

# Planning Proposal



## Guess Avenue, Bayside

2-4 Guess Avenue, Wolli Creek

Prepared on behalf of: Bayside Council

**November 28, 2019**

## Document control

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### Project summary

Applicant	Bayside Council
Applicant's address	PO Box 21, Rockdale, NSW 2216
Land to be developed	2-4 Guess Avenue, Wolli Creek
Legal description	Lot 102 and 102 DP808944
Project description	Planning proposal to rezone 2 Guess Avenue to B4 Mixed Use

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# Executive Summary

## Background

To support this renewal of Wolli Creek, 2 and 4 Guess Avenue was zoned for open space through the Rockdale Local Environmental Plan 2000 (Amendment 13) – Wolli Creek on 18 August 2006.

On 13 December 2017, Bayside Council resolved that the previously planned open space at 2 and 4 Guess Avenue, Wolli Creek was beyond its capacity to deliver and that the land was no longer required for a public purpose. This resolution was made to address a shortfall in the local infrastructure contribution funds available for acquisition of open space within the area.

This report has been prepared on behalf of Council, and seeks to progress a Planning Proposal for the site having consideration to the public open space required to service existing and planned development in the Wolli Creek area.

## Site and surrounding context

The subject site comprises 7,765 sqm of land at 2 and 4 Guess Avenue in Wolli Creek. The site has frontage to Arncliffe Street, Guess Avenue and Mt Olympus Drive. 2 Guess Avenue (Lot 101/808944) is currently owned by Nippon Trucks and comprises 4,188sqm of land with sheds and hard stand areas used for truck repairs and spare parts. 4 Guess Avenue (Lot 102/808944) comprises 3,577sqm of land owned by NSW Government Property. It is currently vacant and has undergone recent remediation but was previously used by Sydney Water as a depot and laboratory.

The site has three street frontages, being Guess Avenue to the south west, Mount Olympus Boulevard to the north west and Arncliffe Street to the south east. The site is largely surrounded by high rise residential / mixed use developments with some remaining industrial development located to the south. To the north west of the site beyond Mount Olympus Boulevard is the T4 Illawarra and Eastern Suburbs Train Line.

The site is located within Wolli Creek approximately 400m south west of Wolli Creek Train Station and is accessible to Wolli Creek town centre. The area has undergone a major urban renewal process over the past decade which has seen a shift from previous industrial uses to a high density residential and mixed use development.

## Open space analysis

Given that this proposal has resulted from a resolution by Council that it no longer required the site for a public purpose (being local open space), a key component of this Planning Proposal has been the preparation of an open space assessment by SGS Economics and Planning, to consider the implications of this decision on the supply of and accessibility to open space for the Wolli Creek area.

SGS concluded that a component of open space should be provided on the site to meet draft Government Architect NSW criteria for proximity to public open space (200m walking distance) and that an area of 4,000sqm would be desirable to achieve a diversity of recreational activities within the space.

SGS noted that the site is well located within a broader open space network and offers opportunities to improve local connectivity of open space, and to reinforce the active transport network.

The open space assessment also highlighted, that beyond the site, it will be important to consider access to major district and regional reserves where access is constrained due to the absence of river crossings and barriers to crossing the Princes Highway as a pedestrian.

## The proposal

The proposal for the site was developed with a view to delivering a component of open space on the site consistent with the SGS findings, whilst achieving an outcome within Council's capacity to deliver.

The preferred option to seek provide the northern portion of the site as a large scale 4,000sqm public open space within the 7,765sqm site. This land would accommodate a new local park fronting Mount Olympus Boulevard and Guess Avenue and has been located to maximise solar access to the park. The open space includes all of 4 Guess Avenue (3,577sqm) and a portion of 2 Guess Avenue (423sqm) to provide a consolidated area for the park. This comprises approximately 10% of 2 Guess Avenue which is considered to be an appropriate level of provision for a site of this size.

A concept plan identifies the potential for the remaining 3,765sqm of 2 Guess Avenue to be redeveloped to comprise:

- two separate buildings of 12 and 6 storeys respectively
- 144 apartments (12,220sqm of residential floor space)
- 115sqm of commercial floor space to accommodate a retail / café tenancy on the ground floor of the 12 storey building overlooking the park, and
- 99 car parking spaces across two basement levels.

To facilitate the redevelopment of the remainder of the site it is recommended that the following amendments be made to the *Rockdale Local Environmental Plan 2011* (Rockdale LEP) for 3,765sqm of 2 Guess Avenue:

- rezone to B4 Mixed Use
- apply a maximum height of buildings of 42m
- apply a maximum floor space ratio (FSR) of 3:1, and
- remove the obligation of Council to acquire the land.

It is envisaged that this would be supported by an amendment to the *Rockdale Development Control Plan 2011* (Rockdale DCP) to include site specific controls for the site. This would include built form controls, design guidelines for the through site link and public domain interface, and the concept layout for the proposed park.

The Wolli Creek Special Precinct within the Rockdale DCP would continue to apply, except where varied by the site specific controls.

The draft DCP amendment would be prepared following a Gateway decision.

## Consideration of key issues

The Planning Proposal has been supported by a series of technical studies to enable consideration of key issues associated with the proposal, as outlined below.

- Urban design study (SJB Architects)
- Open space and community needs assessment (SGS Economics and Planning)
- Retail / commercial demand assessment (Hill PDA)
- Traffic impact assessment (Bitzios)
- Flooding and stormwater study (Northrop)
- Aeronautical height limit study (Landrum Brown)
- Contamination preliminary site investigation (Senversa)

These studies concluded that the proposal will have minimal impact on the surrounding area and that all issues associated with the proposal can be appropriately managed.

## **Conclusion**

The Planning Proposal outlined in this report is considered the best means of balancing the need to provide a significant component of public open space on the site which is within Council's financial capacity to deliver.

The delivery of a 4,000sqm park on the site exceeds the recommended minimum area for a local park in the draft Open Space for Recreation Guide (Government Architect NSW), being a preferred minimum of 3,000sqm with an absolute minimum of 1,500sqm where more efficient provision cannot be accommodated. This will ensure that the local area has good access to local open space which can support a range of recreational activities.

On this basis it is recommended that Bayside Council initiate acquisition of 4 Guess Avenue and 423sqm of 2 Guess Avenue for local open space whilst progressing the Planning Proposal as outlined in this report.



# 1 Background

Wolli Creek has been undergoing a transformation over the past decade from a predominantly industrial area into an urban precinct comprising a new town centre focused around Wolli Creek Train Station and high density residential buildings supported by new streets, parks, public open space and foreshore connections.

To support this renewal of Wolli Creek, 2 and 4 Guess Avenue (the site) was identified in the Wolli Creek Masterplan to be acquired by Bayside Council to accommodate a new town park. The site was subsequently zoned for open space through the Rockdale Local Environmental Plan 2000 (Amendment 13) – Wolli Creek on 18 August 2006. Concurrently, the Rockdale Development Control Plan No. 62 – Wolli Creek, which identified the town park, commenced operation.

This site is now under the *Rockdale Local Environmental Plan 2011* (Rockdale LEP) which zones the site RE1 Public Recreation and identifies Council as the relevant acquisition authority.

On the 13 December 2017, Council resolved that it no longer requires the site for a public purpose. This resolution was made to address a shortfall in the local infrastructure contribution funds available for acquisition of open space within the area.

The Council resolution is outlined below (resolution number 2017/263):

- 1) *That Council endorse the prioritisation of option 2 as noted in the body of this report (Note: option 2 outlined no acquisition 2-4 Guess Avenue and rezoning of the site)*
- 2) *That Council is of the opinion that it no longer requires the properties for a public purpose.*
- 3) *That Council take steps to amend the zoning of the land and the land acquisition reservation map in the Rockdale LEP so that the relevant properties are no longer designated for acquisition for a public purpose. This would involve the preparation of a Planning Proposal to be provided to the Minister.*
- 4) *That Council acknowledge that staff continue to advance matters associated with the options outlined in the report with a further report to be submitted to Council in early 2018.*
- 5) *That the Mayor and General Manager be authorised to undertake any statutory obligations and priority actions arising from these matters.*

This report has been prepared on behalf of Bayside Council and seeks to progress a Planning Proposal for the site having consideration to the public open space required to service existing and planned development in the Wolli Creek area.

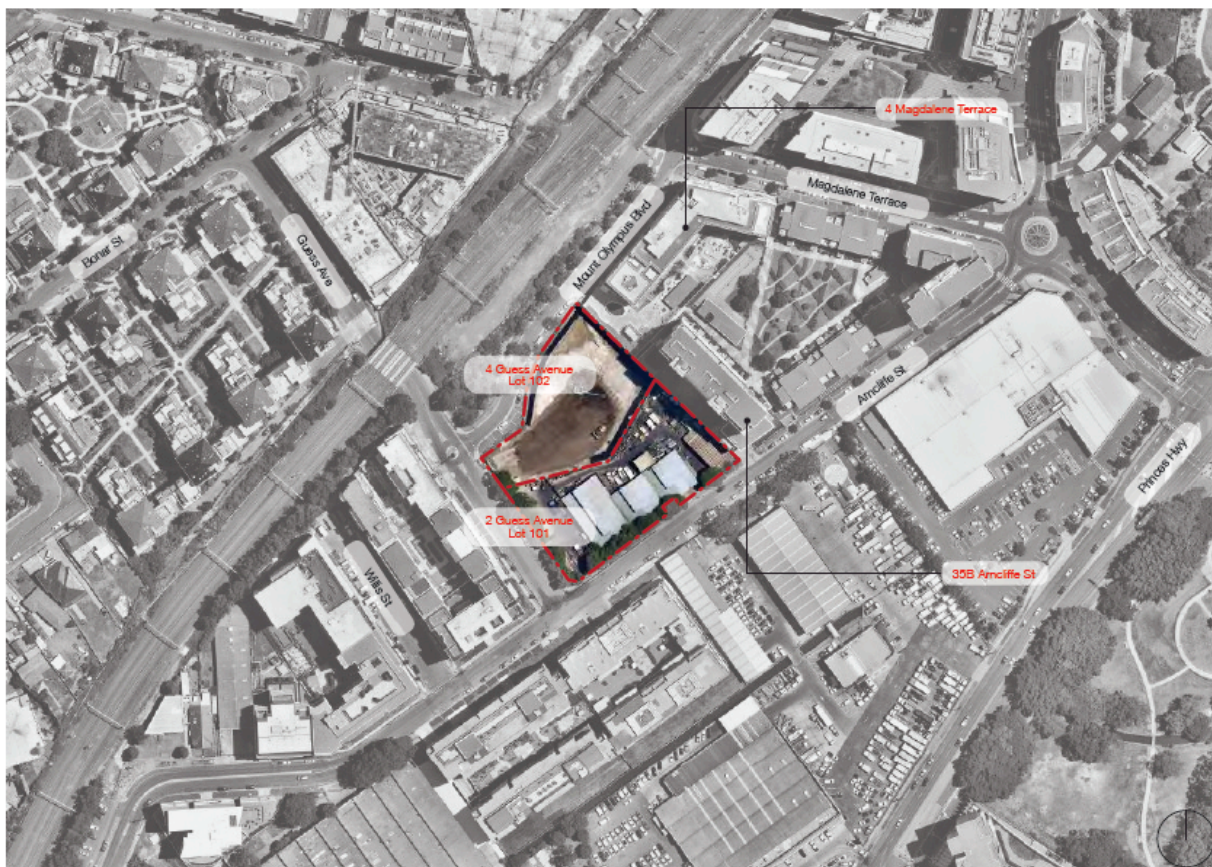
## 2 Site and context

### 2.1 Land description

The subject site comprises 7,765 sqm of land at 2 and 4 Guess Avenue in Wolli Creek. The site has frontage to Arncliffe Street, Guess Avenue and Mt Olympus Drive. The subject parcels of land are described in the following table, and illustrated in **Figure 1**.

**Table 1: Site description**

	2 Guess Avenue	4 Guess Avenue
Title details	101/808944	102/808944
Land area	4,188sqm	3,577sqm
Ownership	Nippon Trucks	NSW Government Property
Existing and previous development	Sheds and hard stand areas.	Vacant land which has been subject of recent remediation.  The site previously comprised sheds and hard stand areas.
Existing and previous uses	Truck repairs and spare parts.	Vacant. The site was previously used by Sydney Water as a depot and laboratory.
Existing vegetation	The site is largely cleared of vegetation, but has large established trees along its street frontages to Arncliffe Street and Guess Avenue.	The site is almost entirely cleared of vegetation with the exception of a single tree fronting Guess Avenue.



**Figure 1: Subject site**

## 2.2 Surrounding land uses

The site has three street frontages, being Guess Avenue to the south west, Mount Olympus Boulevard to the north west and Arncliffe Street to the south east. The site is largely surrounded by high rise residential / mixed use developments with some remaining industrial development located to the south.

To the north west of the site beyond Mount Olympus Boulevard is the T4 Illawarra and Eastern Suburbs Train Line. To the north east of the site are residential mixed use developments including a 15 storey tower located at 35B Arncliffe Street with ground floor retail uses and a nine storey building which is under construction at 4 Magdalene Terrace. The building at 35B Arncliffe Street is oriented north south with balconies of apartments overlooking the site. The development at 4 Magdalene Terrace comprises a two storey podium including an Aldi Supermarket with residential apartments above. The podium of this building is located directly on the boundary of 4 Guess Avenue presenting a blank façade to this site frontage.

