

5. Mapping

This Planning Proposal includes the following amendments to the RLEP 2011 maps provided here in accordance with 'A guide to preparing planning proposals' prepared by the Department of Planning and Environment (2012).

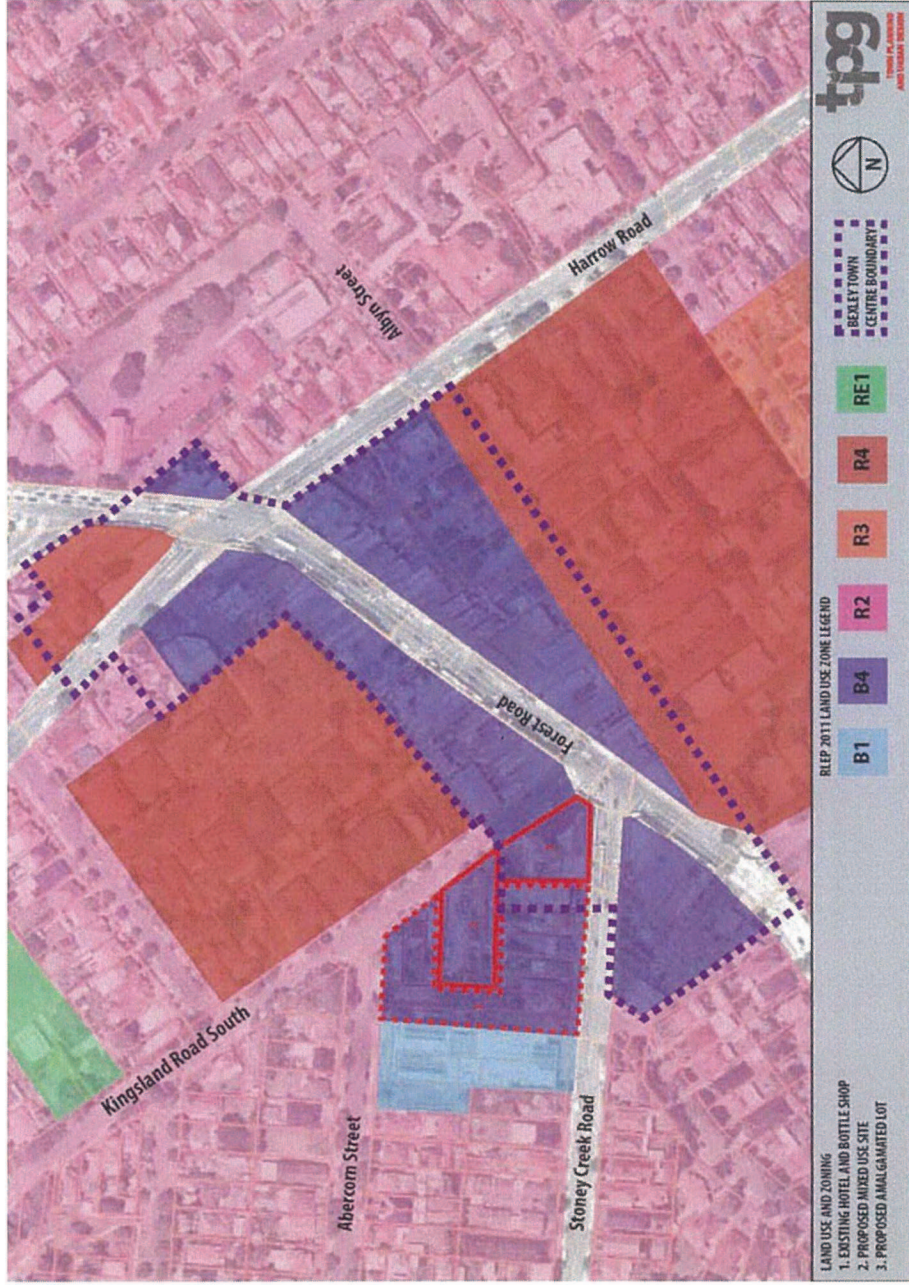


Figure 10: Proposed Land Zoning Map amendment under RLEP 2011 (with site outlined in red line)

