ul style="list-style-type: none"> • Services and infrastructure meet communities changing needs • Communities are healthy, resilient and socially connected • Greater Sydney's communities are culturally rich with diverse neighbourhoods • Greater Sydney celebrates the arts and supports creative industries and innovation 	<p>The Planning Proposal would provide additional housing supply of a diverse nature serviced by adequate access to local and strategic centres and priority precincts. Furthermore, the Planning Proposal site is located in close proximity to parkland and the waterfront of Botany Bay to the east and Scarborough Park to the east highlighting the suitability of the site in regards to liveability.</p>
Housing the City <ul style="list-style-type: none"> • Greater Housing Supply • Housing is more diverse and affordable 	<p>The Planning Proposal would provide additional housing supply of varying typologies on otherwise unused land. The additional supply would contribute to the affordability of housing within the area.</p>
A city of great places <ul style="list-style-type: none"> • Great places that bring people together • Environmental heritage is conserved and enhanced 	<p>The proposal seeks to provide a great place with a fine grain urban form which allows for greater social interaction than the current use.</p>
Productivity	
A well connected city <ul style="list-style-type: none"> • A metropolis of three cities - integrated land use and transport creates walkable and 30-minute cities • The Eastern, GPOP and Western Economic Corridors are better connected and more competitive • Freight and logistics network is competitive and efficient • Regional transport is integrated with land use 	<p>The proposal will be well connected with services and facilities, with Brighton Le Sands and Kogarah Health and Education Precinct within walking distance and Sydney CBD and Miranda within 30 minutes of the site.</p>
Jobs and skills for the city <ul style="list-style-type: none"> • Harbour CBD is stronger and more competitive • Greater Parramatta is stronger and better connected 	<p>The proposal will provide further housing in close proximity to the Kogarah Health and Education Precinct and the proposal will increase the number of people living closer to jobs accessible via public transport.</p>

TABLE 4: GREATER SYDNEY REGIONAL PLAN	
OBJECTIVES	RESPONSE
<ul style="list-style-type: none"> • Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City • Internationally competitive health, education, research and innovation precincts • Investment and business activity in centres • Industrial and urban services land is planned, protected and managed • Economic sectors are targeted for success 	
Sustainability	
A city in landscape <ul style="list-style-type: none"> • The coast and waterways are protected and healthier • A cool and green parkland city in the South Creek corridor • Biodiversity is protected, urban bushland and remnant vegetation is enhanced • Scenic and cultural landscapes are protected • Environmental, social and economic values in rural areas are maintained and enhanced • Urban tree canopy cover is increased • Public open space is accessible, protected and enhanced • The Green Grid links parks, open spaces, bushland and walking and cycling paths 	There is an opportunity to provide further landscaping to Sydney's Green Grid along Barton Street, this will be explored further during the Development Application stage.
An efficient city <ul style="list-style-type: none"> • A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change • Energy and water flows are captured, used and re-used • More waste is re-used and recycled to support the development of a circular economy 	The proposal will integrate housing with public transport and facilities and services within walking distance which will reduce the need to travel by car.
A resilient city <ul style="list-style-type: none"> • People and places adapt to climate change and future shocks and stresses • Exposure to natural and urban hazards is reduced • Heatwaves and extreme heat are managed 	These objectives are not applicable to the planning proposal.

B2 Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

To the extent possible for such a minor proposal, it is consistent with the former Rockdale's local strategy under which all of the surrounding land has been zoned Residential, R3, as is proposed in this case. There is no reason to believe that the strategy has changed following amalgamation of the Rockdale and Botany Bay City Councils into the Bayside Council.

Bayside Community Strategic Plan 2018-2030

The Bayside Community Strategic Plan's aim is to guide growth in the Bayside LGA over a 12 year span. The plan outlines four key themes and directions that will inform Council's Delivery Program, which will set out the outcomes Council will work towards, and the annual Operational Plans that describe Council's activities towards achieving those outcomes.

TABLE 5. BAYSIDE COMMUNITY STRATEGIC PLAN 2018-2030		
STRATEGIC DIRECTIONS	HOW WE WILL GET THERE	CONSISTENCY
THEME ONE – Bayside will be a Vibrant Place		
Our places are people-focussed	Local areas are activated with cafes, restaurants and cultural events	The Planning Proposal will provide additional housing supply of a diverse nature serviced by adequate access to local and strategic centres and priority precinct. It will contribute to the creation of a socially active environment and will seek to provide a well-designed built environment which is consistent with the adjoining properties.
	Places have their own village atmosphere and sense of identity	
	My community and council work in partnership to deliver better local outcomes	
	The public spaces I use are innovative and put people first	
	There is an appropriate and community-owned response to threats	
Our places connect people	Walking and cycling is easy in the City and is located in open space where possible	The residential accommodation will also be within walking distance to Brighton Le Sands town centre, Kogarah Health and Education Precinct and a number of recreational opportunities. Bicycle parking will be provided in the scheme which will be detailed in the future Development Application. The promotion of walking and cycling will improve the health of future residents and reduce traffic congestion.
	We are one community with shared objectives and desires	
	Our heritage and history is valued and respected	
Our places are acceptable to all	Open space is accessible and provides a range of active and passive recreation opportunities to match our growing community	
	SMART Cities – making life better through smart use of technologies	
	Assets meet community expectations	
	Bayside provides safe and engaging spaces, places and interactions	
	People who need to can access affordable housing	
	We welcome visitors and tourists to our City	
My place will be special to me	Local developments reflect innovative, good design and incorporate open space and consider vertical families	
	Bayside will be a 30 minute City – residents work locally or work off-site – no-one has to travel for more than 30 minutes to work	
	Traffic and parking issues are a thing of the past	
	Road, rates and rubbish are not forgotten	
	Gateway sites are welcoming and attractive	
THEME TWO – In 2030 our people will be connected in a smart city		
We benefit from technology	Council engages with us and decision making is transparent and data driven	The proposal seeks to provide a well-designed built environment with fine grain

