

Subject Site 2 comprises of 1, 3, and 5 Kingsland Road South and are single storey dwellings and a vacant lot respectively. These 3 lots are zoned under R2 Low Density Residential under RLEP 2011. The objectives of R2 zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents

Under RLEP 2011, the permissible land uses for the R2 zone are as follows:

Permitted without consent

Home-based child care; Home businesses; Home industries; Home occupations; Roads

Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Hostels; Places of public worship; Recreation areas; Respite day care centres; Secondary dwellings; Semi-detached dwellings; Seniors housing

Prohibited

Any development not specified in item 2 or 3

Subject Site 3 comprises of the following land parcels

- 1 and 3 Abercorn Street;
- 7, 9 and 11 Kingsland Road South
- and 6, 8, 8A, 10, 12, 14, 16 and 18 Stoney Creek Road, Bexley

These lots are zoned under R2 Low Density Residential under RLEP 2011. The objectives of R2 zone are:

- To provide for the housing needs of the community within a low density residential environment.

- To enable other land uses that provide facilities or services to meet the day to day needs of residents

Under RLEP 2011, the permissible land uses for the R2 zone are as follows:

Permitted without consent

Home-based child care; Home businesses; Home industries; Home occupations; Roads

Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Hostels; Places of public worship; Recreation areas; Respite day care centres; Secondary dwellings; Semi-detached dwellings; Seniors housing

Prohibited

Any development not specified in item 2 or 3

3.4.2 Building Height

The subject sites under RLEP 2011 have the following permissible maximum building heights:

Table 6: Maximum permissible building height

Site Number	Site Address	Existing Buildings	Building Height
Site 1	467 Forest Road, Bexley	Forest Inn Hotel	02 = 16m
Site 2	1 Kingsland Road, Bexley	Single storey dwelling	1 = 8.5m
	3 Kingsland Road, Bexley	Single storey dwelling	
	5 Kingsland Road, Bexley	Vacant lot	
Site 3	1 and 3 Abercorn Street	Single storey dwelling	1 = 8.5m
	7, 9 and 11 Kingsland Road South	Single storey dwelling	
	6, 8, 8A, 10, 12, 14, 16 and 18 Stoney Creek Road, Bexley	Single storey dwelling	