A publicly accessible village square is also located to the north west of the site which is accessible from Magdalene Terrace and Arncliffe Street although it presents as privatised due to its intenalised nature and access via narrow stairs.

To the south west of the site are existing eight and nine storey residential apartment buildings, with ground floor retail uses fronting Arncliffe Street.

To the south east of the site beyond Arncliffe Street are recently completed eight storey residential apartment building and an industrial freight warehouse.



## 2.3 Local context

The site is located within Wolli Creek approximately 400m south west of Wolli Creek Train Station. The area has undergone a major urban renewal process over the past decade which has seen a shift from previous industrial uses to a high density residential and mixed use development. A number of industrial uses continue to operate within the local area. The Wolli Creek Special Area under the *Rockdale Development Control Plan 2011* (Rockdale DCP) applies to the area, and a number of new open spaces have been identified for the area, including the subject site.

The Bayside West Precinct is located to the south of the site, which was nominated by the Department of Planning and Environment. The Precinct extends across the suburbs of Arncliffe, Banksia and Cooks Cove. The parts of the Precinct within Arncliffe and Banksia were rezoned in 2018 for a mix of high density residential, mixed use and employment. New open space was identified as part of the rezoning including a new 7,000sqm open space near Arncliffe town centre on the corner of Arncliffe Street and Burrows Road. This park will be developed to provide recreation space, children's play area and an off-leash dog area and opportunities for community facilities.

The site is well serviced by the retail and commercial uses within the Wolli Creek town centre which is located to the north east of the site. This includes a number of supermarkets with the recently completed Aldi supermarket adjacent to the site and Woolworths on Arncliffe Street.

Areas of open space areas are also located within proximity of the site including Discovery Park to the south west of the train station adjacent to the Cooks River. Many of the other larger areas of open space in the locality, such as Waterworth Park and Cahill Park, have poor accessibility due to barriers formed by the Cooks River and the Princes Highway. A detailed open space analysis is provided in Section 5. The local context is shown in **Figure 2**.



**Figure 2: Local context**

## 2.4 Site analysis

An urban design study has been prepared by SJB (Appendix B) and includes a detailed site analysis which has identified the following constraints and opportunities for the potential redevelopment of the site.

### Constraints

- Provide adequate separation between surrounding residential interfaces and consider potential impact on views and solar access
- Mitigate noise impacts from nearby rail corridor
- Minimise outlook to existing blank facade on adjacent building
- Consider overshadowing impact from existing development adjacent to the north-east
- Respond to existing heights of surrounding recent development
- Provide design solutions to maximise development potential on irregular shaped site
- Minimise additional overshadowing to existing residential development to the south

### Opportunities

- Retain existing planting along Guess Avenue and Arncliffe Street (with the exception of a single Camphor Laurel which has been recommended for removal)
- Opportunity to build to boundary along blank wall, from which separation requirements are minimised
- Utilise existing vehicular access points
- Opportunity to engage with existing on-road cycle path route
- Potential to enhance site access and align with future road from Arncliffe Street to the south (identified in the DCP)
- Maximise solar access for future development and open space.
- Retain open space uses originally proposed for the site.



## 3 Current planning controls

### 3.1 Rockdale Local Environmental Plan 2011

The principle planning instrument applying to the site is the *Rockdale Local Environmental Plan 2011* (Rockdale LEP). The site is zoned RE1 Public Open Space under the Rockdale LEP, and acquisition provisions (clause 5.1) apply which identify the land as local open space and the Council as the relevant acquisition authority.

No height or FSR controls apply to the site, however the surrounding B4 Mixed Use zoned land has height controls of 31m and 28m and floor space ratio controls of 2.85:1 and 3:1. The existing zone and controls are shown in **Figure 3** and **Figure 4**.

No heritage items are located within the site, or within the vicinity of the site.

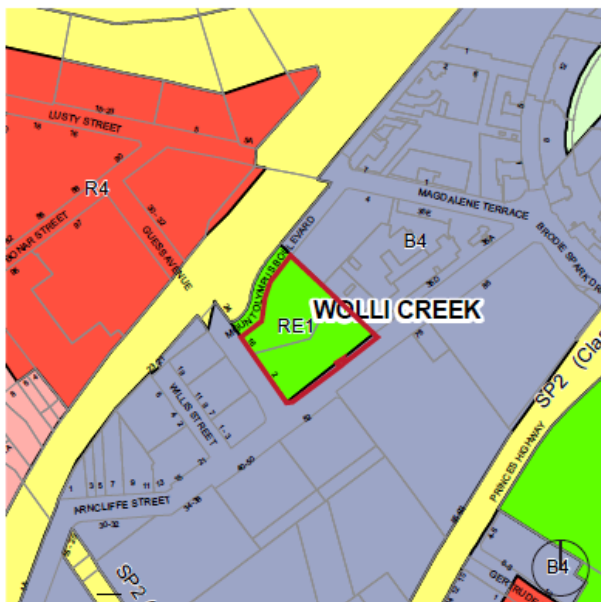


Figure 13: Rockdale LEP 2011 - Land Zoning Map

#### Zone

B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B6	Enterprise Corridor
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
RU4	Primary Production Small Lots
SP2	Infrastructure
SP3	Tourist
UL	Unzoned Land
SRP3	Sydney Regional Environmental Plan No 33 - Cooks Cove

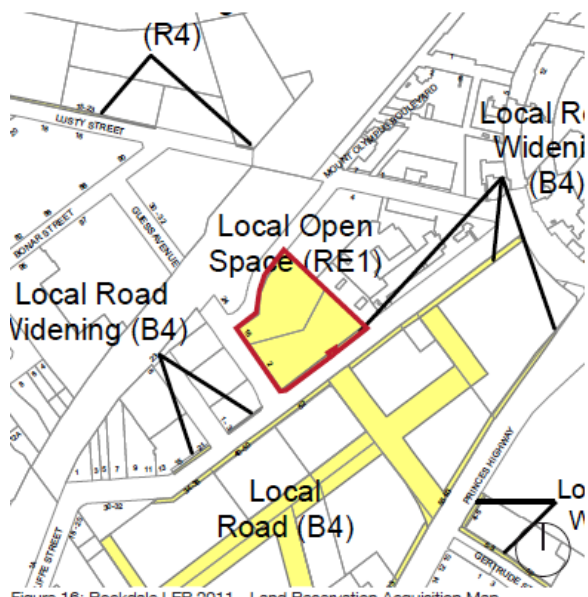


Figure 16: Rockdale LEP 2011 - Land Reservation Acquisition Map

Classified Road (SP2)
Local Open Space (RE1)
Local Open Space (Amcliffe) (RE1)
Local Road (B2)
Local Road (B4)
Local Road (R2)
Local Road (R3)
Local Road (R4)
Local Road Widening (B2)
Local Road Widening (B4)
Local Road Widening (R2)
Local Road Widening (R3)
Local Road Widening (R4)
Local Road Widening (SP2)
Car Park (B4)
Car Park (R2)
Regional Open Space (RE1)
School (R2)
School (SP2)
Stormwater (SP2)

Figure 3: Zoning and land acquisition controls

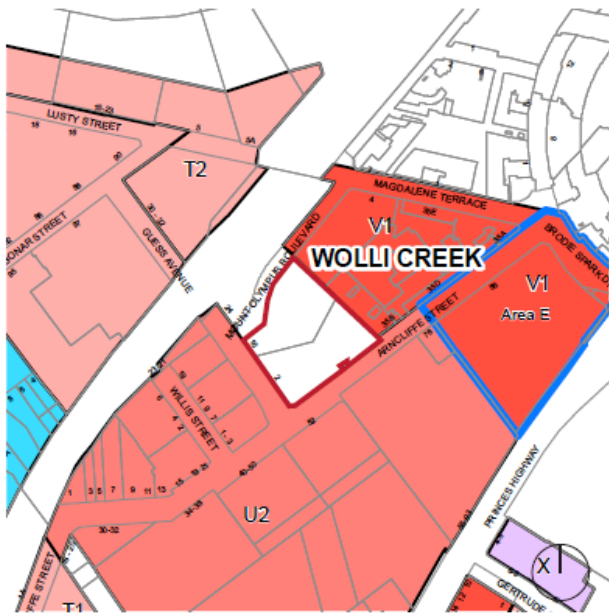


Figure 14: Rockdale LEP 2011 - FSR Map

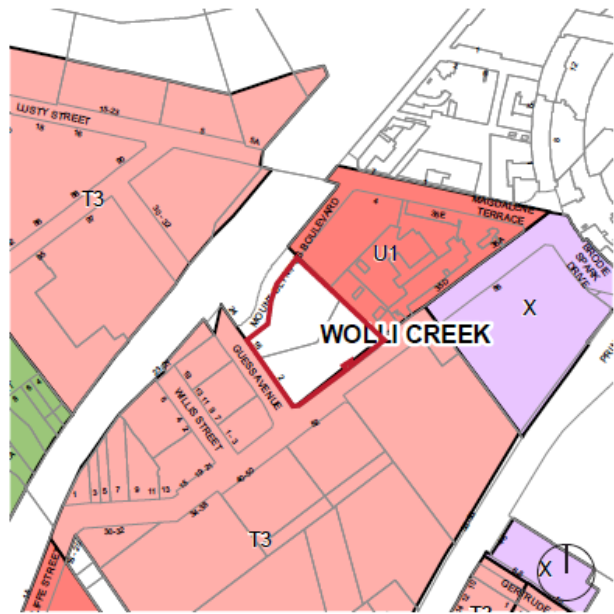


Figure 15: Rockdale LEP 2011 - Height of Building Map

#### Maximum Floor Space Ratio (n:1)

D 0.5	V2 3.1
F 0.6	V3 3.4
N 1	W 3.93
P1 1.25	X 4
P2 1.26	Refer to Clause 4.4
S1 1.5	
S2 1.65	
S3 1.8	
T1 2	
T2 2.2	
T3 2.4	
U1 2.5	
U2 2.85	
V1 3	

Note: There is currently no FSR control designated for the subject site.

#### Maximum Building Height (m)

I 8.5	T1 26.5
M 12	T2 27
N1 13	T3 28
N2 14.5	T4 29
O1 15	T5 29.5
O2 16	U1 31
P1 17.5	U2 33
P2 17.75	V 36
P3 18	W 42
Q1 19	X 46
Q2 20.5	X2 47.15
R1 21	Y 51
R2 22	AA 70
S 24	Refer to Clause 4.3

Note: There is currently no height control designated for the subject site.

Figure 4: Height and FSR controls

## 3.2 Rockdale Development Control Plan 2011

The site is included within the Wolli Creek Special Precinct within Section 7.1 of the *Rockdale Development Control Plan 2011* (Rockdale DCP). The section provides an overarching vision, objectives and development controls for the area. The structure plan for Wolli Creek is shown in **Figure 5**.

Consistent with the RE1 Public Recreation zoning the structure plan identifies the subject site as a 'town park'. The structure plan identifies the town centre to the north east between the site and Wolli Creek Train Station, mixed use areas to the south and west of the site, and high density residential uses on the other side of the train line to the north.

A recreation link is identified linking the northern side of the train line to the areas of the south of the Princes Highway. This travels along Guess Avenue adjacent to the site and via a proposed road between Arncliffe Street and the Princes Highway to the south of the site.

