

Planning Proposal

Land Use Rezoning, Floor Space Ratio and Height of Buildings Amendment

Kingsland Road South, Bexley
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Document Review Sheet

CLIENT: Angelo Elliot

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PROJECT MANAGER Helen Deegan FILE NO: 215.164

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Preface

This Planning Proposal (PP) will promote urban infill that will contribute to the revitalisation of the Bexley Town Centre and complement the existing range of business and housing opportunities. The site represents a logical location for infill mixed use and residential development in walking proximity to the town centre amenities. It will provide an opportunity to enhance the provision of a wider degree of land uses in the town centre, and create new mixed use opportunities that will assist in supporting existing and future local businesses in the locality.

Ongoing population growth in the Sydney metropolitan area has resulted in a significant shift in the approach to urban development and the need for further urban consolidation to be orchestrated by both local and state governments within the existing suburbs of Sydney. As the population of greater Sydney intensifies, the State government's strategic framework seeks to focus urban growth efficiently within existing urban areas and close proximity to transport infrastructure and amenities. This enhances accessibility, lifestyle choice and the wellbeing of the community as well as utilising existing infrastructure.

In order to keep pace with rapid population growth, greater metropolitan Sydney is looking for opportunities to sustainably and efficiently accommodate people within its existing footprint. At metropolitan Sydney's heart, the City of Sydney has a major role in enhancing the efficiency of Sydney's urban footprint and the opportunity to showcase sustainable development forms that can form the benchmark for wider Sydney and South Subregion. Rockdale Council plays a significant role in shaping the future of this region.

With nearby strategic centres such as Hurstville and Kogarah continuing to grow in terms of profile, role and economic strength, so too does Bexley as a supporting centre. In order to keep pace with rapid population growth, opportunities are being sought throughout the Sydney metropolitan area to sustainably and efficiently accommodate a larger number of people. The need to accommodate growth is outlined in the principles of *Rockdale City Urban Strategy 2010*, which aims to:

- improve residential amenity by improving the variety and quality of new housing;
- revitalise villages and neighbourhoods; and
- ensure opportunities for future employment and growth

Rockdale City Council recognises the need for growth in the LGA to attract commercial activity and future residents. One of the urban strategies to direct growth in the LGA is to concentrate future developments around the LGA's villages and local centres. The deliberate growth around the villages and local centres serve to increase activity to the area, which results in the greater vibrancy and diversity. The local population can access goods and services without the need to travel to major centres.

This site specific PP aims to dovetail in with Council's urban renewal initiatives and create fresh opportunities for revitalisation by a motivated land owner and businesses. This planning proposal will put in place the appropriate controls to facilitate revitalisation outcomes on the subject site and will thereby create visibility and momentum to catalyse further renewal in the Bexley Town Centre.

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1. Introduction

This Planning Proposal (PP) has been prepared by TPG Town Planning and Urban Design (TPG) and submitted to Bayside Council to facilitate land use zoning changes and height and floor space ratio mapping amendments to the Rockdale Local Environmental Plan 2011 (RLEP 2011).

This Planning Proposal has been prepared in accordance with the requirements of Section 55 of the EP&A Act and the associated guidelines 'A guide to preparing local environmental plans' and 'A guide to preparing planning proposals' prepared by the Department of Planning and Environment (2012), which requires the following matters to be addressed:

- Objectives or intended outcomes of the proposal;
- Explanation of provisions to be in an amendment to RLEP 2011;
- Justification for the proposal in terms of,
 - Need for the planning proposal;
 - Relationship to strategic planning framework;
 - Environmental, social and economic impact;
 - State and Commonwealth interests;
- Mapping amendments to RLEP 2011;
- Community consultation to be undertaken; and
- Project timeline.

This PP is accompanied by various investigations which form part of the strategic context and support the proposed amendments to the RLEP 2011, including:

- An Urban Design Strategy prepared by TPG (refer to **Appendix D**);
- Site and Precinct Analysis and Diagrams by TPG (refer to **Appendix E**);
- A Traffic Assessment prepared by Parking and Traffic Consultants (refer to **Appendix F**); and

- Economic Analysis by AEC Group Pty Ltd (refer to **Appendix G**)
- An addendum that consists of TPG's response to Council's preliminary comments on the draft version of the PP, which was issued to Council on 26 June 2016. The Council comments issued to TPG on 26 July 2016, are addressed upon Council's request.

