

3.1.2 Height of Buildings

Figure 3 outlines the current maximum height of buildings applicable to the subject land and surrounding areas.



Figure 3. Existing RLEP 2011 Height of Building

The Planning Proposal is to amend the Height of Buildings Map in RLEP 2011 as outlined in **Table 5**. Refer to proposed mapping amendments within **Section 6**.

Table 5: Proposed HOB mapping amendments

HOB Tile 4 & 2	Site 1	Site 2	Site 3
Existing HOB	16m	8.5m	8.5m
Proposed HOB	19m (16m + 3m incentive)	19m (16m + 3m incentive)	19m (16m + 3m incentive)

3.1.3 Floor Space Ratio

Figure 4 outlines the current maximum floor space ratio applicable to the subject land and surrounding areas.

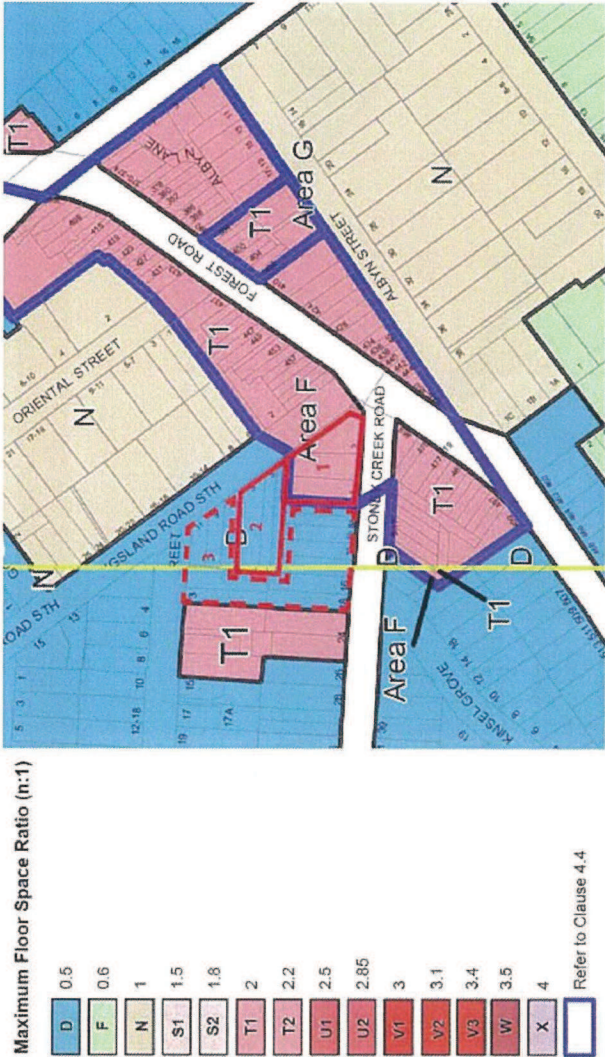


Figure 4. Existing RLEP 2011 FSR

The Planning Proposal is to amend the Floor Space Ratio Map in RLEP 2011 as outlined in **Table 6**. Refer to proposed mapping amendments within **Section 6**.

Table 6: Proposed FSR mapping amendments

FSR Tile 4 & 2	Site 1	Site 2	Site 3
Existing FSR	2:1	0.5:1	0.5:1
Proposed FSR	2.5:1 (2.0:1 +0.5:1 incentive)	2.5:1 (2.0:1 +0.5:1 incentive)	2.5:1 (2.0:1 +0.5:1 incentive)

4. Justification

The following section of this report addresses the requirements in *A guide to preparing planning proposals* (2009), specifically **Part 3 – Justification**, prepared by the Department of Planning and Environment.