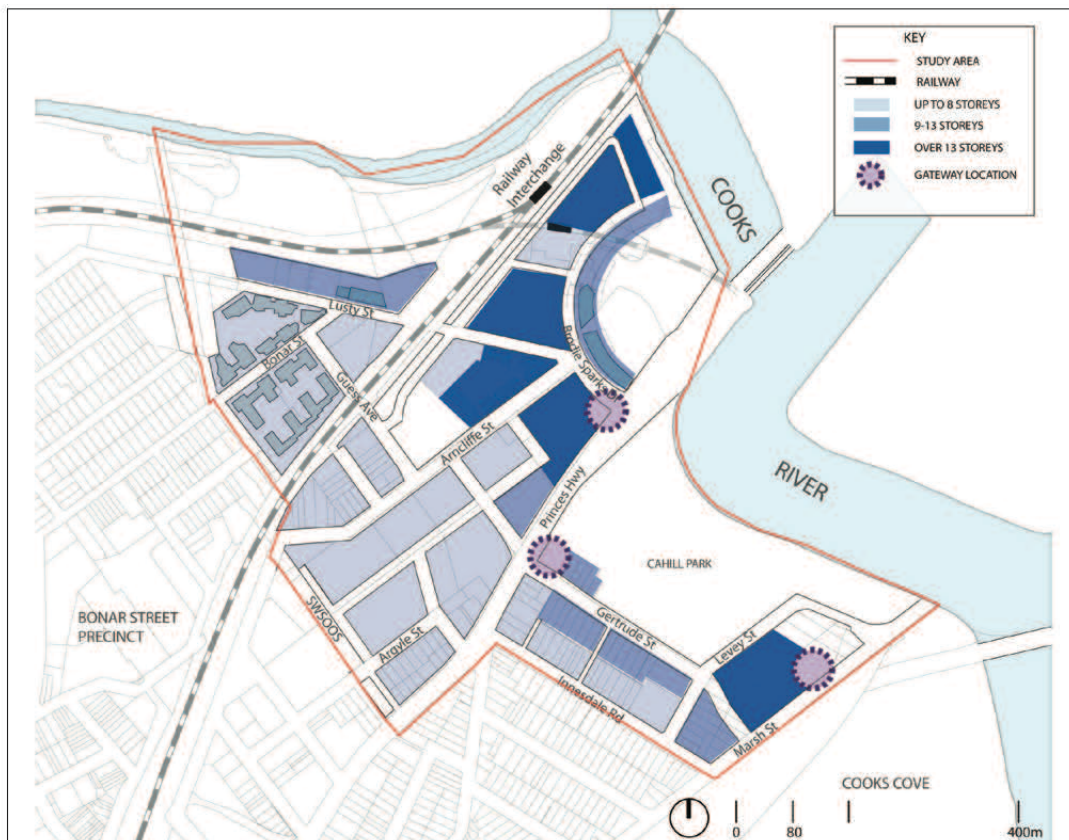


**Figure 5: Rockdale DCP - Wolli Creek Structure Plan**

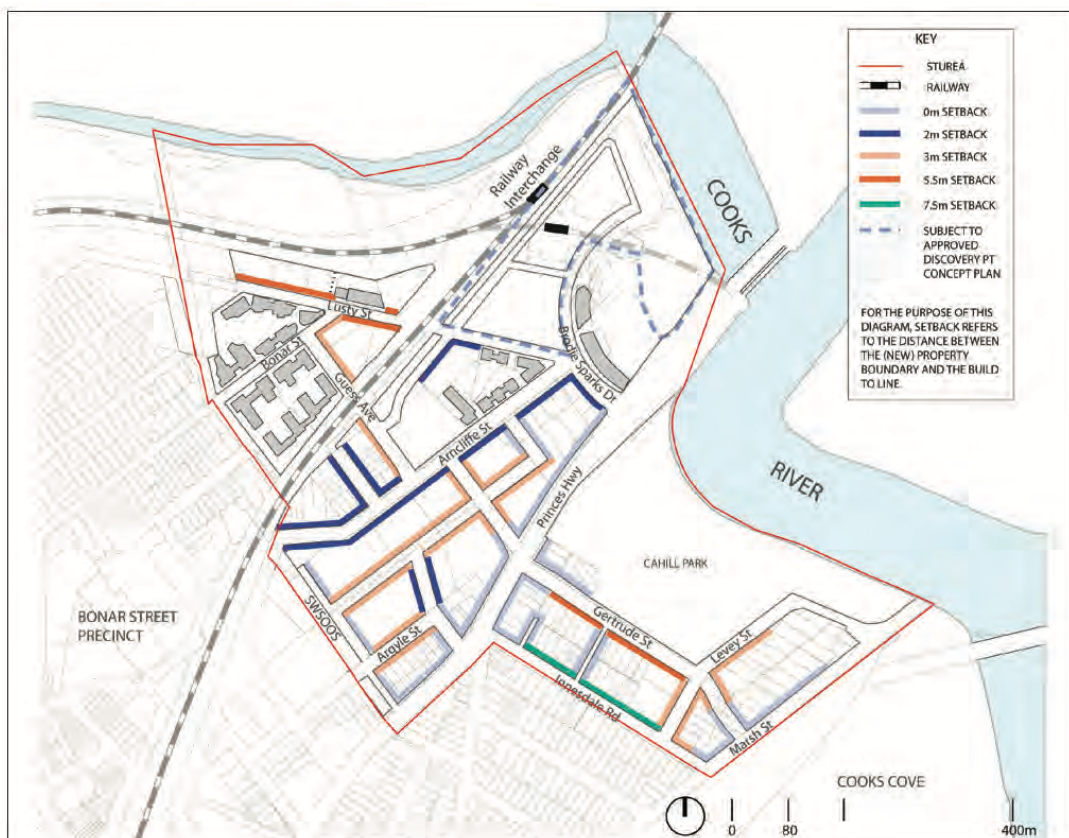
The DCP also identifies built form controls on for the precinct. For the land surrounding the site the nominated heights are typically up to eight storeys, with 13 storeys and above nominated for the areas to the north east of the site fronting Arncliffe Street (**Figure 6**)

Street setbacks are also nominated (**Figure 7**), with 2 metre setbacks along the northern side of Mount Olympus Boulevard and on the western side of Guess Avenue and a 3m setback along the south side of Arncliffe Street.





**Figure 6: Rockdale DCP – Building heights**



**Figure 7: Rockdale DCP – Street setbacks**

## 4 Strategic context

### 4.1 Greater Sydney Region Plan

The final Greater Sydney Region Plan, A Metropolis of Three Cities was released by the Greater Sydney Commission in March 2018. The Plan is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities. It establishes directions, objectives and actions to achieve the 40-year vision which are focused around infrastructure and collaboration, liveability, productivity and sustainability.

The Greater Sydney Region Plan also aims to provide ongoing housing supply and a range of housing types in the right places to create more liveable neighbourhoods and support Sydney's growing population.

A number of the objectives of the plan are relevant to the Planning Proposal, in particular:

- Objective 1: Infrastructure supports the three cities
- Objective 10: Greater housing supply
- Objective 11: Housing is more affordable and diverse
- Objective 12: Great places that bring people together
- Objective 30: Urban tree canopy cover is increased
- Objective 31: Public open space is accessible, protected and enhanced
- Objective 37: Exposure to natural and urban hazards are reduced
- Objective 38: Heatwaves and extreme heat are managed

The aspirations of the Plan are further considered and expanded in the Eastern City District Plan which is discussed in Section 4.2 below.

### 4.2 Eastern City District Plan

The Eastern City District Plan has been developed to support the Greater Sydney Region Plan. The 20-year District Plan seek to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. It contains planning priorities and actions for implementing the Greater Sydney Region Plan at the district level and is a bridge between regional and local planning.

The proposal is considered to align with the relevant priorities and actions of the Plan in **Table 2** below.



**Table 2: Eastern City District Plan**

Action	Consideration
Planning Priority S1: Planning for a city supported by infrastructure	
Action 3: Align forecast growth with infrastructure	The proposal seeks to align growth with existing infrastructure including the T4 Illawarra and Eastern Suburbs Train Line.
Planning Priority S5: Providing housing supply, choice and affordability with access to jobs, services and public transport	
<p>Action 16: Prepare local or district housing strategies that address the following:</p> <ul style="list-style-type: none"> <li>the delivery of five-year housing supply targets (2016-2021) for each local government area</li> <li>the delivery of 6-10 year (when agreed) housing supply targets for each local government area</li> <li>capacity to contribute to the longer term 20-year strategic housing target for the District</li> <li>the housing strategy requirements outlined in Objective 10 of A Metropolis of Three Cities.</li> </ul>	The Proposal will contribute to the 6-10 year housing supply within the local area through the provision of approximately 144 dwellings.
Planning Priority S6: Creating and renewing great places and local centres and respecting the District's heritage	
<p>Action 18: Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:</p> <ul style="list-style-type: none"> <li>prioritising a people-friendly public realm and open spaces as a central organising design principle</li> <li>recognising and balancing the dual function of streets as places for people and movement</li> <li>providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres</li> <li>integrating social infrastructure to support social connections and provide a community hub</li> <li>recognising and celebrating the character of a place and its people.</li> </ul>	The proposal delivers great places by retaining a large 4,000sqm local open space within the site to accommodate a range of active and passive recreation activities adjacent to a town centre and high density residential uses. The proposal will enhance the fine grain and walkability by providing a through site link to Arncliffe Street. It will enhance the character of the local area by providing enhanced streetscapes, increased landscaping and tree canopy cover, and high quality open space.
Planning Priority S17: Increasing urban tree canopy cover and delivering green grid connections	
Action 69: Expand urban tree canopy in the public realm.	The proposal will significantly expand the urban tree canopy cover. Trees will largely be retained and additional trees will be planted within the public open space.

Planning Priority S18: Delivering high quality open space

Action 71: Maximise the use of existing open space and protect, enhance and expand public open space by:

- providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow.
- investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 metres of open space.
- requiring large urban renewal initiatives to demonstrate how the quantity of, or access to, high quality and diverse local open space is maintained or improved.
- planning new neighbourhoods with a sufficient quantity and quality of new open space.
- delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses.
- delivering or complementing the Greater Sydney Green Grid
- providing walking and cycling links for transport as well as leisure and recreational trips.

The proposal is consistent with this action. It ensures that all dwellings within Wolli Creek will be within 200m of public open space. Further detailed analysis has been provided to demonstrate that an appropriate quantity and level of access to open space is maintained (see Section 5)

Planning Priority S20: Adapting to the impacts of urban and natural hazards and climate change

Action 79: Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards.

A flood assessment has been prepared identifying that the proposal will not result in significant flood impacts and that flood impact can be appropriately managed.

Action 80: Mitigate the urban heat island effect and reduce vulnerability to extreme heat

The proposal seeks to retain a 4,000 sqm open space which will be the focus of additional landscaping and tree planting to provide increased canopy cover mitigating the urban heat island effect.

### 4.3 Draft Greener Places Policy

Greener Places is an urban green infrastructure state policy released in draft by the Government Architect NSW in November 2017. The policy establishes a framework to realise the following key green infrastructure objectives:

- To protect, conserve and enhance NSW's network of green and open natural and cultural spaces
- To secure a network of high quality, high performing and well-designed green space, establishing a crucial component of urban infrastructure to address the environmental challenges of the twenty-first century
- To promote healthy living, encouraging physical activity, social cohesion, and enhancing wellbeing by providing liveable places for the NSW community
- To create a more strategic approach to planning for Green Infrastructure, encouraging early and integrated investment through statutory planning
- To deliver better tools for the delivery of Green Infrastructure.

The draft Open Space for Recreation Guide was released for discussion to support the implementation of Greener Places. The Guide seeks to apply a new consistent framework for planning public open space and responds to the challenges of increasing density and decreasing land supply through a performance-based, as opposed to quantum-based approach.

Of particular relevance to the proposal, the Guide sets out performance criteria for planning for open space and recreation.

The Guide outlines the typical process for preparing an open space for recreation plan, involving the analysis of the existing and potential future provision of open space within a given area. This is assessed against performance criteria relating to accessibility and connectivity, distribution, size and shape, quantity, quality, and diversity. Each criteria has a set of performance indicators that are tailored to different development scenarios, ranging from greenfield to high density areas.

The performance criteria outlined in the plan which are of particular relevance to the site area are outlined in **Table 3** below.

**Table 3: draft Open Space for Recreation Guide criteria**

Type of open space	Performance indicator
Local open space	<ul style="list-style-type: none"><li>• for a high-density neighbourhood within 2–3 minutes walk / 200 m walking distance</li><li>• for a high density neighbourhood size ranging from 0.5 – 2ha.</li><li>• a desirable minimum size of 3,000sqm although in high density neighbourhoods where more efficient provision does not exist they may be as small as 1,500sqm</li></ul>
District open space	<ul style="list-style-type: none"><li>• within 25 minutes walk / 2km</li><li>• size ranging from 2 – 5 ha.</li></ul>
Regional open space	<ul style="list-style-type: none"><li>• Up to 30 minutes travel time on public transport or by vehicle / within 5 – 10km.</li><li>• Area of 5ha or greater.</li></ul>

A detailed consideration of the implications of the Planning Proposal on the supply of open space, including against the performance criteria outlined above is provided at Section 5.

## 4.4 Everyone Can Play – A Guideline to Inclusive Play Spaces

Everyone Can Play is a State Government policy which outlines key principles and includes best practice recommendations designed to encourage the creation of more inclusive playspaces. The Policy sets out a process for Council's to plan for, design and deliver inclusive play spaces, and is based around three principles:

- Can I get there? - Consider location, layout, signage, wayfinding and accessibility to ensure everyone can find their way to, in and around the playspace.
- Can I play? - The play experience, including the equipment and surfacing, should allow everyone to experience a variety of challenging and engaging play opportunities in a way that suits them.
- Can I stay? - Consider safety, facilities, landscape and the wider environment to ensure everyone can stay at the playspace for as long as they would like.

The Planning Proposal is considered to support the policy as it ensures an adequate supply of and accessibility to open space, including play spaces, for the Wolli Creek area. Accessibility to the surrounding area has been a key consideration of the indicative layout plan, with the park fronting two streets (Guess Avenue and Mount Olympus Boulevard), with access also provided via a through site link from Arncliffe Street.

The policy will need to be applied in the detailed design of the park to ensure that the play spaces included within the park are inclusive and can be easily accessed from the surrounding streets. Further the final topography of the park will need to consider the need for level access from the surrounding streets where possible.

## 4.5 Bayside Community Strategic Plan 2030

The Bayside Community Strategic Plan sets a vision for the LGA being, *A city built on trust, with engaged communities, effective leadership and access to decision making*. The Plan sets out strategic directions and actions to achieve the vision.

Of particular relevance to this Planning Proposal is the Strategic Direction *our places are acceptable to all* and the action *open space is accessible and provides a range of active and passive recreation opportunities to match our growing community*.

This Planning Proposal seeks to explore alternative uses for the site, whilst ensuring that an adequate supply and accessibility to open space can be achieved for the Wolli Creek area.

A detailed assessment against the strategic direction and actions is provided at Appendix A.

## 4.6 Rockdale Residential Strategy 2007

The Rockdale Residential Strategy seeks to build capacity to accommodate housing needs associated with population growth, whilst maintaining liveability and lifestyle quality.