	We can access information and services online and through social media	urban form. This will be consistent with the adjoining properties and will create a socially active environment. The Planning Proposal site's close proximity to parkland and the waterfront of Botany Bay to the east and Scarborough Park to the east highlighting the suitability of the site in regards to liveability will promote walking and cycling, will improve the health of future residents and reduce traffic congestion. The Planning Proposal would provide additional housing supply of a diverse nature serviced by adequate access to local and strategic centres and priority precincts. The proposal is suitable for the changing needs of the locality and will provide a wide range of housing for community members.	
	We are a digital community		
	Technological change has been harnessed and we are sharing the benefits		
We are unified and excited about our future	Community leadership is developed and supported		
	We are all included and have a part to play in the City		
	The City is run by, with and for the people		
	We are proud of where we live		
The community is valued	Aboriginal culture and history is recognised and celebrated		
	We are a healthy community with access to active recreation and health education		
	All segments of our community are catered for – children, families, young people and seniors		
	Opportunities for passive and active activities are available to community members, including people with pets		
	The value of pets in the community is recognised and they are welcomed across the city		
We treat each other with dignity and respect	We can participate in cultural and arts events which reflect and involve the community		
	Flexible care/support arrangements for seniors, children and people with disabilities are available across the LGA		
	Cultural diversity is reflected and celebrated in the City's activities		
	Our public buildings are important community hubs and are well maintained and accessible		
THEME THREE – In 2030 Bayside will be green, leafy and sustainable.			
Our waste is well managed	I can reduce my waste through recycling and community education		The proposal promotes environmental efficiency by the integration housing with public transport and facilities and services within walking distance which will reduce the need to travel by car. Sustainability measures are to be further considered during the detailed design phase. There is also an opportunity to provide further landscaping to Sydney's Green Grid along Barton Street, this will be explored further during the Development Application stage.
	Illegal dumping is a thing of the past		
We are prepared for climate change	We understand climate change and are prepared for the impacts		
	Our City is prepared for/able to cope with severe weather events		
	Our streetscapes are green and welcoming		
We increase our use of renewable energy	Our City promotes the use of renewable energy through community education		
	Our City models use of renewable energy and reports gains benefits to the community		
Waterways and green corridors are regenerated and preserved	Water is recycled and re-used		
	The community is involved in the preservation of our natural areas		
	We have an enhanced green grid/tree canopy		

THEME FOUR – In 2030 we will be a prosperous community		
Opportunities for economic development are recognised	Major employers support/partner with local small business	The proposal, which will provide additional housing, will be well connected with services and facilities. Brighton Le Sands and Kogarah Health and Education Precinct are within walking distance and Sydney CBD and Miranda within 30 minutes of the site.
	We are an international hub for transport and logistics-related business	
	Industrial lands and employment lands are preserved – partnering with major employers to support local jobs	
Local housing, employment and business opportunities area generated	Bayside will be a 30 minute City – residents work local or work off-site – no-one has to travel for more than 30 minutes to work	The proposal will integrate housing with public transport and facilities and services within walking distance which will increase the number of people living closer to jobs accessible via public transport and therefore reduce the need to travel by car.
	Council is a major employer, supports local apprenticeships and cadetships	
	People who need to can access affordable housing	
The transport system works	We can easily travel around the LGA – traffic problems/gridlock are a thing of the past	
	We can easily travel to work by accessible, reliable public transport	
We are prepared for a sharing economy	Innovative businesses are supported to locate in Bayside	
	Local Plans and regulations have kept pace with the sharing economy	

B3 Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

No SEPPs are contradicted by the planning proposal for the rezoning of the subject land that is totally encompassed by the existing low density residential development designated for conversion to medium density development. There is no inconsistency with the SEPPs.

Consistency with the State Environmental Planning Policies is provided in Table 6, below.

Table 6: Consistency with State Environmental Planning Policies		
No.	Title	Consistency with Planning Proposal
1	Development Standards	(Repealed by <i>RLEP 2011</i>)
14	Coastal Wetlands	Not Applicable
15	Rural Landsharing Communities	Not Applicable
19	Bushland in Urban Areas	Not Applicable
21	Caravan Parks	Not Applicable
22	Shops and Commercial Premises	Not Applicable
26	Littoral Rainforests	Not Applicable
29	Western Sydney Recreation Area	Not Applicable
30	Intensive Aquaculture	Not Applicable
32	Urban Consolidation (Redevelopment of Urban Land)	(Repealed)
33	Hazardous and Offensive Development	Not Applicable
36	Manufactured Home Estates	Not Applicable
39	Spit Island Bird Habitat	Not Applicable
44	Koala Habitat Protection	Not Applicable
47	Moore Park Showground	Not Applicable
50	Canal Estate Development	Not Applicable