4.1 Section A – Need for the Planning Proposal

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

The Planning Proposal has been prepared in response to the following strategic studies and plans:

4.1.1.1 Rockdale City Plan: Community Strategic Plan 2013-2025

The Rockdale City Plan 2013 - 2025 is Rockdale Council's long term community plan that identifies the aspirations of the community and establishes a framework with partners that will shape the City and deliver community outcomes. It is comprised of the following components to describe and deliver upon Council's nominated strategic direction:

- Community Strategic Plan 2013 - 2025
- Resourcing Strategy consisting of the Long Term Financial Plan 2013 - 2025, Asset Management Plan 2013 - 2025 and Workforce Management Plan 2013 - 2017
- Delivery Program 2013 - 2017 and annual Operation Plans

Further discussion on consistency with this plan is provided in **Section 4.2.2.1**.

4.1.1.2 Rockdale City Urban Strategy 2010

Rockdale City Urban Strategy 2010 has been listed by Council as an important document used to inform the planning decisions conveyed in the *Rockdale Local Environmental Plan (RLEP) 2011* and *Rockdale Development Control Plan (RDCP) 2011*. The planning principles of *Rockdale City Urban Strategy 2010* relevant to the rezoning of the subject sites include the following:

- Improve residential amenity by improving the variety and quality of new housing;
- Revitalise villages and neighbourhoods; and
- Ensure opportunities for future employment and growth.

Further discussion on consistency with this strategy is provided in **Section 4.2.2.2**.

4.1.1.3 Capacity Analysis and Built Form Study September 2010

The *Capacity Analysis and Built Form Study* was prepared to test the development potential of Rockdale LGA through maximising building height and FSR. The study was used to inform the formulation of the draft *RLEP 2011* and draft *RDCP 2011*. It is concluded that Rockdale LGA has the capacity to increase its density to provide housing and employment for its growing population.

The study indicates that Bexley Town Centre has the opportunity to be developed into a viable destination due to its accessibility through public transport and high visibility from the busy Forest Road. Rockdale City Council also has significant land holdings, in particular the Albryn Street car park and Forest Road car park, which can be developed into appealing civic spaces for the community.

Further discussion on consistency with this study is provided in **Section 4.2.2.3**.

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

The PP is the best means of achieving broader planning objectives and the best future renewal for the subject land. This is because the proposed height and FSR of an appropriate mix of buildings can be achieved on the subject land commensurate with their town centre proximity.

In the context of the variations sought to a compliant building envelope on the subject land as detailed in the Urban Design Strategy at **Appendix D**, and given the area in which the subject land is located is also not subject to a draft LEP at this stage, a site specific height of buildings and FSR map amendments to the RLEP 2011 are the most appropriate, simple and effective method available to achieve the intended outcomes of the PP.

The proposed amendment to the RLEP 2011 land use zones, as well as height and FSR controls for the subject land seeks to allow future development to make the most of the development potential of the land, by enabling appropriate built form typologies to be developed within close proximity to the Rockdale Train Station and the Bexley Town Centre and along a public transport route.

This proposal takes into consideration land use compatibility and appropriately considered the relationship between the subject land and surrounding low, medium and high density development forms, to enable the orderly and rational expansion and economic revitalisation of the Bexley Town Centre. The rezoning of the subject sites will also result in a more consistent application of zoning in the precinct by rationalising anomalous zoning and height controls.

The analysis that led to the request for amendments to RLEP 2011 is illustrated in the opportunities diagrams below:

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.