The Residential Strategy 2007 highlights Wolli Creek as a key urban redevelopment area within the LGA, that will play an important role in meeting demand for additional housing and at completion will house approximately 6,500 residents by 2021. The proposal supports a number of the strategic directions of the Strategy including:

- residential areas with unique characteristics which are built around villages and neighbourhoods
- access to existing recreational, entertainment and personal services, and
- quality housing and urban design.

The Strategy also highlights the need to *ensure that there is adequate provision of public and private open space in areas which are planned for residential growth.*

The proposal supports the Residential Strategy by facilitating the development of one of the remaining industrial sites in Wolli Creek. The proposal also includes detailed analysis to ensure that there is an adequate provision of open space to support the Wolli Creek community.

#### **4.7 Rockdale Urban Strategy 2010**

The Rockdale Urban Strategy provides the basis for future direction and planning of the LGA's urban and natural environment. The Strategy identifies Wolli Creek as an emerging centre in the LGA. The Strategy highlights that new streets, parks, public open space and foreshore connections along the Cooks River will feature in the redevelopment of the area, and notes that this will be guided by the Wolli Creek Public Domain Plan which is discussed in Section 4.9.

#### **4.8 Rockdale Open Space and Recreation Strategy 2010**

The Rockdale Open Space and Recreation Strategy considers that current and future open space and recreation needs of the community and highlights future asset requirements. It identifies opportunities to enhance open space and recreation provision, and delivery mechanisms.

The Strategy highlights that high density areas such as Wolli Creek will require good access to open space.

The Strategy includes the following action (1.2.1) which is of relevance to the Planning Proposal:

*Plan for and establish strategically located neighbourhood parks in Wolli Creek for local activity and urban relief, giving consideration to enhancing existing parks such as Walker Street Reserve and establishing new parks, eg Guess Avenue or other locations in Deferred Matter areas.*

This action is identified as a high priority to be delivered in the medium term (commence in 5-10 years time).

The Planning Proposal seeks to facilitate the delivery of 4,000sqm of open space at Guess Avenue. Whilst this is a smaller area than was originally envisaged, a detailed analysis has been provided demonstrating an adequate supply of open space can be provided for the Wolli Creek area (Section 5).

#### **4.9 Wolli Creek and Bonar Street Public Domain Plan 2011**

The Wolli Creek and Bonar Street Public Domain Plan has been prepared to guide and coordinate design and construction of improvements to the public domain in the Wolli Creek and Bonar Street precinct.

The Public Domain Plan identifies the site as a new 'town park' for the Wolli Creek and Bonar Street precinct. An alternative town park location was also identified on the south side of Arncliffe Street, however it appears that Guess Avenue was taken forward as the preferred option given it is formalised within the Rockdale LEP and Rockdale DCP. The town park options are shown as item 3 in **Figure 8**.

The indicative layout for the Guess Avenue town park within the Public Domain Plan site is shown at **Figure 9**. The Plan also set out principles for the site which are considered in **Table 4**. This consideration demonstrates that whilst the overall park area would be reduced, the key principles would still be achieved.





FIGURE 1.5

#### LEGEND

- District Open Space
- Sports Grounds
- Local Park
- Proposed Local/Town Park
- Environmental Protection Zone
- Civic Spaces
- Bonnie Doon Channel
- Rail Infrastructure Corridor



**Figure 8: Public Domain Plan – Parks and Open Space Plan**



FIGURE 2.2

INDICATIVE CONCEPT PLAN

SCALE 1:750



**Figure 9: Public Domain Plan – Guess Avenue town park indicative layout plan**

**Table 4: Consideration of Guess Avenue Town Park principles**

Type of open space	Performance indicator
Surrounding buildings shall take advantage of the outlook by addressing and opening up to public space to provide passive surveillance.	The indicative layout plan locates buildings to maximise outlook and passive surveillance of the park. A retail / café use is proposed to be located within the ground floor of the 12 storey building overlooking the park. The remainder of the frontage to the park and through site link would be addressed by residential uses with ground floor private open space overlooking the park.
A designated children's play area located towards the centre of the site provides a fenced and sheltered zone for children within the park.	A children's play area is located adjacent to the retail / café tenancy to allow for overlooking and passive surveillance. Planting would surround this area to provide demarcation of this space and serves as a barrier to adjacent roads.

Type of open space	Performance indicator
The park shall include amenities for park including seating and shelter. This space can also accommodate a meeting point along Arncliffe Street.	The park is not proposed to address Arncliffe Street, however a through site link has been provided from Arncliffe Street to connect to a meeting place on Guess Avenue adjacent to the retail / café.
Water sensitive urban design (WSUD) principles are to be implemented.	Appropriate WSUD measures for the park can be identified at development application stage.
Open space shall provide areas of refuge for passive use defined through planting.	This objective is addressed through the landscape concept plan, which includes planting to define various activities within the site including areas of passive use.
Maintain sight lines to surrounding streets and pedestrian crossings through a comprehensive network of access paths and the implementation of CPTED principles	Although the park would not provide site lines to Arncliffe Street, the park would have two major street addresses and sign lines across the park would be maximized. A through site link has also been included to provide a north south connection.
A variety of spaces within the park shall be defined with level changes, raised seating walls, terraced grass areas and swales, and planted terraces along development boundary to mediate level changes to existing buildings. These level changes are to be designed to ensure that CPTED principles are implemented and disabled access to a minimum standard of 1428.1 design for access and mobility.	The park includes a series of defined spaces to accommodate a range of activities on the site, including a nature play area, basketball half court, community garden and paved loop.

## 5 Open space analysis

Given that this proposal has resulted from a resolution by Council that it no longer requires the site for a public purpose (being local open space), a key component of this Planning Proposal has been the preparation of an open space assessment by SGS Economics and Planning (Appendix C) to consider the implications of this decision on the supply and accessibility of open space for the Wolli Creek area.

The Open Space Assessment has focused on the relevant performance criteria outlined in the Government Architect NSW draft Open Space for Recreation Guide which is discussed further in Section 4.3 of this report.

The key criteria of relevance to this proposal is accessibility to a local, district or regional open space within 2–3 minutes walk / 200m walking distance for high density areas. The Guide sets a desirable minimum size of 3,000sqm for local open space although it notes that in high density neighborhoods where more efficient provision does not exist they may be as small as 1,500sqm. The Guide also sets a criteria of 2km to district parks.

### 5.1 Existing open space network

The Open Spaces Assessment undertook an audit of existing and proposed open space within the Wolli Creek area and surrounds. **Figure 10** shows existing and planned open space within the local area, including:

1. Waterworth Park
2. Kendrick Park
3. Tempe Recreation Reserve
4. Cahill Park
5. Discovery Park
6. Ajax Reserve
7. Allen Street Reserve
8. Ray Oxford Reserve and Walker Street Reserve
9. Village Square 1
10. Village Square 2

Three proposed open spaces sit to the west of the site including Lusty Street Reserve and Bonar Street Reserve to the north of the rail corridor, and a new Park adjacent to Arncliffe Station (also shown at **Figure 10**).



#### Key

<span style="color: red;">—</span>	Site boundary		Signalised crossing
HHH	Train line		Children's play
	Railway crossing		Recreational/sporting facilities
	Major road		Passive open space
	Existing open space		On-site parking
	Proposed open space		
	Privately-owned, publicly accessible open space		

**Figure 10: Open space context**

## 5.2 Open space accessibility

An analysis has been provided by SGS to identify where areas of Wolli Creek would not be accessible to open space within 200m walking distance if no open space is provided within the site, which is illustrated in **Figure 11**. The analysis included all existing and proposed open space within the surrounding area. This is with the exception of Village Square 2 (located adjacent to the site) which was excluded on the basis that it has poor visibility and accessibility from the street (via three flights of stairs or lift) and is semi-privatised within a residential development. On this basis, whilst technically publicly accessible open space, it is not considered part of the functional open space network for the purposes of the analysis.

The analysis highlights that residential areas to the west and south-west of the subject site do not meet this 200m benchmark, but that this would be addressed through the provision of open space on the site subject of this Planning Proposal. Accordingly, based on the SGS analysis there is a need to provide some component of local open space on the site to ensure that the 200m access criteria can be met for the surrounding area.

The analysis also highlights that Cahill Park is critical in enabling areas to the south and east of the site to meet the 200m access standard. However, this park is over the very busy Princes Highway, which represents a major physical barrier. This further illustrates the value of providing open space within the site which is also within the 200m catchment of these areas.



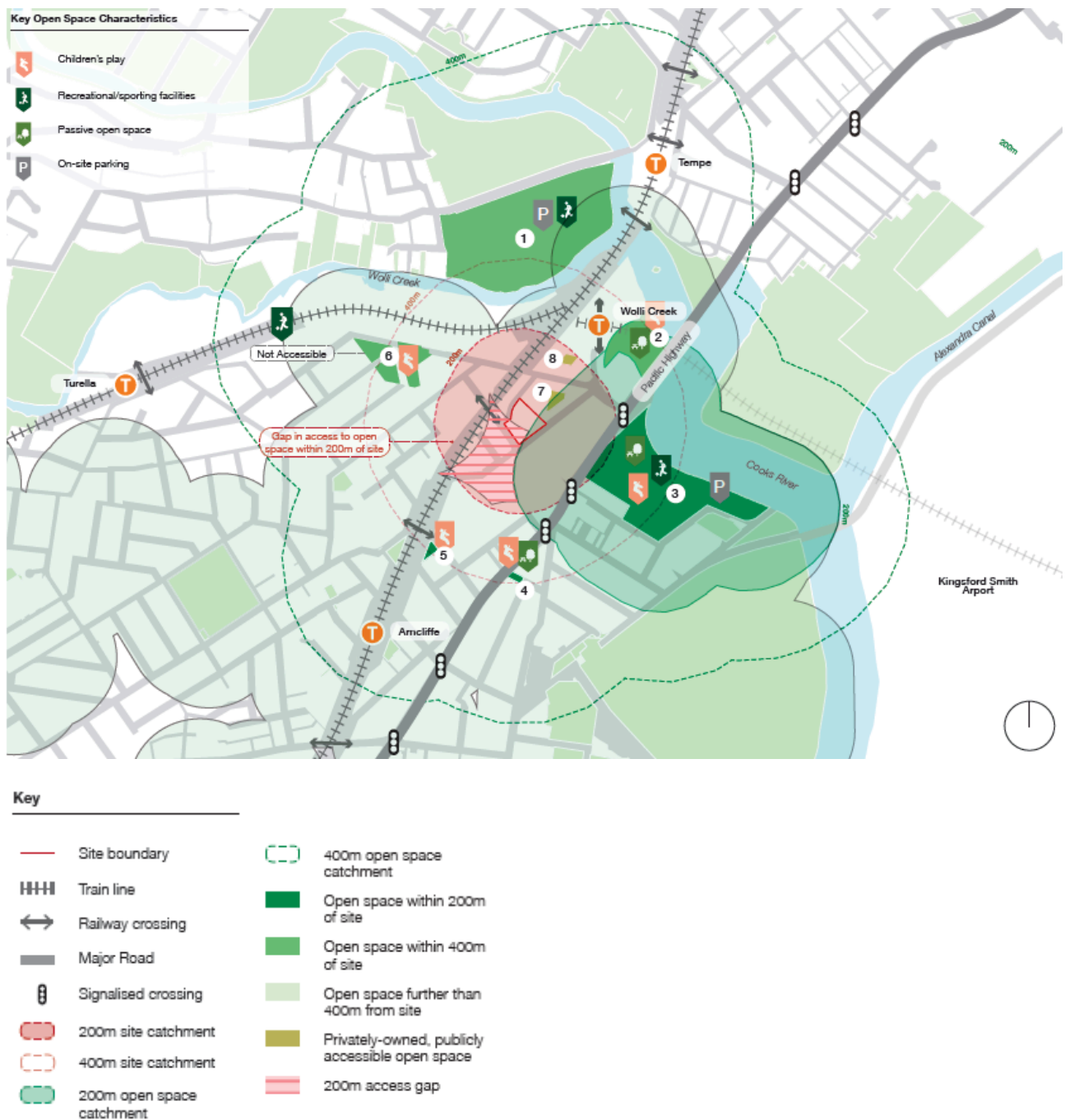


Figure 11: Open space accessibility analysis

### 5.3 Open space options

The assessment also considered the appropriate size of open space within the site. It noted that whilst the Government Architect NSW draft Guideline identifies an absolute minimum of 1,500sqm that this scale of open space would provide a relatively limited range of open space opportunities.

It noted that sites ranging from 1,500 to 5,000sqm allow for better quality open space opportunities including a wider range of play opportunities, more effective path networks and the ability to program multiple uses within the same space.

It also noted that a site greater than 5,000sqm would open up possibilities for uses that cannot occur on smaller spaces such as small informal fields for active recreation and dog play areas.

On this basis three options were considered by SGS for provision of open space on the site, which are discussed below.

#### **1,500sqm open space**

This is considered the minimum size possible and would allow for a limited range of activities to occur. It could incorporate a small playground, lawn, and infrastructure which would encourage people to stay in the park. (eg seating, shade and a basic path network).

The assessment noted that a park of this size would be slightly more than the 15% landscaped area requirement under the Rockdale DCP for apartment buildings, being 1,165sqm (although it is noted that the DCP does not require this to be publicly accessible). The assessment also noted that the existing local parks in the surrounding area are also small scale and have similar constraints in terms of their capacity to provide a diversity of activities.