Table 6: Consistency with State Environmental Planning Policies		
No.	Title	Consistency with Planning Proposal
52	Farm Dams and Other Works in Land and Water Management Plan Areas	Not Applicable
55	Remediation of Land	The Planning Proposal includes a Contamination Assessment (Appendix 5) which was assessed by Council staff. The assessment raised no objections to the rezoning of the land from RE2 Private Recreation to R3 Medium Density, subject to appropriate Phase 2 Detailed Site Assessment, RAP and Validation being required as part of any DA for development of the site, including at grade construction.
59	Central Western Sydney Regional Open Space and Residential	Not Applicable
60	Exempt and Complying Development	(Repealed by <i>RLEP 2011</i>)
62	Sustainable Aquaculture	Not Applicable
64	Advertising and Signage	Not Applicable
65	Design Quality of Residential Flat Development	Not Applicable
70	Affordable Housing (Revised Schemes)	Not Applicable
71	Coastal Protection	Not Applicable
	(Affordable Rental Housing) 2009	Not Applicable
	(Building Sustainability Index: BASIX) 2004	The proposal will comply with the relevant requirements at the DA stage.
	(Exempt and Complying Development Codes) 2008	Not Applicable
	(Housing for Seniors or People with a Disability) 2004	Not Applicable
	(Infrastructure) 2007	Not Applicable
	(Kosciuszko National park Alpine Resorts) 2007	Not Applicable
	(Kurnell Peninsula) 1989	Not Applicable
	(Major Development) 2005	Not Applicable
	(Mining, Petroleum Production and Extractive Industries) 2007	Not Applicable
	(Miscellaneous Consent Provisions) 2007	Not Applicable
	(Penrith Lakes Scheme) 1989	Not Applicable
	(Rural Lands) 2008	Not Applicable
	(SEPP 53 Transitional Provisions) 2011	Not Applicable
	(State and Regional Development) 2011	Not Applicable
	(Sydney Drinking Water Catchment) 2011	Not Applicable
	(Sydney Region Growth Centres) 2006	Not Applicable
	(Three Ports) 2013	Not Applicable
	(Urban Renewal) 2010	Not Applicable
	(Western Sydney Employment Area) 2009	Not Applicable
	(Western Sydney Parklands) 2009	Not Applicable

See Table 7 below which reviews the consistency with the formerly named State Regional Environmental Plans, now identified as deemed SEPPs.

Table 7: Consistency with deemed State Environmental Planning Policies		
No.	Title	Consistency with Planning Proposal
8	(Central Coast Plateau Areas)	Not Applicable

9	Extractive Industry (No.2 – 1995)	Not Applicable
16	Walsh Bay	Not Applicable
18	Public Transport Corridors	Not Applicable
19	Rouse Hill Development Area	Not Applicable
20	Hawkesbury-Nepean River (No.2 – 1997)	Not Applicable
24	Homebush Bay Area	Not Applicable
26	City West	Not Applicable
30	St Marys	Not Applicable
33	Cooks Cove	Not Applicable
	(Sydney Harbour Catchment) 2005	Not Applicable

B4 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The first relevant s9.1 Direction is 3.1 – Residential Zones whose objectives are:

- (a) to encourage a variety and choice of housing types to provide for existing and future housing needs,*
- (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and*
- (c) to minimise the impact of residential development on the environment and resource lands.*

As noted above, the rezoning of the subject site to R3:

- will be consistent with the planning for area which seeks medium density housing,
- will increase the choice of housing which is currently and predominantly single dwellings, and
- will make good use of existing open space and public transport infrastructure.

Services such as water, sewerage and electricity are available in the street. No adverse impact on the environment at large will result from the infilling of residential development on the subject site.

The objectives of Direction 3.4, Integrating Land Use and Transport, are to:

ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- (a) improving access to housing, jobs and services by walking, cycling and public transport, and*
- (b) increasing the choice of available transport and reducing dependence on cars, and*
- (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and*
- (d) supporting the efficient and viable operation of public transport services, and*
- (e) providing for the efficient movement of freight. Where this direction applies*

Through changing the existing RE2 – Private Recreation zoning to R3 - Residential, the proposal will provide an increased and diverse supply of housing within approximately 2km of the Kogarah Strategic Health Centre. As mentioned above, the subject site is well serviced by a number of bus routes, close to the site, along Chute Avenue and the Grand Parade. The proposal satisfies the objectives of Direction 3.4

Direction 7.1 - Implementation of A Plan for Growing Sydney, applies to land within the former local government area of Rockdale. Its objective is to:

give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.

As noted elsewhere in this report, the proposal is entirely consistent with the strategic direction sought for its locality.

See Table 8 below which reviews the consistency with the Ministerial Directions for LEPs under section 9.1 of the *Environmental Planning and Assessment Act 1979*.

Table 8 - Consistency with applicable Ministerial Directions

1. Employment and Resources

No.	Title	Consistency with Planning Proposal
1.1	Business and Industrial Zones	Not Applicable
1.2	Rural Zones	Not Applicable
1.3	Mining, Petroleum Production & Extractive Industries	Not Applicable
1.4	Oyster Aquaculture	Not Applicable
1.5	Rural Lands	Not Applicable

2. Environment and Heritage

No.	Title	Consistency with Planning Proposal
2.1	Environmental Protection Zones	Not Applicable
2.2	Coastal Protection	Not Applicable
2.3	Heritage Conservation	Not Applicable
2.4	Recreation Vehicle Areas	Not Applicable
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not Applicable