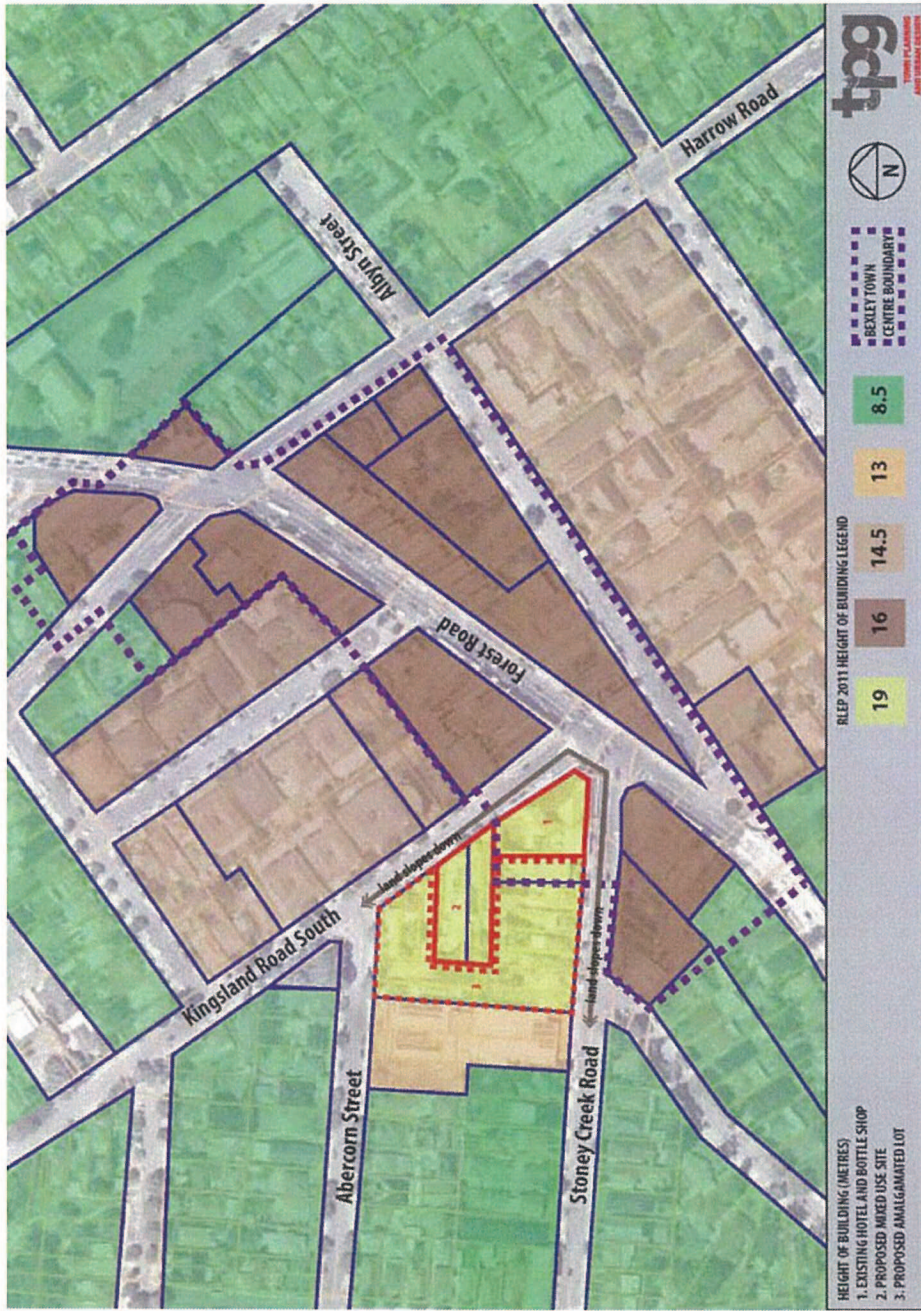


Figure 11: Proposed Height of Buildings Map amendment under RLEP 2011 (with site outlined in red line)