#### **4,000sqm open space**

An open space of 4,000sqm would increase the open space offering in the local area in a meaningful way as it could include more diverse uses. In addition to those possible at 1,500sqm, other elements that could be incorporated include:

- new local play experiences such as nature play to complement existing traditional small playgrounds
- community gardens
- larger gathering lawns
- effective pedestrian links and visual links across the site, and
- small active recreation areas such as basketball half courts.

Existing local open spaces that are within 200m of Guess Avenue are small scale and are constrained in their ability to provide diverse open space experiences. A 4,000sqm park, if appropriately programmed, would increase the diversity of local public open spaces in the area. In order for this diversity of experience to occur, the 4,000sqm of open space should not be fragmented across the Guess Avenue site, but be consolidated in one part of the site.

#### **Entire site for open space (7,765sqm)**

If the entire site is used for open space, it would substantially diversify the open space offering within the Wolli Creek precinct. In addition to those elements possible at 1,500 and 4,000sqm, other elements that could be incorporated include:

- large gathering places (with shelters and bbq facilities)
- informal playing fields
- dog off leash areas, and
- exercise infrastructure.

However, the analysis also noted that these types of uses are typically found in district parks and that a number of district parks are located within proximity of the Guess Avenue site, which accommodate these uses. The assessment highlighted that these district parks whilst located in good proximity are constrained in terms of pedestrian access, and accessibility could be enhanced by providing improved pedestrian connections to across the Cooks River and Princes Highway.



## 5.4 Recommendations

The open space assessment concluded that an open space of 4,000sqm on the Guess Avenue site would mean that there is sufficient area for a large local park to be provided that significantly diversifies the open space offering in the area. It noted that the site is well located within the broader open space network and offers opportunities to improve local connectivity of open space, and to reinforce the active transport network.

The assessment also highlighted, that beyond the site, it will be important for Council to consider access to major district and regional reserves where access is constrained due to the absence of river crossings and barriers to crossing the Princes Highway as a pedestrian.

## 6 The proposal

### 6.1 Introduction

The proposal for the site was developed with a view to delivering the necessary component of open space on the site, whilst achieving an outcome within Councils capacity to deliver.

The Government Architect draft Open Space for Recreation Guide was used as a guide to inform an appropriate quantity of open space which should be delivered on the site. The Guide identifies the minimum size for a local park as 3,000sqm. Whilst it notes that this can be reduced to 1,500sqm where more efficient provision does not exist, a larger open space was seen as desirable. This was reinforced by the analysis of SGS which indicates that a park of 1,500sqm would allow for only limited range of activities.

Given that 3,000sqm is considered the preferred minimum size for a local park, it was noted that the northern portion of the site (4 Guess Avenue) exceeds this requirement being 3,577sqm. This part of the site would be best located to provide open space being to the north and able to achieve good solar access for most of the day. Further, the parcel is currently within Government ownership, being NSW Government Property, which may reduce the acquisition liability on Council if the site were to be acquired.

The approach aligns with the State Government's current policy focus on the delivery of new and improved parklands and open space. This approach is being delivered through the appointment of a new Minister for Public Spaces and the establishment of the Office of Open Space and Parklands. Further, the State Government has allocated \$150 million to secure and enhance green space across Sydney, including through the identification and protection of Government owned land that should be preserved for parkland or public space. This budget allocation could be explored as an alternative funding source for the acquisition of the site by Council.

It was noted that if 2 Guess Avenue was redeveloped for residential / mixed use, approximately 10% of the allotment could also be provided as publicly accessible open space. This quantity is considered appropriate for a site of this size and is generally consistent with the Rockdale DCP which identifies a requirement for 15% of sites to be allocated as landscaped area. This additional open space could compliment a park on 4 Guess Avenue to enable the delivery of approximately 4,000sqm of public open space.

The delivery of a park of this size would significantly exceed the NSW Government Architect recommended minimum of 3,000sqm and also aligns with the advice from SGS Economics and Planning that a park of this size would support a greater diversity of open space uses.

On this basis an urban design study was prepared which explored a range of options for the site as discussed in Section 6.2 below, including an option where 4 Guess Avenue is retained as open space. This option was ultimately taken forward as the preferred option and forms the basis of the Planning Proposal outlined in this report.

It is considered that this approach achieves the best possible open space outcome for the site and provides for an outcome within Councils capacity to deliver.

### 6.2 Urban Design Study

An urban design study has been prepared by SJB which, along with the open space assessment, discussed in Section 5, and the analysis in Section 6.1, has informed the proposal for the site.

The urban design study considered a series of options for the site based on a range of sizes and configuration of open space from 1,500sqm to 4,000sqm and built form testing of the development

potential of the remainder of the site for mixed use / residential of a similar density as the surrounding area.

The preferred option seeks to provide the northern portion of the site as a large scale 4,000sqm public open space within the 7,765sqm site. This land would accommodate a new local park fronting Mount Olympus Boulevard and Guess Avenue and has been located to maximise solar access to the park. The open space includes all of 4 Guess Avenue (3,577sqm) and a portion of 2 Guess Avenue (423sqm) to provide a consolidated area for the park.

A concept plan identifies the potential for the remaining 3,765sqm of 2 Guess Avenue to be redeveloped to comprise:

- two separate buildings of 12 and 6 storeys respectively
- 144 apartments (12,220sqm of residential floor space)
- 115sqm of commercial floor space to accommodate a retail / café tenancy on the ground floor of the 12 storey building overlooking the park, and
- 99 car parking spaces across two basement levels.

The urban design proposal is illustrated in **Figure 12** to **Figure 19** below.

The proposal includes a through site link connecting the local park to Arncliffe Street between the two proposed buildings, with a minimum width of 7m. This would improve the permeability of the site and improve accessibility from Arncliffe Street towards Wolli Creek Train Station.

The proposal is consistent with the surrounding built form character, which predominantly comprises lower scale perimeter block development with height consolidated within tower forms on block corners. The proposal will contribute to the existing height transition from Wolli Creek town centre towards the south and west, with site being located between a 15 storey building and nine storey building.

The urban design study was supported by an aboricultural assessment which identified the trees on the site as low to moderate significance, with the exception of a single Camphor Laurel which was recommended for removal. The proposal allows for the retention all trees identified as low and moderate significance with the exception of one tree which would need to be removed to accommodate the through site link.

The urban design study includes a landscape concept plan identifying a range of potential activities and uses within the park which was informed by the advice provided by SGS Economics and Planning, as summarised below.

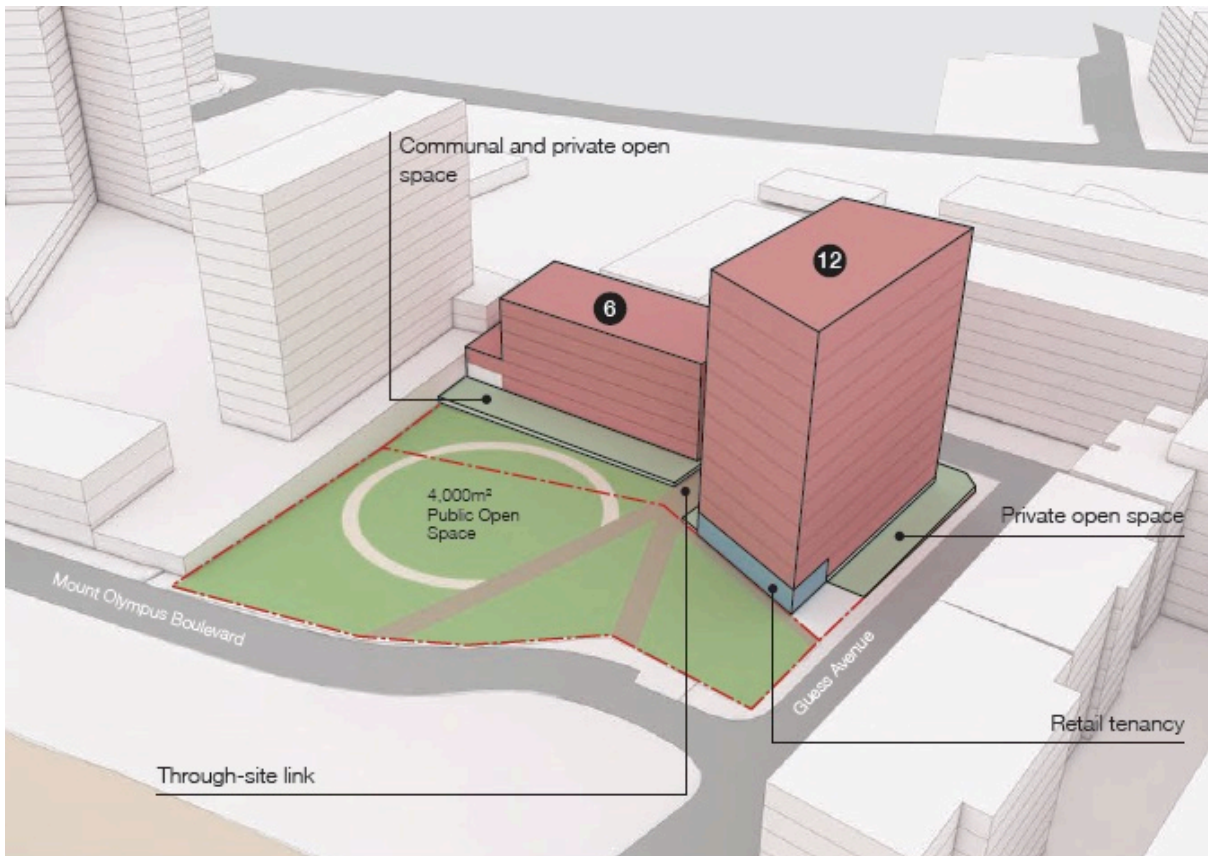
- Seating, picnic tables, tree planting and passive recreation spaces at the centre of the park.
- A basketball half-court in the northern corner of the site for informal community use and activation of the existing blank façade along the boundary of the site. This court could be slightly sunken to facilitate stepped seating and utilise the site's existing levels
- Through-site links to provide alternate connections from Arncliffe Street to Mount Olympus Boulevard.
- A nature play area located adjacent to the retail/café tenancy to allow for overlooking and passive surveillance. Planting surrounding this area would provide some demarcation of this space from the rest of the park and serve as a barrier to adjacent roads
- A community vegetable garden located to encourage activation adjacent to the blank facade.
- A paved loop to support the use of scooters and bicycles by children within the park

Further flood modelling will be required during detailed design stage to ensure any proposed filling of the park does not create additional flooding impact on the surrounds. SJB have indicated that the levels identified in the flood study can be accommodated within the future urban design of the park, including

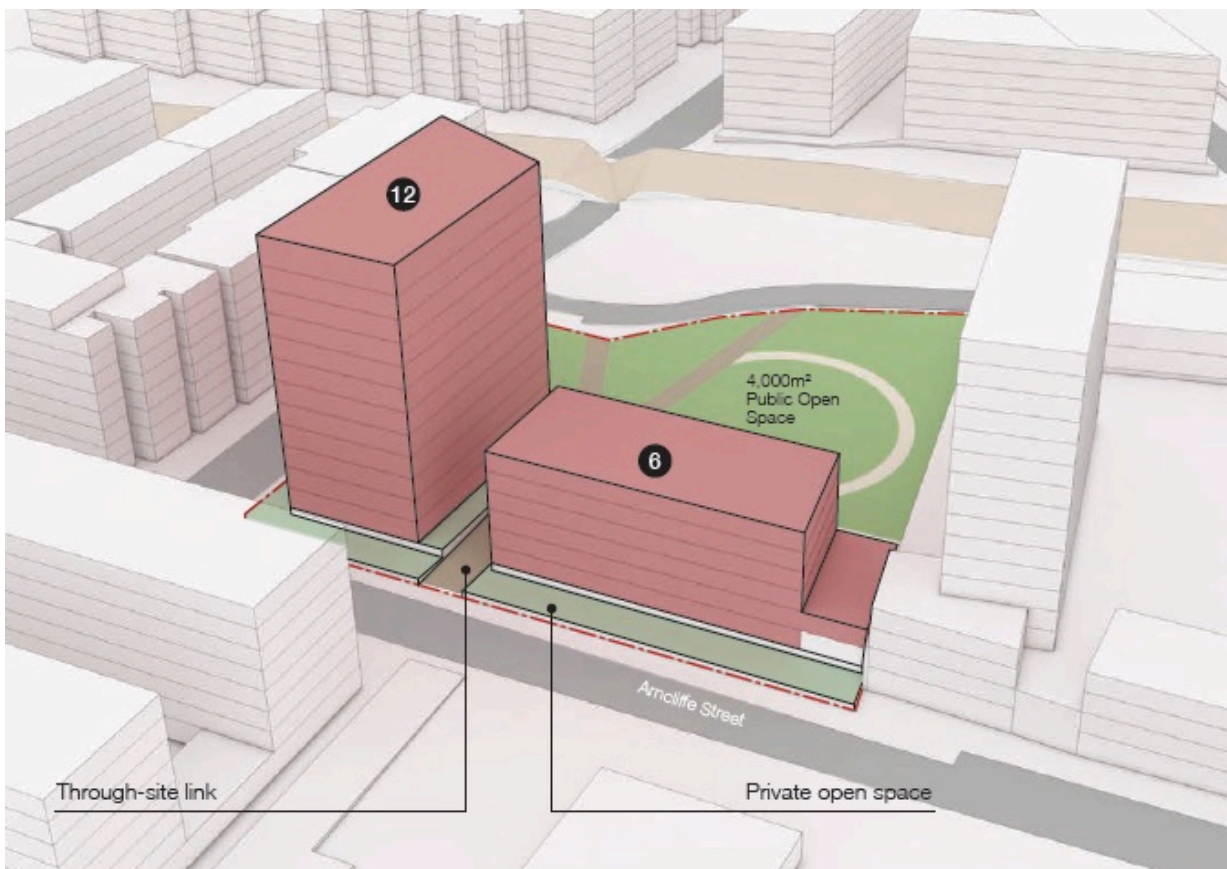
through stairs, terracing or grading of the landscape. However, this may mean that some of the eastern areas of the park sit below the level of Mount Olympus Boulevard.