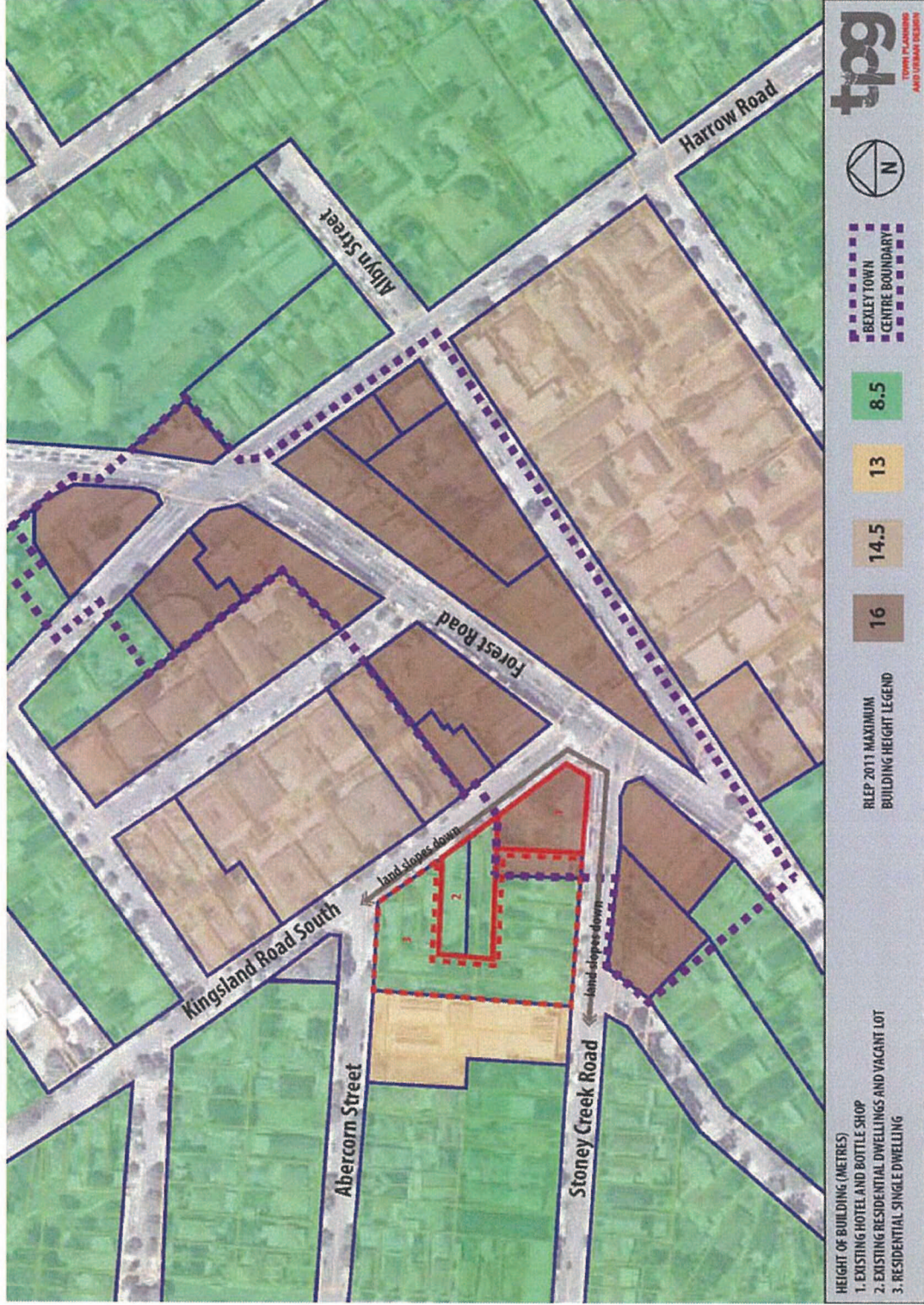


Figure 3: Subject Sites in red outline and the permissible maximum building height as per RLEP 2011.

The objectives of the Height of Building clause in RLEP 2011 are as follows:

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

3.4.3 Floor Space Ratio (FSR)

The subject sites under RLEP 2011 have the following permissible maximum FSR:

Table 7: Subject site permissible FSR

Site Number	Site Address	Existing Buildings	FSR
Site 1	467 Forest Road, Bexley	Forest Inn Hotel	T1 = 2:1
Site 2	1 Kingsland Road, Bexley 3 Kingsland Road, Bexley 5 Kingsland Road, Bexley	Single storey dwelling Single storey dwelling Vacant lot	D = 0.5:1
Site 3	1 and 3 Abercorn Street 7, 9 and 11 Kingsland Road South 6, 8, 8A, 10, 12, 14, 16 and 18 Stoney Creek Road, Bexley	Single storey dwelling Single storey dwelling Single storey dwelling	D = 0.5:1