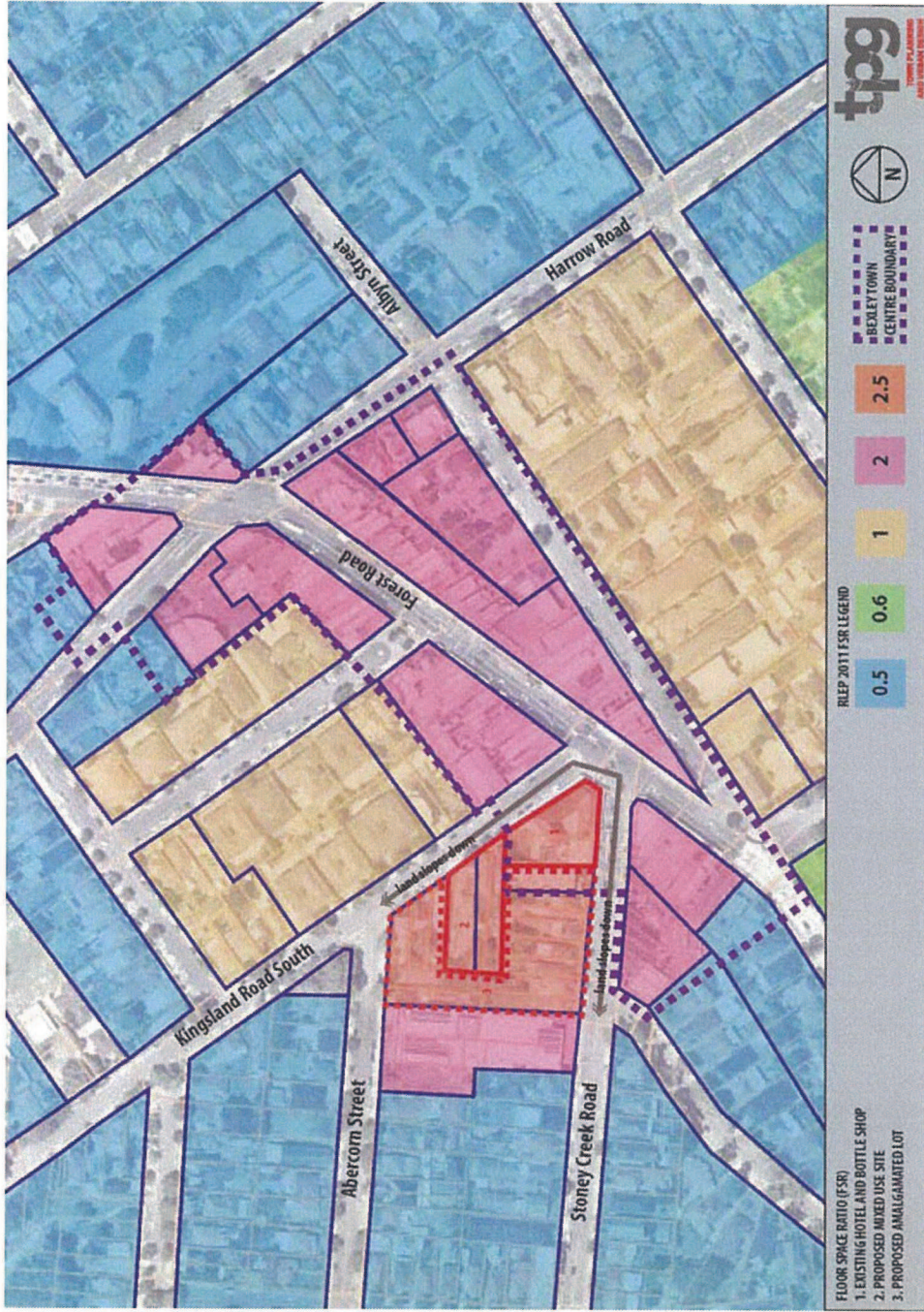


Figure 12: Proposed Floor Space Ratio Map amendment under RLEP 2011 (with site outlined in red line)

Mapping amendments are also provided at **Appendix A, B and C.**

6. Community Consultation

The proponent has not yet undertaken community consultation. It is usual for the planning authorities in Rockdale City Council to conduct community consultation in accordance with the relevant provisions of the EP&A Act and Regulation. This is likely to include newspaper advertisement, public exhibition at Council offices and on Council's website, notification letters to adjacent property owners, and public hearing for reclassification of the land.