3. Housing, Infrastructure and Urban Development

No.	Title	Consistency with Planning Proposal
3.1	Residential Zones	It is consistent, see above.
3.2	Caravan Parks and Manufactured Home Estates	Not Applicable
3.3	Home Occupations	Not Applicable
3.4	Integrating land use and Transport	It is consistent, see above.
3.5	Development near Licensed Aerodromes	The site is located outside of the ANEF contour map and would be of a height that won't impact upon the operation of the airport.
3.6	Shooting ranges	Not Applicable
3.7	Reduction in non-hosted short term rental accommodation period	Not Applicable

4. Hazard and Risk

No.	Title	Consistency with Planning Proposal
4.1	Acid Sulfate Soils	Not Applicable
4.2	Mine Subsidence and Unstable Land	Not Applicable
4.3	Flood Prone Land	Not Applicable
4.4	Planning for Bushfire Protection	Not Applicable

5. Regional Planning

No.	Title	Consistency with Planning Proposal
5.1	Implementation of Regional Strategies	Not Applicable
5.2	Sydney Drinking Water Catchments	Not Applicable
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable
5.5	Development on the vicinity of Ellalong...	Not Applicable
5.6	Sydney to Canberra Corridor	Not Applicable
5.7	Central Coast	Not Applicable
5.8	Second Sydney Airport: Badgerys Creek	Not Applicable
5.9	North West Rail Link Corridor Strategy	Not Applicable

5.10	Implementation of Regional Plans	Not Applicable
5.11	Development of Aboriginal Land Council land	Not Applicable

6. Local Plan Making

No.	Title	Consistency with Planning Proposal
6.1	Approval and Referral Requirements	Not Applicable
6.2	Reserving land for Public Purposes	Not Applicable
6.3	Site Specific Provisions	It is consistent, see above.

7. Metropolitan Planning

No.	Title	Consistency with Planning Proposal
7.1	Implementation of A Plan for Growing Sydney	It is consistent, see above.
7.2	Implementation of Greater Macarthur Land Release Investigation	Not Applicable
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not Applicable
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not Applicable
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not Applicable
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not Applicable
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	Not Applicable
7.9	Implementation of Bayside West Precincts 2036 Plan	Not Applicable
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	Not Applicable

C Environmental, social and economic impact

C1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site is fully developed and does not accommodate any critical habitat, threatened species, etc.

C2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No other environmental effects, other than those reported above, have been identified.

C3 How has the planning proposal adequately addressed any social and economic effects?

No other social or economic effects, other than those reported above, have been identified.

D State and Commonwealth interests

D1 Is there adequate public infrastructure for the planning proposal?

As noted above, the locality is rich in public infrastructure, especially public transport and open space.

D2 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

State and Commonwealth public authorities have not yet been consulted.

E Conclusions

E1 Economic and orderly use of the site

The objectives of the EPA Act include, at S5(a)(ii),

the promotion and co-ordination of the orderly and economic use and development of land ...

Formerly used as a bowling club which included a registered club encompassing the service of alcohol and a small number of gambling machines, the site use never-the-less fell into financial difficulties due to changing community preferences. This situation has been repeated in many locations throughout both Sydney and the nation as old pastimes give way to new and different choices. If the site could not make an economic return, even with its associated registered club, it is clear that no other similar use (tennis courts, croquet, etc) will be more successful.

If the economic and orderly use of the site is to be achieved, a rezoning to some other use than private recreation is required. The most obvious use is one that is the same as the area surrounding the site, Residential R3 with the same Building Height and FSR.

As noted above, there is strategic planning support for the provision of housing in the general area of the now Bayside City (formerly Rockdale City) and this site meets the necessary strategic imperatives of proximity to transport and the designated growth centres.

E2 Impact of the proposal

As may be seen from the proposal's architectural drawings, the very acceptable and not unreasonable impact of the proposal will fall upon those surrounding houses which have enjoyed the twin benefits of adjoining private open space and lack (thus far) of medium density redevelopment for which the locality has been designated. Development of the site as currently proposed may create minor privacy impacts, from the upper bedroom storeys of the proposed townhouses (subject to detailed design). Such an impact is within the range of that expected in any transition to medium density development. It will be no worse than if new development occurred next door rather than behind the existing houses.

Distances between windows of the proposed new and the existing will exceed the old AMCORD standard of 9m and the equivalent under the Apartment Design Guide of SEPP 65 (which itself is not applicable to the development). Adopting the development standards of the surrounding area will make all medium density housing in the area equal in impact and within the bounds framed by the zoning controls.

Based on the potential concept design, overshadowing will not be a general issue due to the favourable orientation of the site, the separation distances between new and proposed buildings and the limited building height of 8.5m.

E3 Summary conclusions

- The proposal aligns exactly with the zoning surrounding the subject site on all four sides in terms of land use, density expressed in FSR, building height and minimum lot size.

- Rezoning of the site will not deprive the community of open space. The site was previously operating as a private use bowling club with access limited to club members. Additionally, there is considerable open space 400m to west at Scarborough Park, and 150m to the east, at Cook Park on the bay front.
- Demonstrably, as shown in the proposed architectural plans appended, development of the site is possible in accordance with all planning controls contained in the Rockdale LEP and DCP. This means that the impact of the proposal is within the acceptable bounds prescribed in the LEP and DCP.
- Development of the site will not give rise to unacceptable or unreasonable impacts on surrounding housing which is slated for redevelopment as medium density residential.
- Located between Chuter Avenue and The Grand Parade, the site is well served by bus routes. It is also proximate to the St George Hospital precinct which has been designated as a major health/education precinct under the Greater Sydney Region Plan.
- The proposal is compliant with all relevant SEPPs and the Minister's s9.1 Directions under the EPA Act.