**Figure 12: Indicative Layout Plan**



**Figure 13: Block model (view from the north west)**



**Figure 14: Block model (view from the south east)**





**Figure 15: Visualisation (view over the park from Mt Olympus Boulevard)**



**Figure 16: Visualisation (view from Arncliffe Street)**





*Figure 17: Visualisation (view of the ground floor retail from the park)*

### 6.3 Proposed LEP amendments

The Planning Proposal would be facilitated by the following amendments to the Rockdale LEP for 3,765sqm of 2 Guess Avenue:

- rezone to B4 Mixed Use
- apply a maximum height of buildings of 42m
- apply a maximum floor space ratio (FSR) of 3:1, and
- remove the obligation of Council to acquire the land.

The existing controls would be retained for 4 Guess Avenue and 423sqm of 2 Guess Avenue, including the RE1 Public Recreation zoning and nomination of Council as the relevant acquisition authority.

The amendments to Rockdale LEP are further outlined in Section 8, with proposed mapping in Section 11.

### 6.4 Proposed Development Control Plan amendments

An amendment to the Rockdale DCP would also be required to support the Planning Proposal.

It is proposed that this would be included as a separate site specific section of the Rockdale DCP. The draft DCP would be prepared following a Gateway decision, and would include the following:

- Concept layout for the proposed park (as shown in the indicative layout plan at **Figure 12**)
- Building height controls in storeys (as shown in the indicative layout plan at **Figure 12**)
- Building setback controls (as shown in the illustrated layout plan at **Figure 12**)
- A requirement for a through site link and associated design requirements (as shown in **Figure 18**)
- A requirement for an active frontage on the ground floor of the 12 storey building facing the park (as shown on the illustrated layout plan at **Figure 12**)
- Requirements for the relationship between the ground floor apartments and the public domain (see **Figure 19**).

The Wolli Creek Special Precinct within the Rockdale DCP would continue to apply, except where varied by the site specific controls.



Figure 68: Section C



Figure 18: Cross Section (through site link)

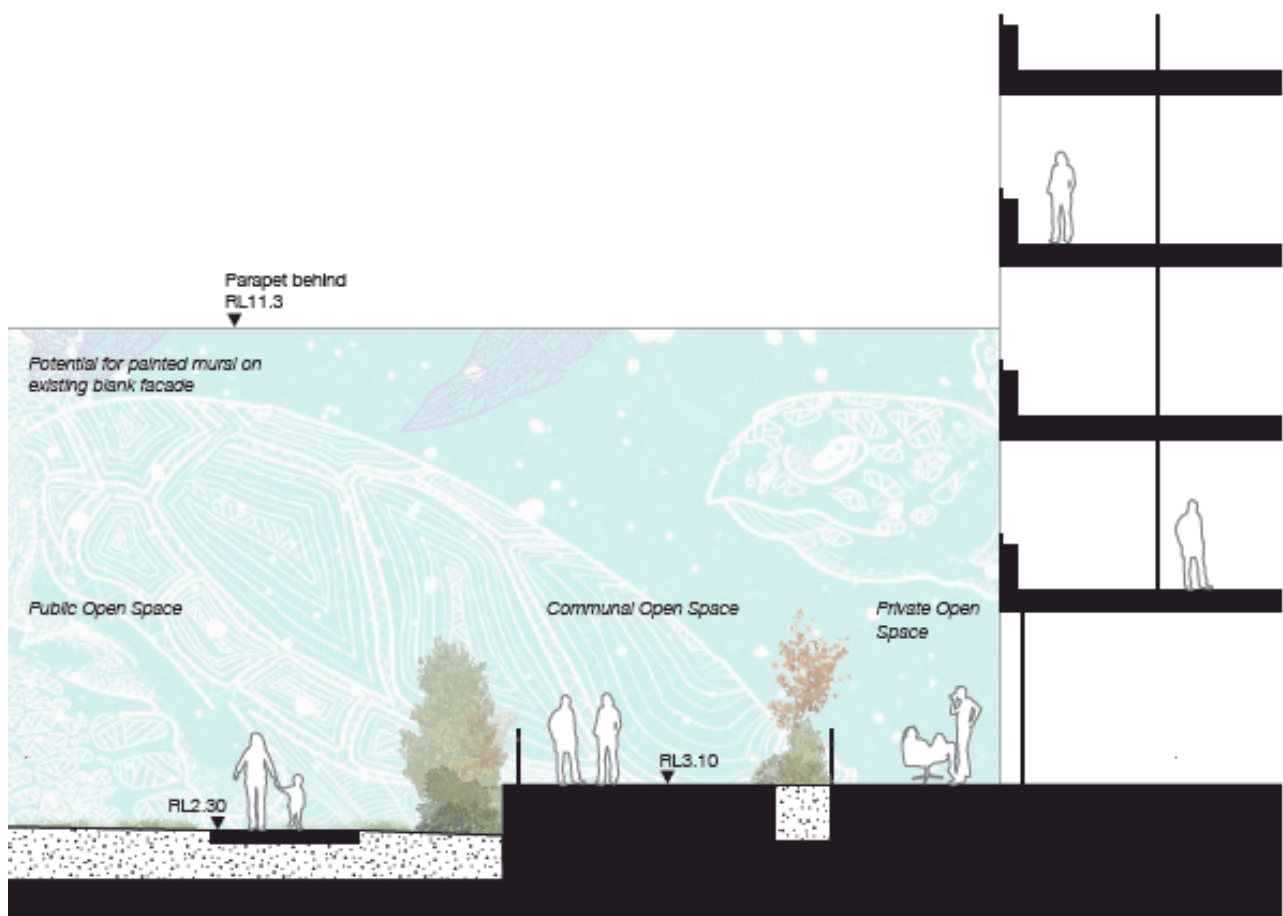


Figure 69: Section D



Figure 19: Cross section (relationship of ground floor apartments to park)

## 7 Objectives and intended outcomes

The objectives and intended outcomes of the proposal are to:

- Ensure adequate access to open space can be provided for the Wolli Creek area by providing a 4,000sqm local park within the site
- Provide an open space outcome within Councils capacity to deliver
- Retain the RE1 zone and acquisition requirements on 4 Guess Avenue and 423sqm of 2 Guess Avenue
- Rezone 3,765sqm of 2 Guess to allow for mixed use development which could potentially accommodate 144 apartments and a ground floor retail / commercial space
- Remove Council's obligation to acquire 3,765sqm of 2 Guess Avenue as open space
- Provide for activation of the proposed local park through the location of a retail / commercial space overlooking the park
- Enhance permeability of the site by providing a through site link to Arncliffe Street,
- Retain the amenity of the surrounding residential uses by ensuring an adequate level of solar access and privacy is maintained
- Enhance the existing neighbourhood character through the provision of high quality public spaces and built form

## 8 Explanation of provisions

The Planning Proposal seeks to achieve the intended outcomes outlined at Section 7, by making the following amendments to the Rockdale LEP for 3,765sqm of 2 Guess Avenue:

- rezoning to B4 Mixed Use
- apply a maximum height of buildings of 42m
- apply a maximum floor space ratio (FSR) of 3:1, and
- remove the obligation of Council to acquire the land.

These changes would be made through amendments to the Land Zoning, Height of Buildings, Floor Space Ratio and Land Reservation Acquisition maps as shown in Section 11.

No changes would be made to the existing LEP provisions for 4 Guess Avenue and 423sqm of 2 Guess Avenue.

It is also envisaged that this would be supported by an amendment to the Rockdale DCP to include site specific controls for the site as discussed in Section 6.4.



## 9 Justification

### 9.1 Need for the Planning Proposal

***Q1. Is the Planning Proposal a result of any strategic study or report?***

No. However the renewal of the site and the wider Wolli Creek area is envisaged under the Rockdale LEP, Rockdale DCP and the Wolli Creek and Bonar Street Public Domain Plan. These documents identify the site for acquisition by Council as a new park. The Planning Proposal seeks to progress Council's resolution for the site (outlined in Section 1) and to address a shortfall of local infrastructure contribution funds for the acquisition of open space whilst ensuring an adequate supply of open space to service the Wolli Creek area.

***Q2. Is the Planning Proposal the best means of achieving the objective or intended outcomes or is there a better way?***

The proposal is the best means of achieving the intended outcome, as amendments to the Rockdale LEP are required to implement the rezoning for 2 Guess Avenue and to apply new built form controls and remove Council's obligation to acquire this land.

### 9.2 Relationship to Strategic Planning Framework

***Q3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?***

The Planning Proposal is consistent with the Greater Sydney Region Plan and the Eastern City District Plan as outlined in Section 4.

***Q4. Is the Planning Proposal consistent with a council's local strategy or other strategic plan?***

The proposal has been considered against the Bayside Community Strategic Plan 2030 and is consistent with all the relevant strategic directions and actions as outlined at Section 4.4 and Appendix A.

The proposal is also consistent with the Rockdale Residential Strategy 2007 and the Rockdale Urban Strategy 2010 as outlined in Sections 4.6 and 4.7 respectively. These strategies note the role of Wolli Creek as an urban renewal area which will accommodate housing growth and emphasise the importance of providing adequate open space to support the area.

The Rockdale Open Space and Recreation Strategy 2010 has been considered in Section 4.8. This Strategy identifies the establishment of a new park at Guess Avenue to commence within 5-10 years, the Planning Proposal demonstrates that an adequate area of open space can be maintained on the Guess Avenue site to service the wider Wolli Creek area. Further the Planning Proposal will facilitate the acquisition of 4 Guess Avenue by Council by addressing a funding shortfall for acquisition of open space.

***Q5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies***

An analysis of the consistency of the proposed amendments with relevant State Environmental Planning Policies (SEPPs) is listed in **Table 5**.

**Table 5: Analysis against State Planning Policies**

Policy	Assessment
SEPP 55 – Remediation of Land	<p>SEPP 55 introduces planning controls for the remediation of contaminated land. The policy states that the planning authority must consider whether the land is contaminated, and if so that the land is suitable in its contaminated state for the permitted uses in the zone, or that the land requires remediation before the land is developed for that purpose.</p> <p>A preliminary site assessment has been prepared which concludes that 4 Guess Avenue has already been remediated to an appropriate standard and that the remainder of the site (2 Guess Avenue) can likely be remediated and made suitable for land uses under B4 Mixed Use zone (see Section 9.3.7).</p>
SEPP 65 – Design Quality of Residential Apartment Buildings	<p>SEPP 65 seeks to promote good design of apartments through the establishment of the Apartment Design Guide.</p> <p>Key controls outlined in the Apartment Design Guide have informed the urban design scheme for the proposal. The proposal is capable of meeting key requirements of the Apartment Design Guide as outlined in the Urban Design Study (Appendix B).</p>
SEPP (Building Sustainability Index: BASIX) 2004	<p>SEPP BASIX requires all future residential developments to achieve mandated levels of energy and water efficiency, as well as thermal comfort. BASIX Certificates are included as part of future development applications to demonstrate compliance with SEPP BASIX requirements.</p>
SEPP (Infrastructure) 2007: Development Near Rail Corridors and Busy Roads (Interim Guideline)	<p>The SEPP (Infrastructure) 2007 sets out noise criteria for development adjacent to rail corridors and busy roads, which is supported by an Interim Guideline.</p> <p>The site is located in close proximity to the T4 Illawarra and Eastern Suburbs Train Line. Future development applications will need to demonstrate that noise criteria in the Interim Guideline can be achieved, which may require noise attenuation measures.</p>

**Q6. Is the Planning Proposal consistent with the applicable Ministerial Directions?**

The proposal is consistent with all relevant Ministerial directions under Section 9.1 of the Environmental Planning and Assessment Act 1979 (previously Section 117).

An assessment of the proposal against the applicable Section 9.1 directions is supplied in **Table 6**.