Engagement with Council's planning officers in the preparation of the PP and Urban Design Strategy occurred on 2 May 2016 and 15 June 2016. The meetings and the submission of a draft version of the PP and Urban Design Strategy, on 26 June 2016 for Council to comment, has resulted in the resolution of various strategic planning issues.

7. Anticipated Project Time Frame

The following chart provides an indicative time frame for establishing the proposed zoning for the subject site.

Stage	2016		2017												
Month	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J
Proposal Lodged with Council															
Council Endorsement															
DPE Assessment															
Gateway Determination															
Agency Consultation															
Community Consultation															
Consideration of Proposal Post Exhibition															
Council Assessment															
Submission to DPE to finalise LEP															
DPE Assessment															
Plan Making															

8. Conclusion

This PP has been prepared to seek an amendment to the RLEP 2011 land use zoning, maximum floor space ratio (FSR) and maximum height of building development standards, which apply to the subject sites along Forest Road, Kingsland Road South and Stoney Creek Road, Bexley.

It is concluded that this PP considers all matters required to be addressed under the requirements for a planning proposal and has:

- taken into account and is consistent with State Government policies;
- taken into account and is consistent with all Ministerial Directions under Section 117 of the EP&A Act;
- identified that the site is suitable for the proposed amendments will not adversely impact any existing or future centres nearby; and
- demonstrated that it will bring about a number of net community benefits as well as economic improvements to the Bexley Town Centre.

The PP will facilitate future redevelopment of the subject site in a manner that will:

- provide for the orderly and economic expansion of the residential component of the Bexley Town Centre.
- provide for increased residential activity in and adjacent to the existing Bexley Town Centre in line with the vision outlined in *A Plan for Growing Sydney*;
- enable urban renewal in the Bexley Town Centre to establish mixed buildings of a suitable design, character and scale to correspond to the desired future character of the centre as an urban scaled and lively mixed use precinct;
- be appropriate in its context in terms of scale, form and design to take full advantage of local rail and road based transport, whilst appropriately managing visual and amenity impacts of building bulk on the surrounding town centre and residential context;
- enhance the economic strength of Bexley Town Centre and the Rockdale LGA by increasing population and bringing more visitors to the centre;
- enhance connectivity and permeability and place making qualities in the town centre by creating opportunities for new links that connect existing and future destinations;
- be able to meet car parking needs for the development and represents a reasonable increase in traffic that can be accommodate by the surrounding traffic network;

- include a broad range of positive social and economic effects in the locality catalysing urban revitalisation outcomes;
- be able to meet the objectives of relevant planning instruments. Where specific environmental impacts have been identified, this PP demonstrates that these can and will be appropriately managed to minimise potential land use conflict and adverse impacts;
- not result in any significant impacts relating to scale, bulk and height resulting from the proposed amendment to maximum height and FSR under the RLEP 2012;
- be consistent with the existing and desired future character of the locality by promoting infill residential development in an area where it should be most logically applicable.
- introduce a high quality contemporary character to the Bexley Town Centre as urban renewal outcomes occur as a result of the PP; and
- not result in a built form that causes unreasonable impact on adjacent properties in terms of sunlight access, acoustic, visual privacy or views, or significant heritage values;

In light of the above, the PP will result in development controls that will assist in facilitating a high quality contemporary built form that will be a catalyst for the urban renewal and economic support of the Bexley Town Centre.

Given the above assessment, the PP has planning merit and is considered to be in the public interest.