The Urban Design Strategy at **Appendix D** aims to illustrate the rationale and benefits of the proposed rezoning in relation to its urban design, planning and social context. The purpose of this study is to:

- demonstrate that the subject site is suitable for rezoning and intensification based on site context;
- identify potential future opportunities for redevelopment based upon urban design principles that optimise the potential for future development of the site; and
- identify appropriate development standards i.e. FSR and Height, to permit the development proposed in the design principles.

Council is requested to forward this Planning Proposal to the Secretary General of the NSW Department of Planning and Environment (DPE) or delegate for a gateway determination under section 56 of the EP&A Act.

The Council Report *Item No. 9.13 Planning Proposal – Kingsland Road South, Bexley* was presented at the Bayside Council meeting on 14 December 2016. The report recommended Council support this PP and continue to pursue negotiations with the proponent to develop a Voluntary Planning Agreement. As part of this recommendation Council proposed a change in incentive area and the Officer Recommendation states the following:

"That Council supports incentive area of 800m² instead of 600m² for Floor Space ratio and Height of Building under the relevant provisions of Rockdale LEP 2011, in accordance with the assessment provided in this report."

This is a reasonable and appropriate response to support future site consolidations. Additional amendment to RLEP 2011 will be required as part of this PP to achieve this recommendation. The proposed amendment relates to Clause 4.3 (2A)(e) under the Height of building provisions and Clause 4.4 (2C) (e) under the Floor Space Ratio provisions.

Clause 4.3 (2A)(e) under the Height of Building provisions states the following:

(2A) Despite subclause (2), the height of a building may exceed the maximum height shown for the land on the Height of Buildings Map by an additional:

- (e) 3 metres—if the building is in Area E Identified on the Height of Buildings Map and on a lot having an area of at least 600 square metres,

Council recommends that the minimum area for lot amalgamation, to achieve the bonus incentive of 3m height, is to be increased from at least 600m² to at least 800m².

Clause 4.4 (2C) (e) under the Floor Space Ratio provisions states the following:

(2C) Despite subclause (2), the floor space ratio for a building may exceed the maximum floor space ratio allowed under that subclause by up to:

- (e) 0.5:1—if the building is in Area F Identified on the Floor Space Ratio Map and on a lot having an area of at least 600 square metres,

Council recommends that the minimum area for lot amalgamation, to achieve the bonus incentive of 0.5:1 FSR, is to be increased from at least 600m² to at least 800m². The aforementioned amendments to Rockdale LEP 2011 will be addressed during Gateway determination.

1.1 The Site

1.1.1 Site Description

The subject land consists of three (3) sites comprising eighteen (18) allotments. The subject sites are located on Kingsland Road South and Forest Road, Bexley. In total the area in which the sites cover is approximately 8,970m². It is located within close proximity to Rockdale Town Centre and Rockdale Railway Station. **Figures 1 and 2** below demonstrate the local and regional context of the subject land.

The subject sites have frontage to Kingsland Road South, Forest Road and Abercorn Street, and are comprised of eighteen allotments. **Table 1** describes the 4 allotments, which are owned by the applicant and the remaining allotments of differing land tenure that form the proposed development precinct.

Table 1: Property title

Site Number	Lot	Number	Street	DP
Site 1 – Applicant ownership	1	467	Forest Road	DP134319
	2	467	Forest Road	DP1878
Site 2 – Applicant Ownership	71	1	Kingsland Road South	DP570149
	72	3	Kingsland Road South	DP570149
	8	5	Kingsland Road South	DP1878/2
	1	1	Abercorn Street	DP328320
Site 3 Differing land tenure at lodgement of the PP, but has since been consolidated under one ownership	67	3	Abercorn Street	DP654288
	1	7	Kingsland Road South	DP925706
	9	9	Kingsland Road South	DP1078771
	10	11	Kingsland Road South	DP925705
	3	6	Stoney Creek Road	DP1878/2
	B	8	Stoney Creek Road	DP363190
	A	8A	Stoney Creek Road	DP363190
	C	10	Stoney Creek Road	DP921789
	B	12	Stoney Creek Road	DP921789
	A	14	Stoney Creek Road	DP921789
	1	16	Stoney Creek Road	DP191076
	68	18	Stoney Creek Road	DP667002

Note: These sites form the subject of this PP. The applicant also owns parcels of land located opposite the proposed sites at 2 and 6 Kingsland Road South.