**Table 6: Analysis against Ministerial Directions**

Ministerial Direction	Assessment
3. Housing, infrastructure and urban development	
3.1 Residential zones	<p>The direction requires the relevant planning authority (RPA) to ensure that a Planning Proposal relating to residential land must include provisions to:</p> <ul style="list-style-type: none"> <li>– broaden the choice of building types and locations available in the housing market</li> <li>– make more efficient use of existing infrastructure and services</li> <li>– reduce the consumption of land for housing and associated urban development on the urban fringe, and</li> </ul>

Ministerial Direction	Assessment
	<p>– be of good design.</p> <p>The proposed LEP amendments will provide a greater range of housing options within close proximity to existing infrastructure and services. A detailed urban design study has also been prepared outlining appropriate public spaces and built form to ensure good design.</p>
3.4 Integrating land use and transport	<p>The direction requires the RPA to ensure that the Planning Proposal includes provisions consistent with the principles of Integrating Land Use and Transport as outlined in key polices and guidelines.</p> <p>The proposal meets these principles by locating retail / commercial uses, housing and open space in an area with good pedestrian and cycle connectivity and within close proximity to a range of public transport services and key roads.</p>
3.5 Development near regulated airports and Defence airfields	<p>This direction applies to Planning Proposals on land near a regulated airport.</p> <p>The direction requires the RPA to undertake consultation with the Commonwealth Department responsible for airports and the lessee / operator of the airport. It also requires the RPA to prepare appropriate development standards, such as height controls, for land affected by the prescribed airspace and not to allow development types that are incompatible with the current and future operation of that airport.</p> <p>The site is located within proximity of Sydney Airport.</p> <p>Accordingly, a preliminary height assessment has been carried to identify the prescribed airport limitations for the site. The proposed maximum height of 42m is below all airport limitations for the site. Accordingly, the proposal would not impact on the operations of Sydney Airport. Consultation would be carried out with the relevant Commonwealth Government agencies and the airport operator / lessee during the public exhibition of the proposal.</p> <p>The direction also includes requirements for land effected by aircraft noise above the ANEF 20 contour, however the site is outside the ANEF 20 contour.</p>
4. Hazards and risks	
4.1 Acid Sulfate soils	<p>The direction requires the RPA to prepare an acid sulfate soils study where it proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils.</p> <p>The Rockdale LEP identifies the site as having probability of containing acid sulphate soils (Class 3). Accordingly, an acid sulphate soil study will be prepared to support the Planning Proposal following a gateway decision.</p>
4.1 Flood Prone Land	<p>The direction applies when a Planning Proposal alters a zone or a provision that affects flood prone land.</p> <p>The direction requires the RPA to ensure that the Planning Proposal: Gives effect to the NSW Flood Prone Land Policy and principles of the Floodplain Development Manual 2005.</p>

Ministerial Direction	Assessment
	<p>The Planning Proposal <u>must not</u>:</p> <ul style="list-style-type: none"> <li>• rezone land within the flood planning areas from a recreation zone to a residential zone / business zone.</li> <li>• contain provisions that apply to the flood planning areas which: <ul style="list-style-type: none"> <li>– permit development in floodway areas,</li> <li>– permit development that will result in significant flood impacts to other properties,</li> <li>– permit a significant increase in the development of that land,</li> <li>– are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or</li> <li>– permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.</li> </ul> </li> </ul> <p>A Planning Proposal may be inconsistent with this direction only if the RPA can satisfy the Secretary of the Department of Planning and Environment (or delegate) that the Planning Proposal is in accordance with a floodplain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005.</p> <p>The flood assessment notes that the proposal meets the requirements of the direction as the site:</p> <ul style="list-style-type: none"> <li>• is not a floodway</li> <li>• does not result in significant impacts off-site</li> <li>• results in development consistent with the surrounding area</li> <li>• will include flood mitigation measures constructed by the developer of that land</li> <li>• only permit works with consent.</li> </ul>
6. Local planning	
6.2 Reserving land for a public purpose	<p>This direction requires the RPA to ensure that a Planning Proposal does not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Secretary of the Department of Planning and Environment (or delegate).</p> <p>The proposal has been prepared by the relevant public authority (being Council). The approval of the Secretary (or delegate) will be sought through the planning process prior to rezoning. Detailed analysis has been provided to demonstrate the rezoning and removal of the reservation of the land for a public purpose is justified and that adequate access to public open space can be provided (Section 5).</p>
5. Regional planning	
5.1 Implementing the Metropolitan Plan	<p>This direction requires the RPA to ensure that a Planning Proposal is consistent with A Plan for Growing Sydney. A Plan for Growing Sydney was superseded by the Greater Sydney Region Plan in March 2018.</p> <p>The proposal is consistent with The Greater Sydney Region Plan as outlined in Section 4.1.</p>

## 9.3 Section C: Environmental, social and economic impacts

**Q7. *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?***

The proposal is contained within a site long used for industrial purposes and is largely cleared of vegetation. No critical habitat or threatened species will be affected as a result of this proposal.

**Q8. *Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed.***

### 9.3.1 Loss of open space

The Planning Proposal will result in some loss of proposed local open space, however the proposal ensures over 50% of the site is retained as open space. As demonstrated in Section 5 and in the Open Space Assessment prepared by SGS Economics and Planning, this will maintain an adequate supply and proximity to open space for existing and future residents in the local area.

### 9.3.2 Visual and privacy impact

The proposal will result in a changed urban environment than what is envisaged under the current zone, with two residential buildings of 6 and 12 storeys respectively to be located on the site fronting Arncliffe Street. This will result in some visual impact on the surrounding area and potential for overlooking of existing dwellings and balconies of adjacent apartments.

However, the delivery of 4,000sqm of open space on the site will maintain and enhance the outlook for many of these apartments, particularly those located directly to the east of the site. Further, the proposal incorporates separation distances in accordance with the Apartment Design Guide to ensure that privacy impacts are minimised.

The proposal appropriately responds to the surrounding built form character, which predominantly comprises lower scale perimeter block development with height consolidated within tower forms on block corners. The proposal will contribute to the existing height transition from Wolli Creek town centre towards the south and west, with site being located between a 15 storey building and 9 storey building.

### 9.3.3 Overshadowing and solar access

The proposed development in the southern portion of the site will create some additional overshadowing of buildings to its south along Guess Avenue and Arncliffe Street.

Shadow diagrams and solar access testing has been carried out by SJB and is included in the urban design study and summarised below.

Development along Guess Avenue is impacted by additional overshadowing by the proposed development from 10am-12noon. Apartments along this street should still be able to retain 2+ hours of solar access from 12:30-2:30pm during midwinter.

Development along Arncliffe Street is impacted by additional overshadowing from the proposed development from 10am to 3pm. Existing residential buildings along the southern edge of Arncliffe Street currently receive 2+ hours of direct solar access during midwinter. The proposed building will create additional overshadowing across both buildings with the most significant impact on the lower levels of 40-50 Arncliffe Street. The majority of apartments within 40-50 Arncliffe would retain 2+ hours of first solar access. It is expected that 52-62 Arncliffe Street should be able to maintain a minimum of 2+ hours of direct solar access to a minimum of 70% of its dwellings, to comply with the Apartment Design Guide, however more detailed studies will be required at development application stage to determine the full impact of the





All other levels across the site were retained consistent with the existing WMA Model (which were surveyed prior to the remediation work on 4 Guess Avenue). It is noted that these levels are lower than the levels shown for the park in the indicative layout plan (**Figure 12**).

Further testing will need to be carried out to ensure that any future filling of the park does not result in any offsite flood impacts. SJB have indicated that the levels identified in the flood study can be accommodated within the future urban design of the park, including through stairs, terracing or grading of the landscape. However, this may mean that some of the eastern areas of the park sit below the level of Mount Olympus Boulevard.

A comparison of pre to post development 1% AEP levels is presented in **Figure 21**. With the development included in the model, there is an approximately 0.3m reduction in the flood levels along the western boundary of the park. This is due to the removal of the existing building in the western portion of the site as it allows more flows downstream through the proposed public open space.

From the assessment, it was determined there was no significant impacts to adjoining properties as a result of the development.

The flood assessment highlights that the solutions proposed in the assessment demonstrate the feasibility of complying with Council's floodplain development controls. It notes that this does not preclude different building arrangements or potential complying solutions from being investigated or approved on-site at the development stage including:

- flood storage tanks
- amended park topography
- vertical evacuation or refuge on-site in publicly accessible building areas
- suspended building elements to reduce displaced flood storage.

The stormwater management report identified the following requirements for the proposed development, which would be further addressed at development application stage:

- Water Quality measures would be required for the proposed zoning and development on this site. Water quality treatment could be achieved using propriety filter cartridge devices or through bioretention treatment located in the landscaped areas of the site.
- A rainwater tank is required and must comply with requirements from BASIX for residential apartments, and Council's requirement in addition if a Commercial component is proposed.
- On-site Detention and Retention is not required, however a Section 7.11 contribution is necessary to provide for drainage augmentation.
- There are several possible stormwater connection points in Arncliffe Street. The legal point of discharge chosen should be coordinated with the Council's existing plans for drainage network upgrades in the area. Furthermore, the upgrades planned should ensure there is capacity to include the site drainage, now that a partly impervious development is proposed.