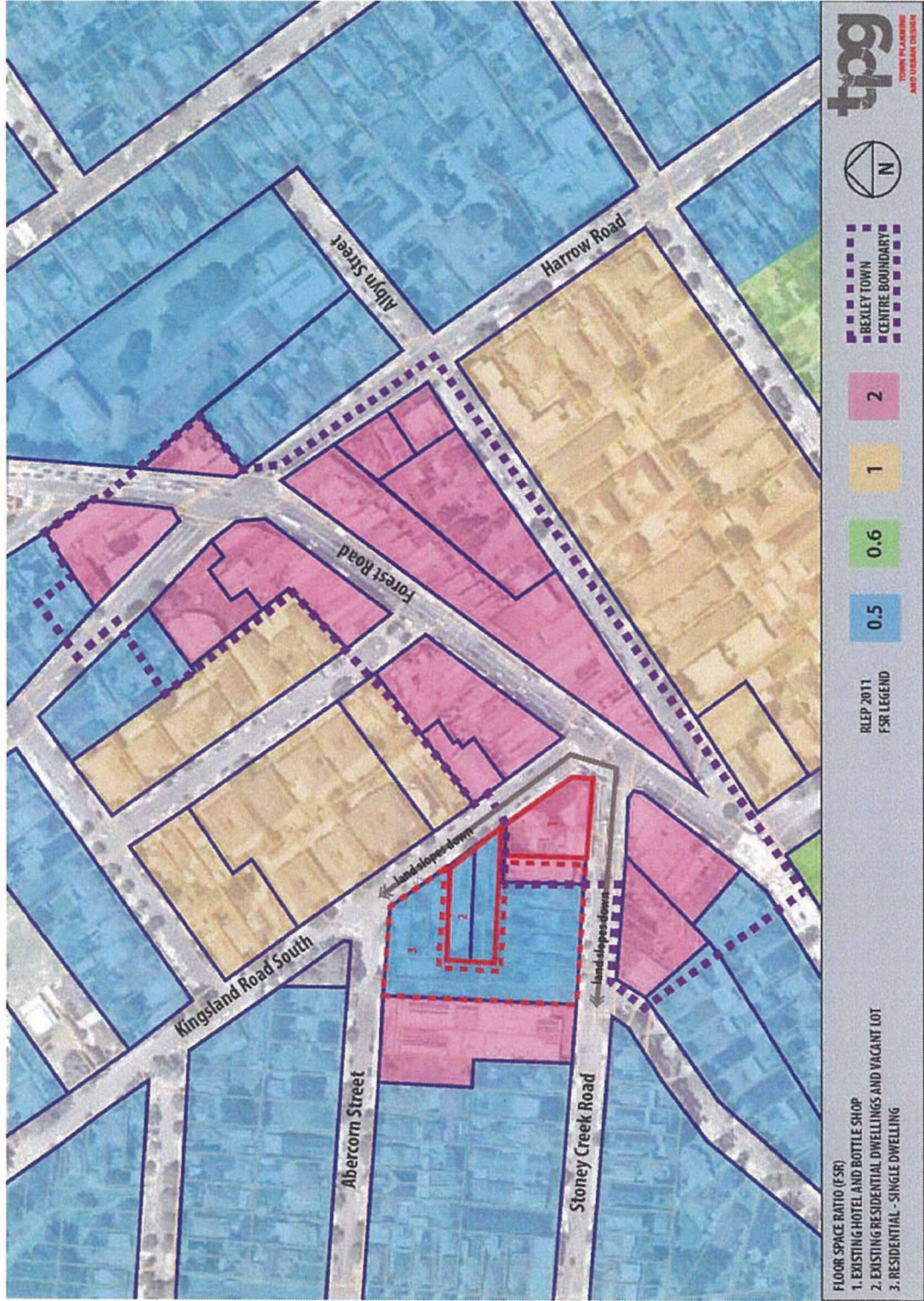


Figure 4: Subject Sites in red outline and the permissible maximum FSR as per RLEP 2011.

The objectives of the FSR clause in RLEP 2011 are as follows:

- 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,
- To minimise adverse environmental effects on the use or enjoyment of adjoining properties,
- 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.

3.5 Proposed Amendment to Rockdale LEP 2011

As outlined in section 5, the urban design analysis and consideration presented justifies from an urban design and place making perspective the proposed LEP amendments. These proposed amendments to Rockdale LEP 2011 seek changes in the land use zoning, maximum height of building and FSR of the subject sites. The urban design study examines an area identified by TPG as a potential development precinct. The proposed development strategies outlined in the following section will form a guide to how the precinct can be managed to reflect Council's vision for Bexley's town centre.

3.5.1 RLEP 2011 Clause 2.1 Land Use Zones

The current land use zoning for the subject sites is fragmented and does not represent logical land use application that allows for higher density residential and diversification of land uses as demonstrated in the analysis in section 5. The PP proposed an extension of the B4 zoned land to 1, 3 and 5 Kingsland Road South, and all the individual allotments within site 3.

The rezoning of the identified sites, and in turn the increase in height and FSR, will promote growth for the centre where it is best suited and provide for greater mixed use availability with emphasis on residential provision. This amendment will complement and reinforce the economic aspect of the Bexley Town Centre whilst not detracting from or competing with it.