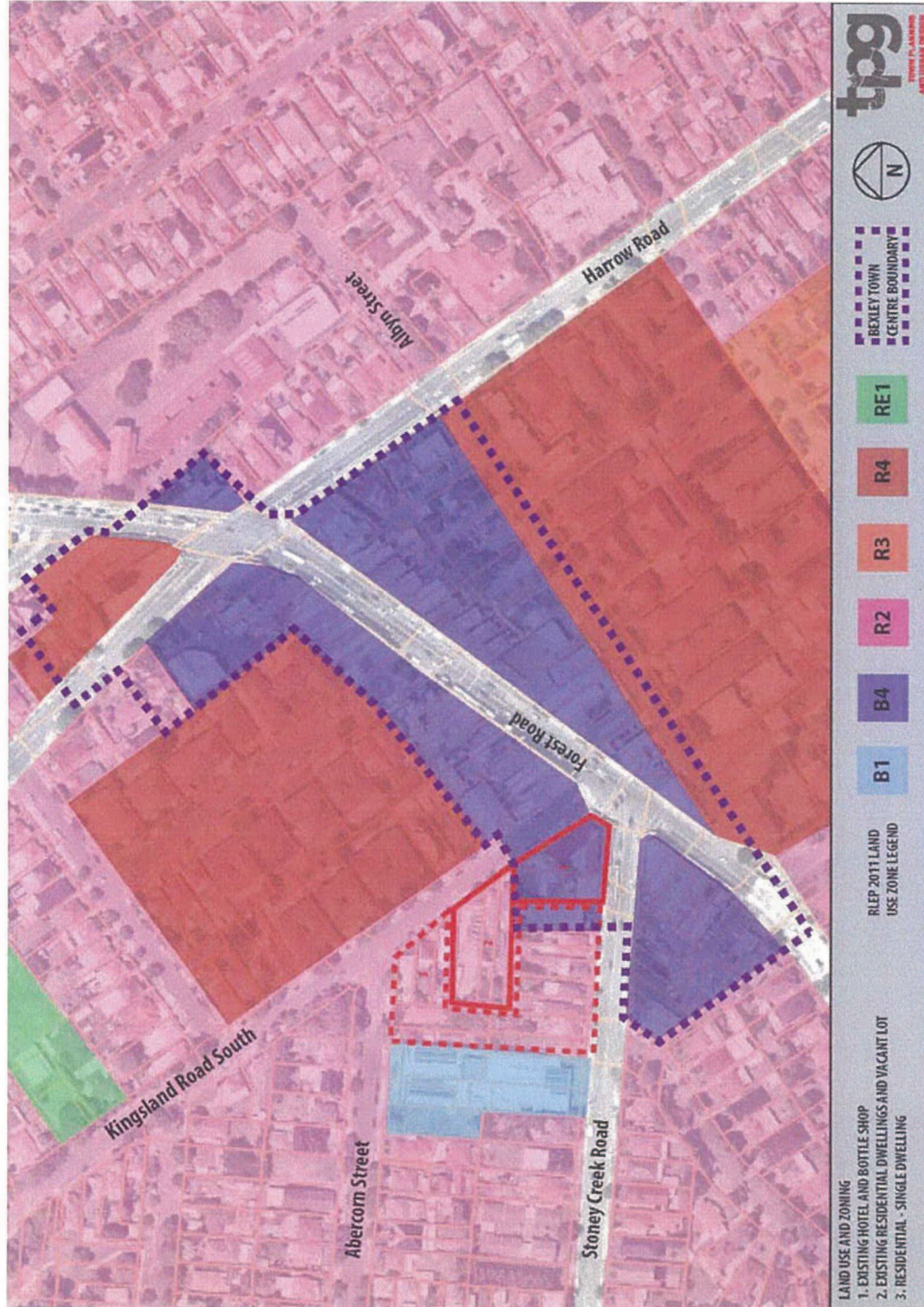


Figure 6 - Opportunity to achieve appropriate height of buildings.

Potential to increase building height for land sloping down in Westerly direction on Stoney Creek Road and Northerly direction on Kingsland Road South. Potential to consider amalgamation of sites to achieve development incentives of greater HOB.

The increase of building heights reflects adjoining heights permissibility of Forest Inn Hotel and Bexley RSL building. There is potential for additional height without adverse impact to amenity.

