

- support the viability of identified strategic centres.

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.

4.2.4.2 2.3 Heritage Conservation

The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. 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 is 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.

4.2.4.3 3.1 Residential Zones

This direction applies when a relevant planning authority prepares a planning proposal that will affect land within:

- an existing or proposed residential zone (including the alteration of any existing residential zone boundary),
- 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.

4.2.4.4 3.4 – Integrating Land Use and Transport

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.

4.2.4.5 4.1 Acid Sulphate Soils

The objective of this direction is to avoid significant adverse environmental impacts from the use of land containing Acid Sulphate Soils. This direction applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulphate soils as shown on the Acid Sulphate 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.

4.2.4.6 4.3 Flood Prone Land

The objectives of this direction are 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
- 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.

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.

There is only one site (site 3) within the total subject sites that contains area identified as being a flood planning area. This is a small section of site 3 and the remainder of the site 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.

4.2.4.7 6.3 Site Specific Provisions

The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.

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 RLEP 2011. The PP does not seek to unnecessarily restrict the site.

4.2.4.8 7.1 Implementation of A Plan for Growing Sydney

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 I** provide a summary of consistency with all Section 117 Directions.

4.3 Section C – Environmental, Social and Economic Impact

4.3.1 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?

It is considered unlikely that the site will contain critical habitat as it has been cleared of any natural vegetation and used for residential purposes for a significant period of time.

There is no critical habitat, threatened species populations or ecological communities, or their habitats on the site. There does not appear to be the need for a Local Environmental Study.

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

This PP proposes to increase the maximum height and FSR permissible on the subject site. Whilst this will result in a change in impacts resulting from increased building bulk, it is considered that these are appropriate and manageable in the context of the Bexley Town Centre with close proximity to road and rail based transport networks. The impacts on building bulk can be appropriately managed as outlined in the Urban Design Strategy within **Appendix D** and further assessed against RLEP 2011 objectives for height and FSR within the Rockdale LGA as follows:

4.3.2.1 Height

The proposed amendment to the RLEP 2011 Height of Buildings development standard for the subject site seeks to allow future development on the site to facilitate a more appropriate contextual response to its Bexley Town Centre location that allows for the orderly and economic expansion of the centre and encouraging urban renewal outcomes to occur.

The Urban Design Strategy provided as **Appendix D** considers potential building envelopes for the subject site that utilises the proposed amendment to the RLEP 2011 Height of Buildings Map. The Urban Design Strategy also demonstrates the proposed heights for identified sites to be rezoned are consistent with those already permissible in the Bexley Town Centre.

This proposal takes into consideration potential overshadowing and urban design amenity impacts as detailed in the accompanying Urban Design Strategy.

The PP is consistent with the objectives of Clause 4.3 Height of Buildings as it will establish the maximum limit within which buildings can be designed and floor space can be achieved in a manner that is consistent with heights already permissible in the town centre. The proposed height limit for the subject site is also consistent with Council's Bexley Town Centre incentives. This will encourage a high quality urban form that enables a consistent approach to building height in the town centre precinct and also within identified expansion areas as identified within this PP.

As demonstrated in the Urban Design Strategy at **Appendix D**, through articulation of upper levels and careful orientation of built form, an appropriate built form outcome can be achieved within the proposed building heights in a manner that maintains satisfactory outdoor exposure and daylight to buildings, key areas and the public domain. The PP focuses density within the town centre itself but is cognisant of transitional heights towards surrounding lower scale development to ensure compatibility of form and scale.

4.3.2.2 Floor Space Ratio

This PP seeks to amend the existing permissible FSR on the site as outlined in **Section 2**. The proposed FSR is based on site testing of the building envelope for the subject site outlined the Urban Design Strategy outlined in **Appendix D**.

The PP is consistent with the objectives of Clause 4.4 Floor Space Ratio. It will establish a maximum development density and intensity of land use for an area that represents an orderly approach to the expansion of the Bexley Town Centre. The proposed FSR is consistent with the existing permissible density within the centre and therefore will not significantly impact on the availability of infrastructure and as demonstrated in **Section 4.3.2.3** and the Traffic and Parking Assessment at **Appendix F**, will not result in unmanageable traffic volumes or impacts. The proposed FSR for the subject site is also consistent with Council's Bexley Town Centre incentives. The PP will also result in significant improvements in the pedestrian environment to make a positive contribution to the desired future character of Rockdale as a connected and lively centre.

As demonstrated by solar analysis diagrams the indicative built form will minimise adverse environmental effects on the use or enjoyment of adjoining properties and maintain an appropriate visual relationship between proposed building envelopes to enhance the character of areas or locations that are not undergoing or likely to undergo a substantial transformation.

