

APPENDIX H - Summary of Consistency with all SEPPs



- Planning Proposal Land Use Rezone, Floor Space Ratio and Height of Building Amendment -



APPENDIX I - Summary of consistency with all Local Planning Directions made under Section 117 of the EP&A Act

Section 117 Local Planning Directions Summary	
Objectives	Planning Proposal Response
1.1 Business and Industrial Zones	
Objectives (1) The objectives of this direction are to: (a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified strategic centres. Where this direction applies (2) This direction applies to all relevant planning authorities. When this direction applies (3) This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).	This direction aims to ensure the economic and efficient development of existing business areas and centres, and related public services. This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary). It is considered that that PP is consistent with the Ministerial Directions as it proposes an increase in residential density that will directly support the existing functions of the Bexley Town Centre.
2.3 Heritage Conservation	
Objective (1) The objective of this direction is to protect and conserve environmentally sensitive areas. Where this direction applies (2) This direction applies to all relevant planning authorities. When this direction applies (3) This direction applies when a relevant planning authority prepares a planning proposal.	A PP is considered consistent with this Direction when: - the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land; - or the provisions of the planning proposal that are inconsistent are of minor significance. It is considered that the PP is consistent with this Direction as it does not contain identified heritage items and is not located within a Heritage Conservation Area. The subject site is not located in close proximity to any state significant heritage items. Two local heritage items (Anglican Church and Hall, and a Stone Dwelling) are located near-

	by to the proposed site although the redevelopment outlined by this PP does not impose any impact to either.
3.1 Residential Zones Objectives (1) The objectives of this direction 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. Where this direction applies (2) This direction applies to all relevant planning authorities. When this direction applies (3) This direction applies when a relevant planning authority prepares a planning proposal that will affect land within: (a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary), (b) any other zone in which significant residential development is permitted or proposed to be permitted.	A significant portion of residential development is permissible on the subject site; therefore, this direction applies. This PP is consistent with this direction as it will provide for increased housing densities adjacent to an existing town centre. The planning proposal will encourage the provision of housing that will: • assist in broadening and diversifying the choice of building types and locations available in the housing market in an area that has yet to undergo significant redevelopment; • make more efficient use of existing infrastructure and services by increasing availability of housing in an area well serviced by regular public transport services; • reduce the consumption of land for housing and associated urban development on the urban fringe, by intensifying housing and business opportunities in the existing urban footprint; and • promote high quality contemporary design outcome that will improve the existing character of the Bexley Town Centre. Importantly, the proposed rezoning of some sites from R2 Low Density Residential to a B4 Mixed Use zoning will allow for increased provision of residential uses than is currently permissible. Therefore this PP is consistent with this Direction.

3.4 – Integrating Land Use and Transport

Objective

(1) The objective of this direction 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

- (2) This direction applies to all relevant planning authorities.

When this direction applies

- (3) This direction applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

This direction applies to all Councils when a planning proposal is prepared that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes. The PP has been considered against the provisions of this direction and is considered acceptable for the site. The PP is consistent with the objectives of this Ministerial Direction. It is considered that this PP, if implemented, will:

- improve access to housing, jobs and services by walking, cycling and public transport;
- reduce travel demand including the number of trips generated by development and the distances travelled, especially by car, and
- support the efficient and viable operation of public transport services.

The PP will allow for the future residential development of the site, which will include both commercial and residential land uses that are appropriately located to take advantage of the existing public transport and town centre amenity in close proximity to the site.

4.1 Acid Sulfate Soils	Objective (1) The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. Where this direction applies (2) This direction applies to all relevant planning authorities that are responsible for land having a probability of containing acid sulfate soils, as shown on Acid Sulfate Soils Planning Maps held by the Department of Planning. When this direction applies (3) This direction applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.	The PP and any subsequent DA will be considered against the applicable Acid Sulphate Soils map, which identifies the subject sites within a Class 5 Acid Sulphate Soils area. At present, residential development is currently a permissible form of development in a Class 5 area and therefore matters relating to Acid Sulphate Soils should not impact the rezoning of the site to permit additional height and FSR on the subject site, which may be addressed with a more appropriate level of detail as a part of any future DA.
4.3 Flood Prone Land	Objectives (1) The objectives of this direction are: (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. Where this direction applies (2) This direction applies to all relevant planning authorities that are responsible for flood prone land within their LGA.	There is only one site (site 5) within the total subject sites that contains area identified as being a flood planning area. This is a small section of site 5. The majority of site 5 has not been identified as being located within a flood planning area. As only a small portion of the proposed area to be rezoned is included within this PP, it is considered that any flooding related matters can appropriately be addressed as a part of a detailed design analysis at DA stage. The PP does not involve the rezoning of existing special uses, recreational and areas or environmental protection into proposed residential, business or industrial use. As a result, it is not critical for the PP to address flood issues at PP stages. The PP will respond to relevant flood related development controls and provide further analysis to the satisfaction of the Secretary, if required.