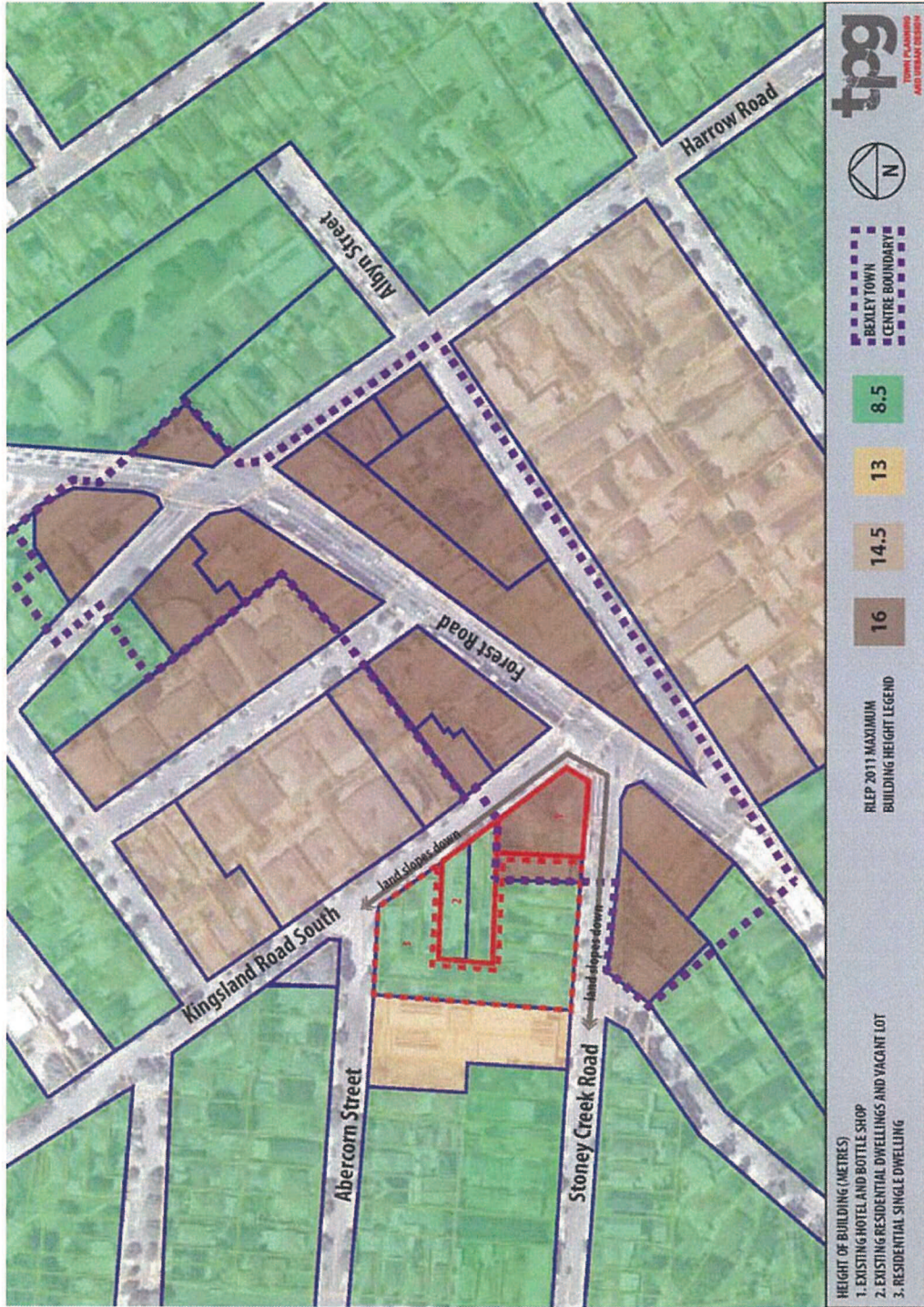


Figure 7 -Opportunity to achieve appropriate Floor Space Ratio (FSR)

Site 2 and site 3 have potential for greater height and therefore FSR, commensurate with this height.

Opportunity for amalgamation of sites to achieve development incentives of greater FSR. FSR is consistent with immediately adjoining land i.e. Forest Inn Hotel and Bexley RSL.