4.3.2.3 Traffic Impact Assessment

A traffic and parking assessment has been undertaken by Parking and Traffic Consultants (PTC) and is provided at **Appendix F**. This review has concluded that the PP, with its proposed development options, will have minimal impact on the local road network. The assessments done on surrounding intersections indicate that the local road network has capacity to accommodate the additional traffic activity during peak AM and PM

hours. The parking provision of 144 – 169 car spaces could be required and this can be accommodated as a mix of at-grade and underground parking. The amalgamation of the allotments to result in two larger lots, will replace several existing driveways and direct traffic in a more efficient manner. Movement of vehicles around Abercorn Street, Stoney Creek Road and Kingsland South Road can be distributed more evenly. It is also noted by PTC that the impact of the Westconnex project on the existing local road network is highly speculative due to the many variables influencing the project. The actual traffic conditions that result from the Westconnex project cannot be verified until post construction assessment of the traffic activity of the area.

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

4.3.3.1 *Social Impact Comment and Review*

Given this PP proposes a change to the planning legislative landscape, it is important to take into account the potential social impacts at this early planning phase.

This proposal to amend maximum permissible FSR and height on the subject site located in the Bexley Town Centre will facilitate change, however it is considered that such change is likely to result in positive social consequences that will enhance the lifestyle of the existing and future community in Bexley and the Rockdale LGA.

This planning proposal is intended to create a framework to enable the further residential development by existing land and business owners who aims to undertake significant investment in the locality. Such investment will act as a catalyst for positive change in the Bexley Town Centre. It is intended to support population growth, which in turn will result in greater utilisation of existing retail and transport infrastructure. The PP intends to achieve activation at the ground level and integration through the use of ground floor and laneway spaces. This will greatly assist in improving resident and community amenity and quality of life as well as support economic development and revitalisation in the area.

As a result of undertaking this preliminary review of social impacts, it is considered that at this stage in the process a comprehensive social impact assessment to support this PP is not necessary.

4.3.3.2 Economic Impact Comment and Review

There will be some change to the amount of retail and commercial floor space on the site as a result of the PP. There will not likely be any impact on the retail hierarchy of the centre due to this proposal. The economic considerations are favourable with the future development of the site providing improved and revitalised facilities for business and contributing to broader dwelling supply. The PP provides a real opportunity to stimulate change and development, which will in turn support the Bexley Town centre.

The economic analysis by AEC Group Ltd identifies the anticipated growth in Rockdale's LGA and the need to provide housing stock to accommodate the growth. The proposed rezoning in the PP allows for an infill area in Bexley to be developed for greater commercial viability. The assessment indicates that if site 2 is rezoned into B4 Mixed use, it has the potential to increase in value and density to contribute to the local economy. The economic benefit of rezoning the site results in the following benefits:

- efficient and effective use on infill land;
- contribution towards easing housing affordability
- provision of homes close to jobs and infrastructure;
- retail expenditure.

It is concluded that the development of residential dwellings on the site will result in an increase in retail expenditure due to the increase in population of the local area. Based on the ABS Household Expenditure Survey, it is anticipated that such a development will inject an estimated \$1.7 million into the local economy. The local retail and commercial services will be supported by the up zoning of the land parcels. The PP will also facilitate the urban renewal of an existing asset for site optimisation. The detailed economic analysis forms part of this PP as **Appendix G**.

4.4 Section D – State and Commonwealth Interest

4.4.1 Is there adequate public infrastructure for the planning proposal?

As the subject sites are in an existing urban area both within and adjacent to the Bexley Town Centre, adequate public infrastructure is available to support the land use rezoning and increase in density that will be achieved by increasing height and FSR. In particular, the subject site:

- provides ready access to existing and future local activities provided within the Bexley Town Centre; multiple local activity centres (Hurstville, Kogarah and Rockdale); centres along the global economic corridor; as well as the wider metropolitan train network;
- is in close proximity to Rockdale train station and the M1 and M5 motorways providing excellent metropolitan and regional connectivity;
- is in close proximity to a number of community and recreational facilities including Bexley Community Centre, Bexley Manor Hall and Bexley RSL and Community Club;
- has ready access to a number of health opportunities including local Bexley Medical Centre, Bexley Dental and educational establishments like Bexley Public School and St Mary & St Mina's Coptic Orthodox College;
- is in close proximity to the main transport gateway of Sydney Airport and freight centre of Port Botany, therefore motivating the provision of motel and high density residential uses to service people working in the precinct.
- is located within the Bexley Town Centre, which contains a mix of retail, commercial and residential land uses, providing access to services and daily needs within a short walking distance.
- the Traffic and Parking Assessment by PTC confirmed that the existing road network can accommodate the proposed additional development.

It is also noted that the PP, whilst seeking a more flexible land use and greater density on site, is not likely to require or create demand for new infrastructure when considering the permitted density of development within the Bexley Town Centre and in the vicinity of the site. In fact, more suitable development of the site will better utilise existing infrastructure as well as the overall intention of the PP, which is to create a more viable and appropriate building envelope on the subject sites given its town centre location and context.

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

State and Commonwealth public authorities will be consulted following the outcomes of the gateway determination. Consultation can be carried out in accordance with the EP&A Act.