When this direction applies (3) This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.	
6.3 Site Specific Provisions Objective (1) The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. Where this direction applies (2) This direction applies to all relevant planning authorities. When this direction applies (3) This direction applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out.	The PP is consistent with this direction as it does not seek to impose any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended, which is the Rockdale LEP 2011. The PP does not seek to unnecessarily restrict the site.

7.1 Implementation of A Plan for Growing Sydney	
Objective (1) The objective of this direction 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. Where this direction applies (2) This direction applies to land comprising of the following local government areas:	The objective of this direction 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. The Direction applies to a number of listed Local Government Areas (LGA), which includes the LGA of Rockdale. It is considered that this PP is consistent with this Direction in that it will assist in delivering on the outcomes envisaged by the strategy as outlined in Section 4.2.1.1. Appendix G provides a summary of consistency with all Section 117 Directions.
Ashfield Auburn Bankstown Blacktown Blue Mountains Botany Bay Burwood Camden Campbelltown Canada Bay Canterbury City of Sydney Fairfield Hawkesbury When this direction applies	Penrith Pittwater Randwick Rockdale Ryde Strathfield Sutherland The Hills Warringah Waverley Willoughby Wollondilly Woollahra

(3) This direction applies when a Relevant Planning Authority prepares a planning proposal.



ADDENDUM – Response to Preliminary Council Comments - July 2016

Council's preliminary comments	Response to Council's comments
Overall strategies <i>Figure 8 (Page 23 in both Planning Proposal/Urban Design Strategy reports) identifies an opportunity to provide more connectivity to the area. However, most of the proposed links are not feasible. For example, the proposed link to connect the existing urban square and the subject site relies on an agreement between 15 small individually owned allotments and one newly constructed strata development.</i>	Figures 8 and 9 are strategic overviews indicating opportunities to improve connections and the public realm. The intent is to set an objective to improve connections and demonstrate how this may be facilitated by Council at more detailed planning stages. It is proposed that public open spaces could be provided upon the proposed amalgamation of the smaller allotments for subject site 3. It is intended to be a hidden green space for the proposed amalgamated subject site 3, which is also accessible to the wider community. The urban design strategy encourages the site to consolidate all the lots into larger lots to achieve development incentives in the form of bonus height and FSR. Subject site 3 can potentially be further divided into 2 lots due to the irregularity of the site. The proposed amalgamation results in opportunities to create links at DA stage.
<i>Figure 9 (Page 23 in both Planning Proposal/Urban Design Strategy reports) identifies an opportunity to enhance local character by creating new links, public spaces, and retail frontages. The proposed strategies are not supported. They will compete with the DCP objectives for the centre, that is, to vitalise retail activities along Forest Road and the public space hub between Forest Road and the Albyn Street Carpark.</i>	The proposed development will not compete with the DCP objectives for Bexley Town Centre. The new links are discreet and serve to direct the flow of activity towards Bexley Town Centre. There are no proposed active frontages aside from very minor retail frontage on subject site 2 along Kingsland Road South. The active retail frontage will comprise of a small a convenient store, newsagency or laundromat that will primarily service the property. The activation of public spaces is not a new strategy, it involves revitalisation of existing spaces i.e. the existing green space labelled D6 and existing civic pocket labelled D2. The proposed place making spaces are planned as laneway developments that do not have high street presence, and act more as thoroughfares and links to avoid the need to use the heavily trafficked main roads. The retail frontages on Figure 9 are proposed by Council as per Section 7.3 Bexley Town Centre on page 33 of RLEP 2011. The retail frontages are added in the drawings to indicate how TPG's urban strategy is working to support Council's objectives. The proposed opportunities aim to consolidate the fragmented nature of the area and present it as a functional and accessible area.