3.5.2 RLEP 2011 Clause 4.3 Height of Buildings

Current permissible height of the subject sites can be increased to maximise planning potential. It is proposed that the entire site have a 16m (plus incentive of 3m) height limit. Land parcels north of the subject site feature medium density residential development. An increase in maximum permissible building heights represents a logical approach to allow for a consistent application of height commensurate with existing permissible heights within the Bexley Town Centre and to allow for increased housing supply in the locality to support local businesses.

It is also important to note in the Rockdale City Council's *Capacity Analysis and Built Form Study 2010*, that development incentives are offered to the amalgamation of fragmented sites in the area. One of the incentives is the allowance of building heights up to a maximum of 5 storeys at 19m. This is the height set in consultation with Sydney Airport Corporation and the Department of Infrastructure and Regional Development. They will need to be further consulted in the exhibition of the PP.

3.5.3 RLEP 2011 Clause 4.4 Floor Space Ratio (FSR)

The subject sites are bounded by higher density development, with a higher permissible FSR. The proposed FSR for the sites is 2.0:1 (plus 0.5m incentive). This is consistent with the amalgamation incentive mentioned above. It is logical to up zone the subject sites to enable remnant residential land adjacent to the town centre, bound by higher density and non residential development, to transform to allow for complementary land uses of a scale and density commensurate with the broader town centre. An increase in the height of buildings in the proposed sites and zones will directly facilitate a corresponding increase in the FSR to accommodate for the additional height.

4. Additional Planning Considerations

4.1 Rockdale Development Control Plan (DCP) 2011

Section 7.3 of the *Rockdale DCP 2011* sets of precinct specific development guidelines for the Bexley Town Centre. The DCP recognises the potential for Bexley Town Centre to be developed into a vibrant hub for the suburb and to counteract impact of the busy Forest Road on local amenity. It also recognises the potential for the Bexley Town Centre to service a large residential population within its walking catchment. The key objectives of the DCP for the Bexley Town Centre are provided as follows:

- To facilitate the transformation of Albyn Street and Albyn Lane into active and vibrant retail areas, and provide an alternative pedestrian experience to Forest Road.
- To improve the pedestrian permeability of the centre, particularly between Albyn Street and Forest Road.
- To provide usable and lively public space at the heart of the centre that enhances the character of the town centre and provides places of gathering.

Adopting a precinct based planning and development approach as undertaken in this urban design review provides opportunity for the above key objectives to inform an urban design strategy for the subject sites. In general, the DCP seeks to enhance connectivity, permeability and the quality of the pedestrian experience in the Bexley Town Centre as demonstrated in figures 8 and 9 in Section 5.1 of this report. Such opportunities are equally applicable to the subject sites.

An approach that considers key landmarks destinations, and place making opportunities will assist in enhancing the relationship between the subject sites and their surrounding context. In this regard, there are opportunities not only to facilitate new development, but also to enhance interrelationships between the subject sites and the broader town centre to achieve a coordinated development outcome.

The following place analysis highlights key opportunities relating to the sites within their Bexley Town Centre setting and has been critical in the consideration for appropriate height and FSR amendments that will be including in the accompanying PP.

5. Place Analysis and Development Opportunities

5.1 Key Opportunities

This section outlines key aspects of the site's location and context that support its proposed use, scale and density. The urban strategies formulated support the need to amend provisions in Rockdale LEP 2011 for growth within Bexley. The following summary highlights the key opportunities presented by rezoning to increase density and diversity in the town centre.

Figure 5 – Opportunity to rezone subject sites to facilitate redevelopment for residential purposes.

Site 2 is located adjacent to the edge of Bexley Town Centre with the potential to be rezoned to complement the development and activation of Bexley Town Centre.

Site 2 is currently zoned R2 Low Density Residential and presents opportunity to be rezoned to B4 Mixed Use to facilitate possible motel and car park additional use to enable the expansion of existing motel uses in the town centre.

Site 3 may be consolidated to enable its future development to accommodate high density shop top housing to increase critical mass in the centre to support local business. It is therefore recommended that land parcels within site 3 be rezoned to B4 Mixed Use zone.