Part 4 – Mapping

To assist the community in understanding the proposed amendment(s), the following maps are provided as part of this application:

- Site context map – this should identify the site(s) subject to the Planning Proposal;



Figure 2: Site and its surrounds. Extract from 'Urban Design Analysis' report prepared by Rothe Lowman, January 2016.

Figures 3 to 8 below illustrate the current control maps as well as proposed controls. The control maps that need to be amended subject to this planning proposal are land use zoning, height of building and floor space ratio.

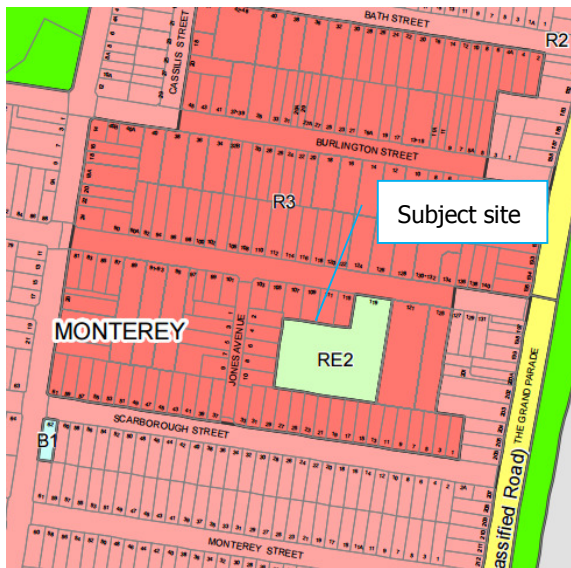


Figure 3: The land use zoning map as per RLEP 2011

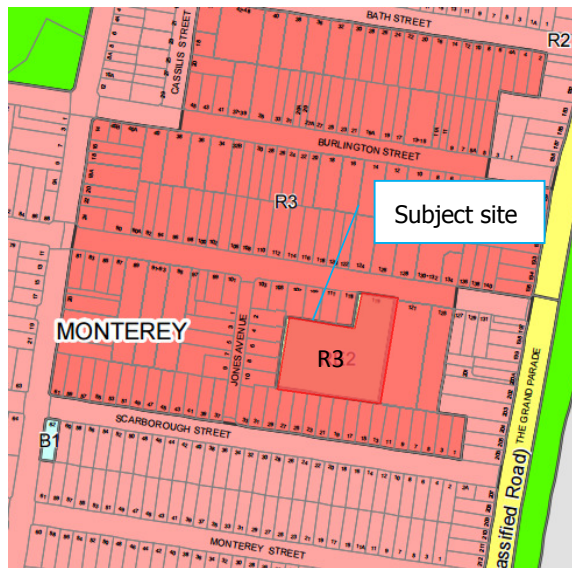


Figure 4: The proposed land use zoning map as amended

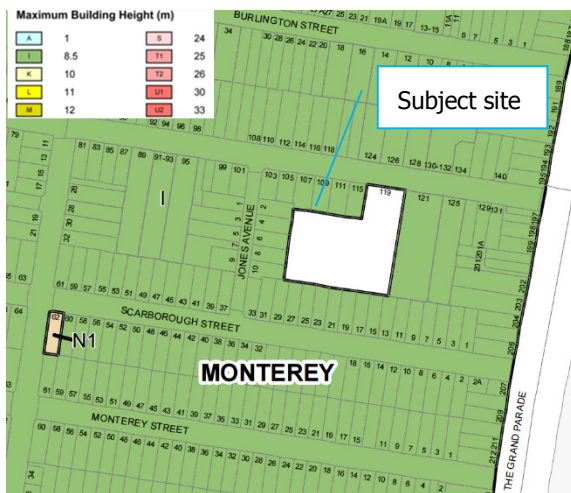


Figure 5: The height of building map as per RLEP 2011

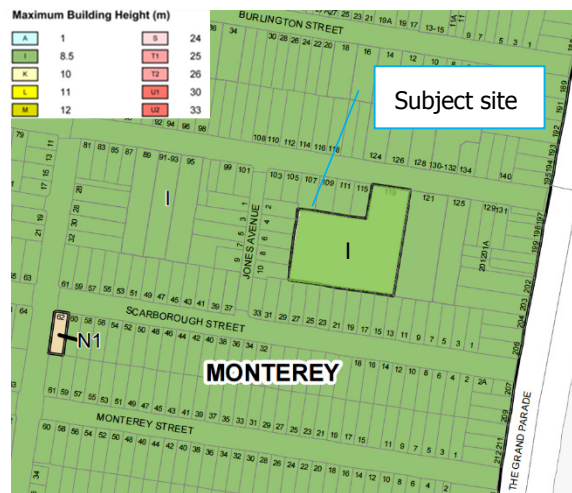


Figure 6: The proposed height of building map as amended

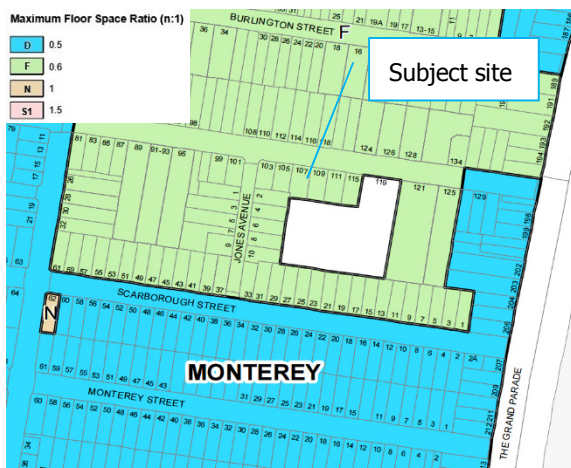


Figure 7: The floor space ratio as per RLEP 2011

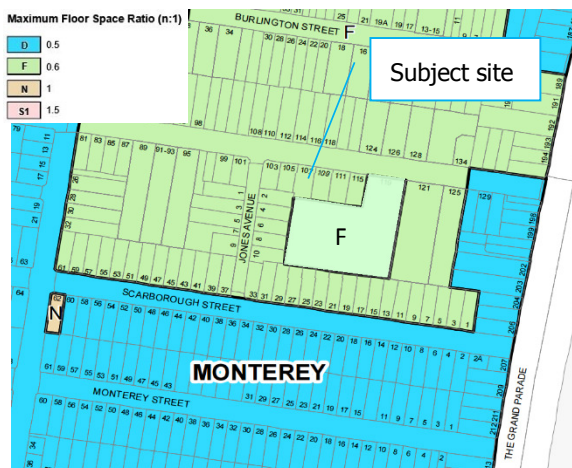


Figure 8: The proposed floor space ratio map as amended

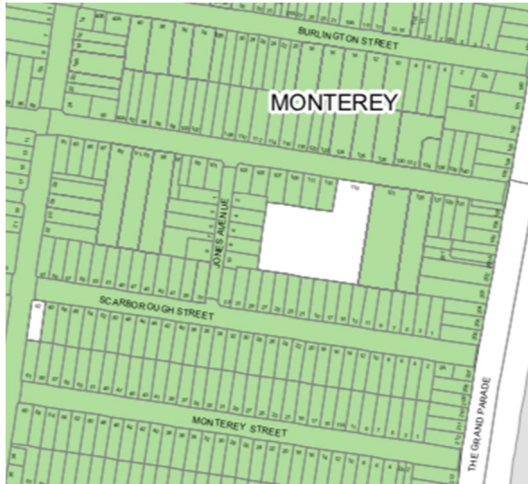


Figure 9: The minimum lot size as per RLEP 2011

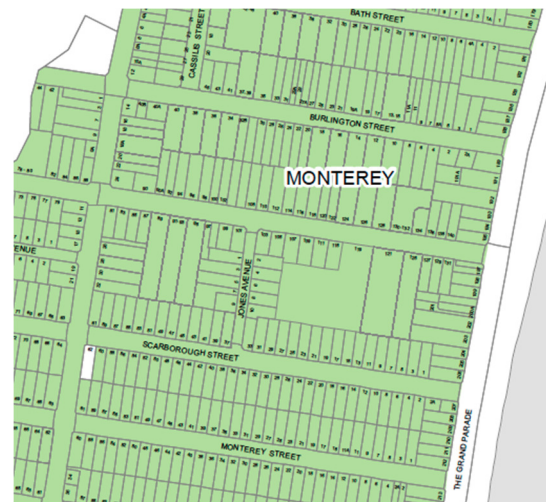


Figure 10: The proposed minimum lot size map as amended

Part 5 - Community Consultation

Community consultation process will be defined post submission in consultation with Council's 'Place Outcomes' team.

Part 6 – Project Timeline

The project timeline will be completed in consultation with Council's 'Place Outcomes' team after submission of the Planning Proposal.

The table below provides a proposed timeframe for the project.

Table 9 - Approximate Project Timeline

Task	Timing
Date of Gateway determination	Estimated mid-May 2019
Anticipated timeframe for the completion of required technical information	Not applicable
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	Estimated June 2019
Commencement and completion dates for public exhibition period	Estimated June 2019
Dates for public hearing (if required)	Not applicable
Timeframe for consideration of submissions	Estimate early July 2019
Timeframe for the consideration of a PP following exhibition	Estimated July 2019