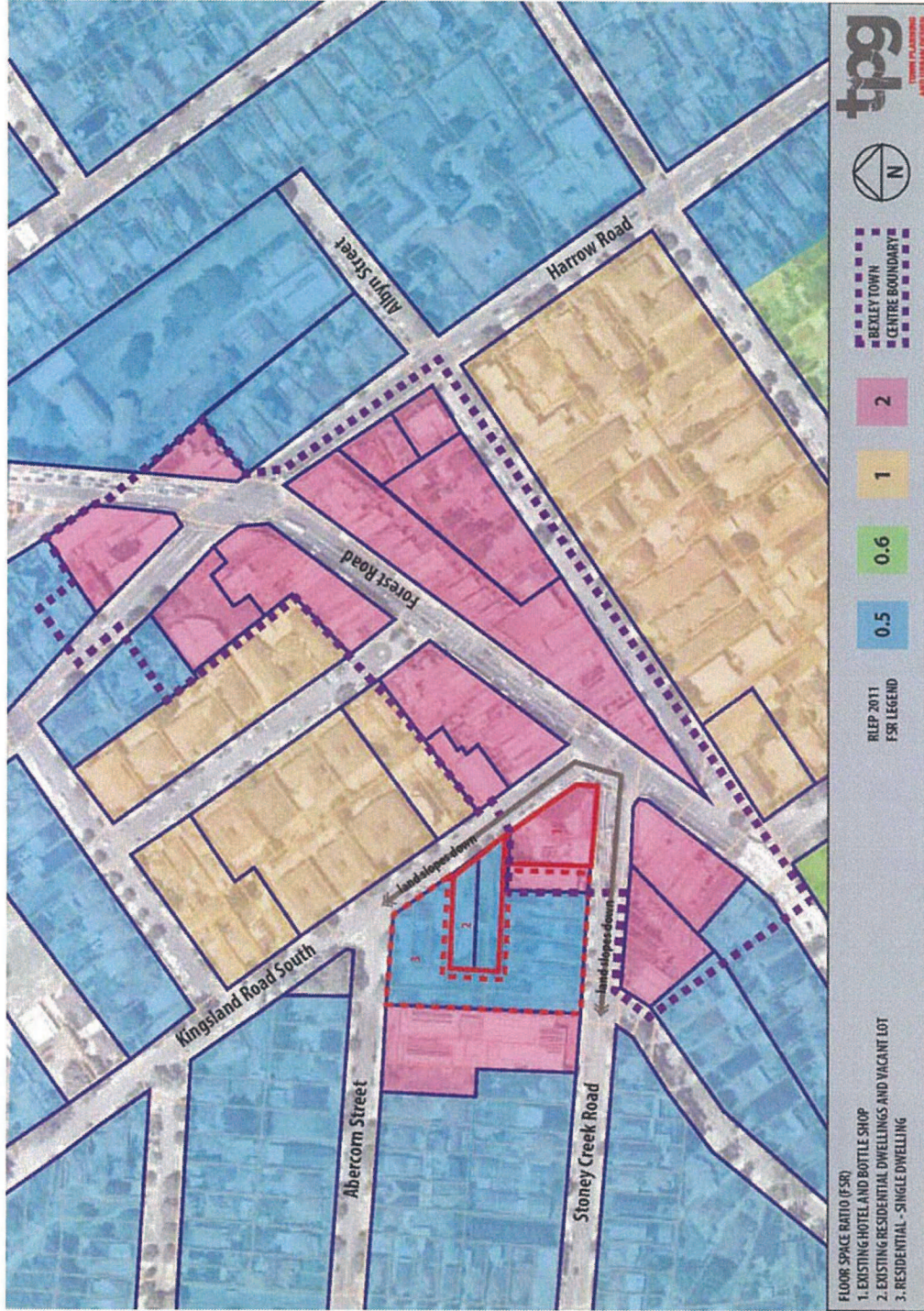


Figure 8 -Opportunity to provide more connectivity in the area

Potential to offer a finer grain, more interconnected pedestrian experience and provide vehicle access away from major roads thorough the provision of new accessways and pedestrian linkages.

Design for greater permeability between subject sites north of Forest Road and proposed Bexley Town Centre south of Forest Road. This linkage, represented by the burgundy arrow that intersects with CR2 minor crossing, is considered essential for the proposed activation of Bexley Town Centre core located adjacent to the Albryn Street car park.

The proposed links indicated near site 1, 2 and 3 are planned in accordance to the likely amalgamation of the individual allotments into bigger lots. The linkages can be achieved as detailed design during DA stages.