Consideration of PP by Council (Council Meeting)	Estimated August 2019
Date of submission to the department to finalise the LEP	Estimated September 2019
Anticipated date RPA will make the plan (if delegated) or Anticipated date RPA will forward to the department for notification	Estimated October 2019
Anticipated publication date	Estimate November 2019

Appendix 1 - Supporting environmental assessment, design and engineering studies

The Planning Proposal is supported by the urban design study and the following schematic master plan drawings prepared by Rothelowman:

Drawing No.	Issue/Rev	Description	Date
SK00.02	P2	Ground floor / level 1 masterplan	21/01/2016
SK00.03	P2	Level 2 masterplan	21/01/2016
SK00.04	P1	Solar analysis – Mar, Sep, Dec	21/01/2016
SK00.05	P1	Solar analysis – June	21/01/2016
SK01.01	P2	Townhouse Type A – Floor plans	21/01/2016
SK01.02	P2	Townhouse Type B – Floor plans	21/01/2016

The following relevant documents are appended to this Proposal:

- Survey plan prepared by Project Surveyors dated 26 August, 2015;
- Geotechnical assessment report prepared by Douglas Partners dated 4 March, 2016;
- Stormwater management overview report and drawings prepared by ADG dated 9 March 2016;
- Traffic impact assessment prepared by Colston Budd Rogers & Kafes Pty Ltd dated February 2016

Appendix 2 – Subject site, locality and regional context

2.1 Site description

The subject land, comprising the former Francis Drake Bowling Club, is a large battle axe lot known as 119 Barton Street, Monterey. It has the legal description of Lot 2 DP 857520. With a northern frontage of approximately 35 metres to Barton Street, the site has an eastern (side) boundary shared with the part one- part two-storey 'Oak Flats' townhouse development at 121 Barton Street. The irregular western (side) boundary measures approximately 155 metres and adjoins the rear yards of residential development at Nos. 107-115 Barton Street and Nos. 2-10 Jones Avenue. The southern (rear) boundary, approximately 95 metres in length, abuts the rear yards of residential development at 13-29 Scarborough Street. The total area of the site is approximately 7,218 sqm. The location and context of the site are shown in the aerial photograph below.



Legend

- Subject land, 119 Barton Street
- Cook Park, The Grand Parade (I168)
- Adjoining medium-density residential development

The Francis Drake Bowling Club ceased operations on March 23, 2015. Remaining on the site is a single-storey building comprising club/event space. Also on the site are two bowling greens and an at-grade parking area accommodating 53 parking spaces as well as a loading zone. Soft landscaping within the site is limited, confined for the most part to the south west corner of the site. There are no significant trees existing on the site. The property is currently occupied by St Pope Kyrillos VI & St Habib Girgis Coptic Orthodox Church.

The land is zoned **RE2 Private Recreation** under the *Rockdale Local Environmental Plan 2011 (RLEP 2011)*. It is not identified as a heritage item under this instrument nor does it lie within a conservation area identified on the RLEP 2011 Heritage Map (Sheet HER_005). The subject land does, however, lie within proximity of Cook Park along the Grand Parade 150 metres to the east, which is identified as an item of local heritage significance (I168) under schedule 5 of RLEP 2011.

2.2 Surrounding development and land uses

A site-specific zoning of RE2 Private Recreation applies to the subject land. However, the land lies within a R3 Medium Density Residential zone that surrounds it on all four sides. Surrounding the R3 zone is an area zoned R2 Low Density Residential. In spite of the R3 zoning, residential development in the immediate context of the subject land is dominated by single and two-storey detached dwellings with the exception of medium density developments at 123 Barton Street and 125 Barton Street, east of the subject site, comprising the Oaks Flats townhouse development and a seven-villa development, respectively. There are some newer houses on Grand Parade but those in the streets away from the bay front are generally older and less changed.

150m to the east of the subject land is Cook Park, which provides accessible public green space adjoining Lady Robinsons Beach and the foreshore of Botany Bay. Public open space is also located 400m to the west at Scarborough Park and the AS Tanner Reserve. The latter parks surround Scarborough Ponds and the Toomevara Lane Chinese Market Gardens.

Nearby commercial centres include the Brighton-Le-Sands commercial centre 1.6km to the north, Ramsgate commercial centre 1.2km to the south and Kogarah commercial centre 1.5km to the north west. Isolated commercial uses such as cafes and other eateries are scattered along Chuter Avenue and the Grand Parade.



- Legend**
- Subject land
 - R3 Medium Density Residential zone
 - Cook Park, The Grand Parade (I168)
 - Public Open Space
 - Early education facilities, Bambino's Kindergarten and the Montessori By-the-Bay

2.2.1 Development typical of the locality



Two-storey dwelling at 115 Barton St, Image: Googlemaps



Single-storey dwelling at 126 Barton St, Image: Googlemaps



Townhouse development at 121 Barton St, Image: Googlemaps

2.3 Regional context and transport

2.3.1 Population and census statistics

Monterey is a small suburb in southern Sydney, 15 km south of the Sydney CBD in the local government area of Bayside City and is part of the St George area. Monterey extends to President Avenue in the north and Emmaline Street to the south. The mostly residential suburb is bounded by the shores of Botany Bay to the east and Scarborough Park to the west. Commercial uses are scattered along Chuter Avenue and the Grand Parade. At the time of the 2011 census, Monterey had a population of 4,344 persons with a median age of 40 years compared to a median age of 35 years in the metropolitan region².

At 2011, Monterey contained a total of 1,943 dwellings with an average household size of 2.43 persons compared to 2.7 persons across Metropolitan Sydney (as per ABS, Sydney – Significant Urban Area). There is a greater proportion of single person households in Monterey relative to New South Wales, 28.2% and 22.3% respectively (refer TABLE 1 below). Notwithstanding, Monterey has less than half the number of single-bedroom dwellings compared with Greater Sydney.

TABLE 10: COMPARISON OF HOUSEHOLD COMPOSITION (MONTEREY/ METRO SYDNEY)

HOUSEHOLD COMPOSITION	MONTEREY %	METRO SYDNEY %
Family households	68.8	73.2
Single person households	28.2	22.3
Group households	2.9	4.5

TABLE 11: COMPARISON OF DWELLING COMPOSITION (MONTEREY/ METRO SYDNEY)

DWELLING COMPOSITION	MONTEREY %	METRO SYDNEY %
0 bedroom (includes bedsitters)	0.9	1.0
1 bedroom	2.6	7.0
2 bedroom	41.1	25.9
3 bedroom	34.4	36.2
4 bedroom	19.1	28.0
Not stated	1.9	1.8

The conclusion we draw from the statistics and the characteristics of the houses in Monterey is that dwellings tend to be occupied by older people who are likely to be empty nesters remaining in family homes which are now larger than their needs in terms of bedroom numbers.

2.3.2 Transport

The subject land lies 2.4 km from Kogarah Railway Station to the north west, well outside of the 800m (ten minute) pedestrian catchment relevant for considerations of modal split³.

However, the subject land lies within easy walking distance of bus services along Chuter Ave (270m west) and the Grand Parade (130m east). The Grand Parade is serviced by bus routes travelling north, Route 303 (Sans Souci to Circular Quay), and south, Route 478 (Ramsgate to Rockdale). An

² Australian Bureau of Statistics, 2011 Census QuickStats: Monterey (NSW), accessed 07 Oct, 2015, at http://www.censusdata.abs.gov.au/census_services/getproduct/census/2011/quickstat/SSC11578?opendocument&navpos=220

³ NSW Department of Planning, 2004, *Planning Guidelines for Walking and Cycling*, accessed http://www.planning.nsw.gov.au/plansforaction/pdf/guide_pages.pdf

express service, Route X03, operates between Sans Souci and the Circular Quay during peak periods Monday to Friday providing access to the city (Central Station) within 30 mins. Chuter Ave is serviced by Route 947 (operated by Transdev NSW), which runs between Hurstville to Kogarah.

At the 2011 Census, the most common method of travel to work for employed residents of Monterey was by car, 62.5% as driver and 5.2% as passenger. The location of bus and train services, as discussed above, is not reflected in greater usage by Monterey residents of bus services in combination with train services compared with Metropolitan Sydney as a whole (refer figure 3 below). 15.5% of employed people in Monterey travelled to work on public transport compared with 21.4% across the Sydney region.

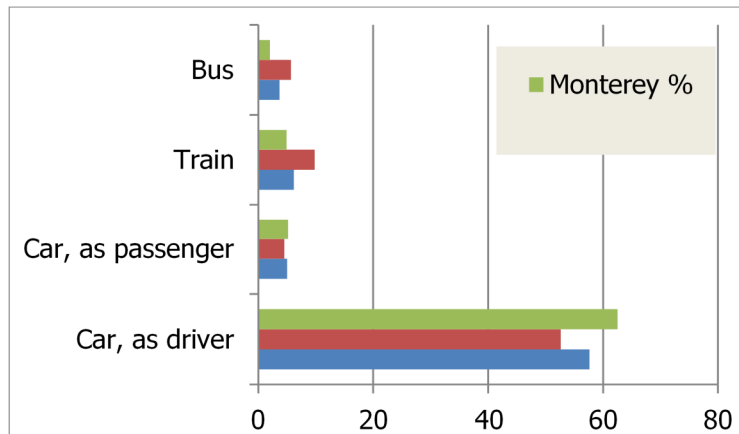


Figure 3: Comparison of journey to work modal split – Monterey, Metro Sydney and NSW

Appendix 3 – 3D study model

An analytical study conducted by Rothelowman has produced a model for development yield and building typology. This concept illustrates the capacity of the subject site to accommodate 28 two and three-bedroom townhouses, as shown in Figures 10 and 11 below.



Figure 11 – 3D study model, looking south – north



Figure 12 – 3D study model, looking north – south

Appendix 4 – Rockdale Development Control Plan 2011

TABLE 12 – Rockdale Development Control Plan 2011		
CONTROL	PROPOSAL	COMPLIANCE
<p>4.3.1 (8) Landscape Area Landscaped areas, as defined in Rockdale LEP, must be provided at the following rates: Low and medium density residential – 25% of site area</p> <p>Required: 3 Bedroom dwellings – $219 \text{ sqm} \times 0.25 = 56 \text{ sqm}$ 2 Bedroom dwellings – $121.5 \text{ sqm} \times 0.25 = 30.4 \text{ sqm}$</p>	<p>Proposed landscaped areas have been provided in accordance with the relevant requirements for two and three bedroom dwellings under the Rockdale DCP. 2 bedroom dwellings will have a minimum of 40.5 sqm per unit, while 3 bedroom dwellings will provide a generous minimum of 108 sqm per unit.</p>	Complies
<p>4.3.2 Private Open Space Each dwelling must be provided with a minimum private open space area as specified in the following table: Multi Dwelling Housing 2 bedroom – 40m² 3 bedroom – 50m²</p>	<p>Private open space, in accordance with the requirements of this section, is considered for the proposed new dwellings on the subject site.</p> <p>See drawing SK00.02 of proposed schematic masterplan by Rothelowman architects.</p>	Complies
<p>4.3.3 Communal Open Space The development must provide a communal area for the benefits of its residents at the rate of 5m² for each dwelling within the development. 28 dwellings \times 5m²/dwelling = 140m²</p>	<p>A recreation area, located adjacent to the visitor car parking, is proposed to provide approximately 175m² of communal open space.</p>	Complies
<p>4.6 Car parking, access and movement</p> <p>Parking Rates Development is to provide on-site parking in accordance with the following rates:</p> <ul style="list-style-type: none"> • 1 space/studio, 1 and 2 bedrooms apartments – $15 \times 1 = 15 \text{ spaces}$ • 2 spaces/3 bedrooms apartments or more - $13 \times 2 = 26 \text{ spaces}$ • Visitor parking: 1 space/5 Dwellings – $41/5 = 8.2 \text{ spaces}$ <p>Total spaces required: 49.2</p>	<p>Provision of car parking per dwelling is compliant with DCP requirements.</p> <p>Visitor car parking is non-compliant by 2 spaces.</p> <p>6 visitor spaces provided 8 visitor spaces required</p>	<p>Complies</p> <p>Does not comply</p>