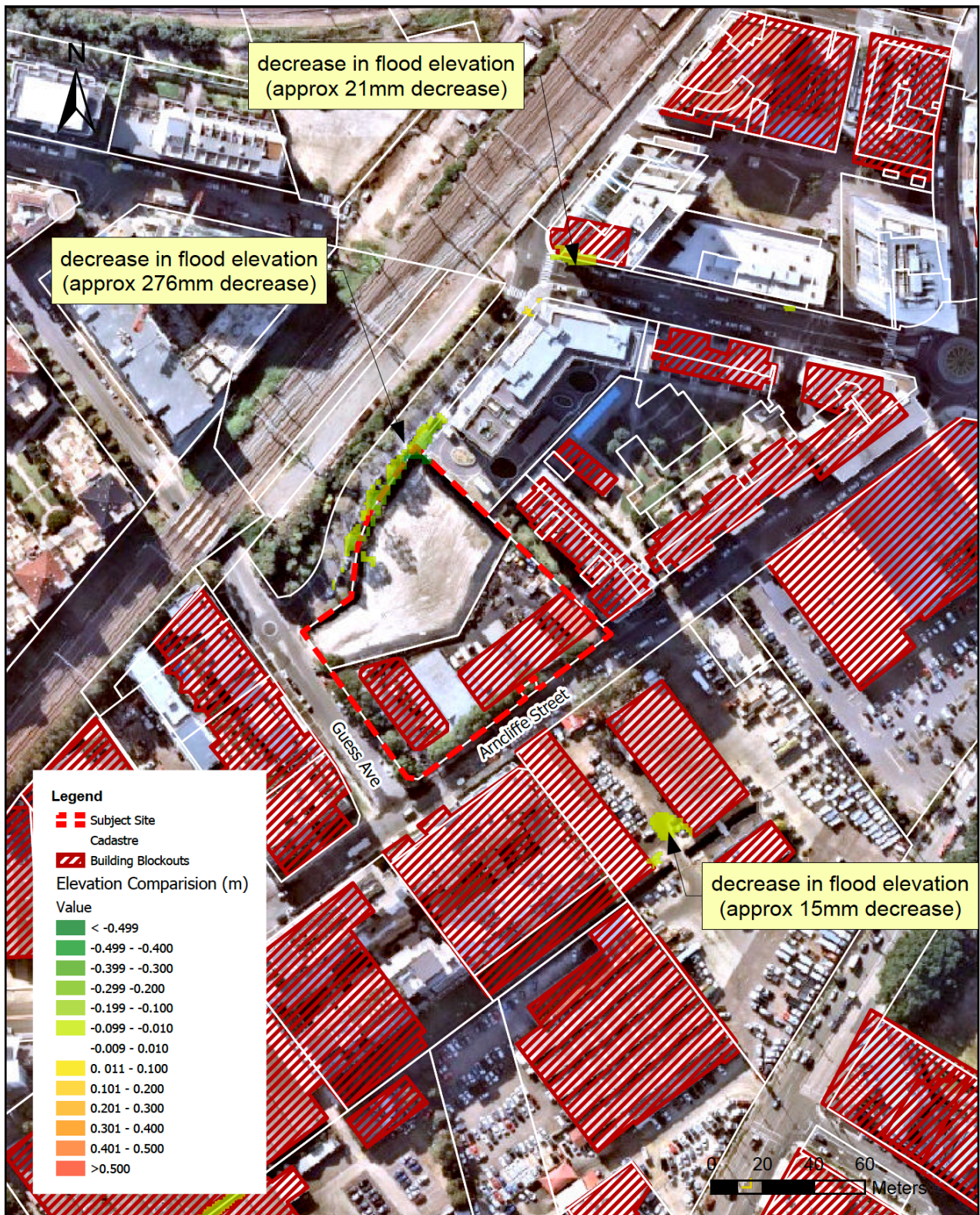


Figure 21: 1% AEP Post / Pre development flood elevation comparison



### 9.3.5 Traffic and car parking

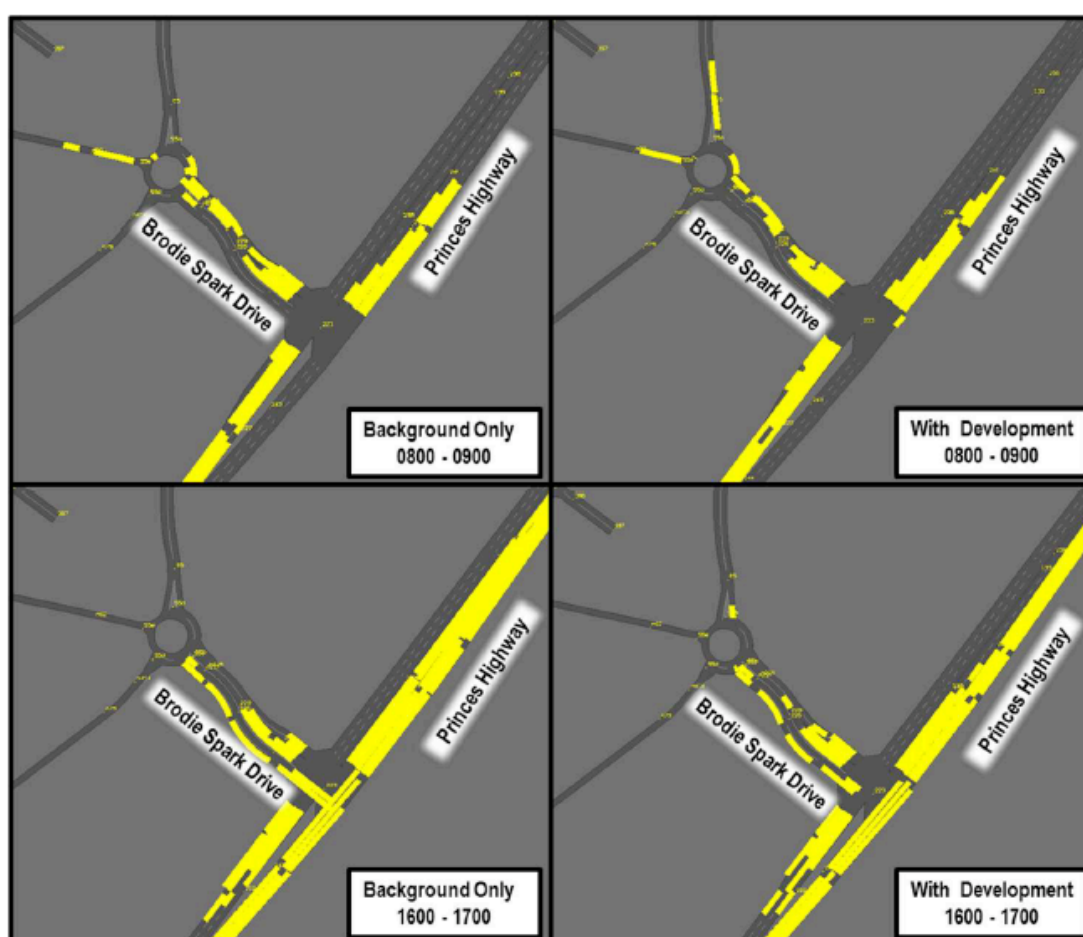
A traffic impact assessment has been prepared by Bitzios Consulting (Appendix E) to support the Planning Proposal, which is summarised below.

#### Traffic impact

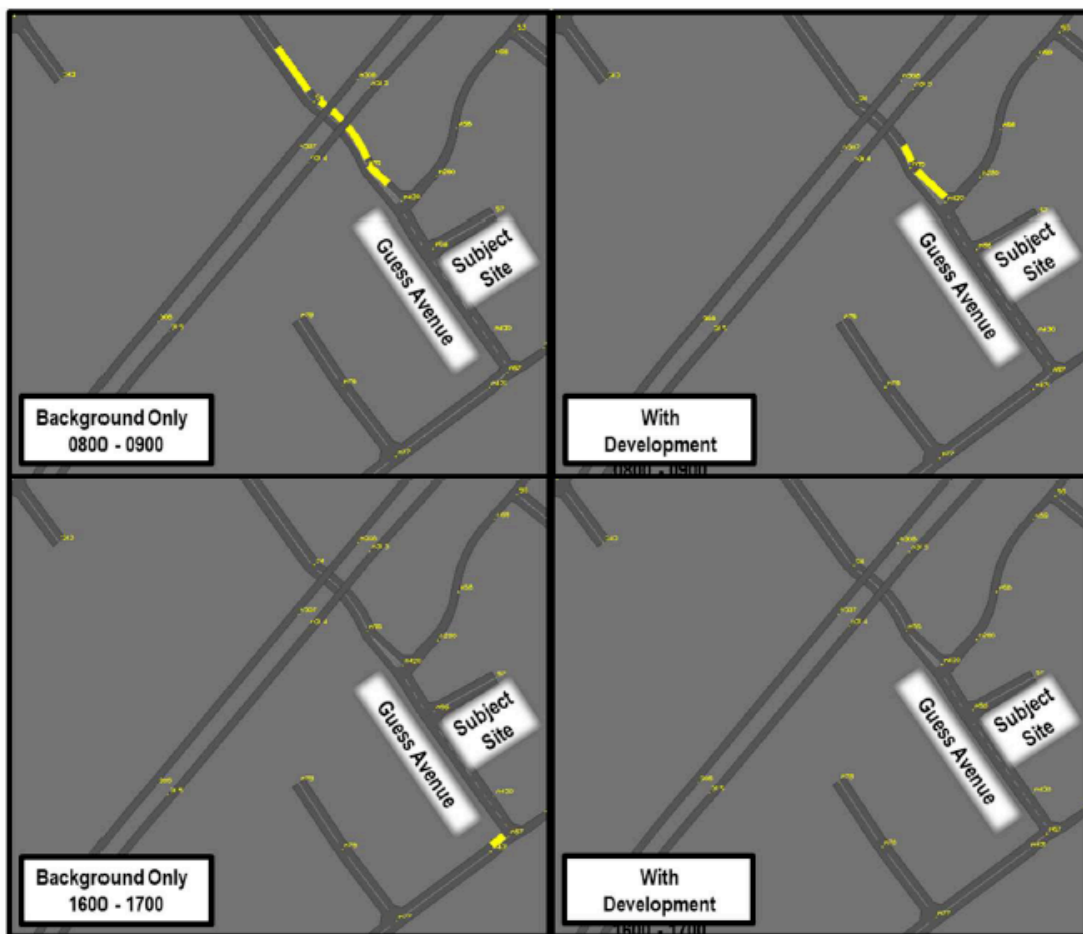
To determine the impacts of the development which would be facilitated by the Planning Proposal, Bitzios used an existing 'Paramics' microsimulation model of Wolli Creek, Turrella and Arncliffe which they prepared in 2012 on behalf of Council to ascertain the performance of the road network in 2031.

The traffic model was updated to input the proposed development and to reflect proposed changes to the road network on the streets surrounding the site which involves converting sections of Arncliffe Street, Guess Avenue, Mount Olympus Drive and Magdalene Terrace to one-way traffic.

The modelled impacts of the proposed development on the intersections of Princes Highway / Brodie Spark Drive, Magdalene Terrace / Arncliffe Street and Guess Avenue / Mount Olympus Boulevard in the year 2031 under the one way circuit scenario is provided in Bitzios Consulting concluded that Paramics modelling indicates that the proposed development has a negligible impact on the performance of the road network. This is illustrated in **Figure 22** and **Figure 23** below.



*Figure 22: Traffic modelling results maximum queue Princes Highway / Brodie Spark Drive*



*Figure 23: Traffic modelling results maximum queue Magdalene/Arncliffe and Guess /Mount Olympus*

### Parking

This traffic assessment recommended that, in accordance with the Apartment Design Guide, the lesser of the car parking requirements within the RMS Guide to Traffic Generating Developments or the Rockdale DCP will be taken as the site is within 800m of a railway station. The RMS rate for CBD development was also recommended to be applied, rather than the rate for metropolitan sub regional development, due to the site's close proximity to public transport.

The lower of these rates is identified in **Table 7** below and would result in the requirement for 122 car spaces, based on the indicative concept scheme that has been prepared.



**Table 7: Car parking requirements**

Land use	Type	Quantity	Source of rate	Car parking rate	Parking required
Residential units	1 bedroom	58 units	RMS	0.4 spaces per unit	23
	2 bedroom	58 units	RMS	0.4 spaces per unit	40
	3 bedroom	28 units	RMS	0.4 spaces per unit	35
	Visitor	144 units	RMS	1 space per 7 units	21
Cafe	114sqm	114sqm	DCP	1 space per 30sqm GFA	3
				<b>TOTAL</b>	<b>122</b>

The assessment also noted that the café car parking could be further reduced, in accordance with the Rockdale DCP which allows for a 20% reduction to be applied due to its location within the Wolli Creek town centre.

The assessment also recommended that provision of car share spaces could be considered to allow for a relaxation in resident car spaces as part of any future development application/s over the subject site.

Based on the Rockdale DCP the assessment highlighted that 15 bicycle parking spaces and 10 motorcycle parking spaces would be required within the development.

### 9.3.6 Aeronautical

The site is located within 2.8km north west of Sydney Airports Aerodrome Reference Point. A preliminary height assessment has been undertaken by Landrum & Brown (Appendix F) to ensure that the proposal would not impact on the operations of Sydney Airport. The assessment concluded that the site has the following prescribed airport limitations:

- The Inner Horizontal Surface of the OLS for Sydney Airport - 51m AHD
- The Sydney Airport PANS OPS surface related to the RNAV-Z(GNSS) RWY 16R – 66.62 m AHD
- The Sydney Airport PANS OPS surface related to the RNAV-Z (GNSS) RWY 07 – 95.55 m AHD
- The Sydney TAR clearance planes of 67.5 m AHD (however the effect of a higher building would be mitigated by the Cecil Park TAR and ADS-B receivers in the area, and
- The RTCC protection surface - 152 m AHD.

The Planning Proposal seeks includes a maximum height of 42m which is below all of the prescribed airport limitations identified for the site. Accordingly, the proposal would not impact on the operations of the Sydney Airport.

Notwithstanding, further consultation would be carried out with relevant Commonwealth Government agencies and the operator / lessee of the Sydney Airport, in accordance with the requirements of Ministerial Direction 3.5 (see Section 9.2, **Table 6**).

### 9.3.7 Contamination

A preliminary site investigation report has been prepared by Senversa (Appendix G) to consider whether the site is likely to be contaminated and the potential for any contamination to impact on the suitability of the site for the proposed land use.

The report notes that there are a number of previous and current uses on the site with potential to result in contamination.

The historical records search indicated that the site has been used as market gardens, tramway yard/depot and a storage depot which may have included storage, handling and use of petroleum products, chemicals and potential hazardous substances.

The report notes that 2 Guess Avenue is currently used as a truck parts repairs and storage depot including external engine degreasing and cleaning areas, a waste oil underground storage tank, drums and truck parts depot, a caustic bath cleaning unit, a painting cabinet, a diesel above ground storage tank and internal storage areas. 4 Guess Avenue is currently vacant and has undergone a recent remediation process.

The preliminary site investigation reviewed a number of contamination studies that have been previously been carried out on the site, including an Environmental Site Assessment relating to 2 Guess Avenue (Coffey 2004), and a Detailed Site Investigation (Greencap 2016), Remedial Action Plan (JBS&G 2018) and Validation Report (JBS&G 2019) relating to 4 Guess Avenue. A site inspection was also undertaken.

The report outlined a detailed list of all contaminants of potential concern associated with current and historical land uses undertaken at the site and in the surrounding area and associated with imported fill material used on site.

Senversa recommended that additional investigation is required to assess the contamination status of the site, principally associated with Lot 2 Guess Avenue, and to identify any remediation or management requirements.

However, for the purposes of the rezoning Senversa concluded that, considering the type of redevelopment occurring in the surrounding area (high-density residential) and the recent successful remediation completed on the northern portion of the site (4 Guess Avenue), the remainder of the site (2 Guess Avenue) can likely be remediated, if required, and made suitable for land uses under B4 Mixed Use zone.

#### ***Q9. Has the Planning Proposal adequately addressed any social or economic effects?***

##### **9.3.8 Economic impact**

The proposal will not result in any significant economic impacts. The redevelopment of the site is likely to generate jobs in the short term, and the location of a retail / café use at the site would generate a small number of jobs on the site.

The Planning Proposal will also provide for an open space outcome that serves the need of the local community and is within Council's capacity to deliver. The development of open space in this location will have indirect economic benefits for the Wolli Creek area by enhancing activation and improving the streetscape, amenity and visual appeal of the area.

A commercial and retail demand assessment has been prepared by Hill PDA to support the Planning Proposal (Appendix H). The assessment found that whilst there is demand for additional commercial floor space within Wolli Creek over the next 17 years, the site has various constraints on its ability to supply commercial floorspace, in particular the distance of the site from the existing Wolli Creek commercial core and a preference of tenants to be located within the commercial core. The assessment also noted that there is demand for additional retail space within Wolli Creek over the next 17 years. However, it concluded that this space would be better located closer to the train station and the existing retail centre / supermarkets. The assessment recommended some retail floor space (100-200sqm) could be accommodated within the site and that this could be located within a park setting facing open space to provide a restaurant or a few small cafes. The Planning Proposal has responded to this recommendation

through the inclusion of 115sqm of commercial floor space to accommodate a retail / café tenancy on the ground floor of the 12 storey building overlooking the park, within the indicative concept plan.

#### **9.3.9 Social impact**

The proposal will not result in any significant social impacts. Further, the proposal will facilitate the delivery of a large scale park on the site which will be a significant social benefit for existing and future residents to the area.

#### ***Q10. Is there adequate social infrastructure for the Planning Proposal***

The open space and community needs assessment prepared by SGS Economics and Planning confirms that the proposal provides an adequate quantity and accessibility of local open space for the surrounding area. This is discussed in further detail in Section 5.

The SGS assessment also included a high level analysis of community infrastructure needs to support the proposal. The assessment noted an undersupply of child care and pre-school facilities within Wolli Creek and noted that access to these types of facilities improved including through accommodating this use within the future development of the site. It is noted that the proposed zone, B4 Mixed Use, allows for child care facilities.

## 10 Consultation

***Q11. What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway determination***

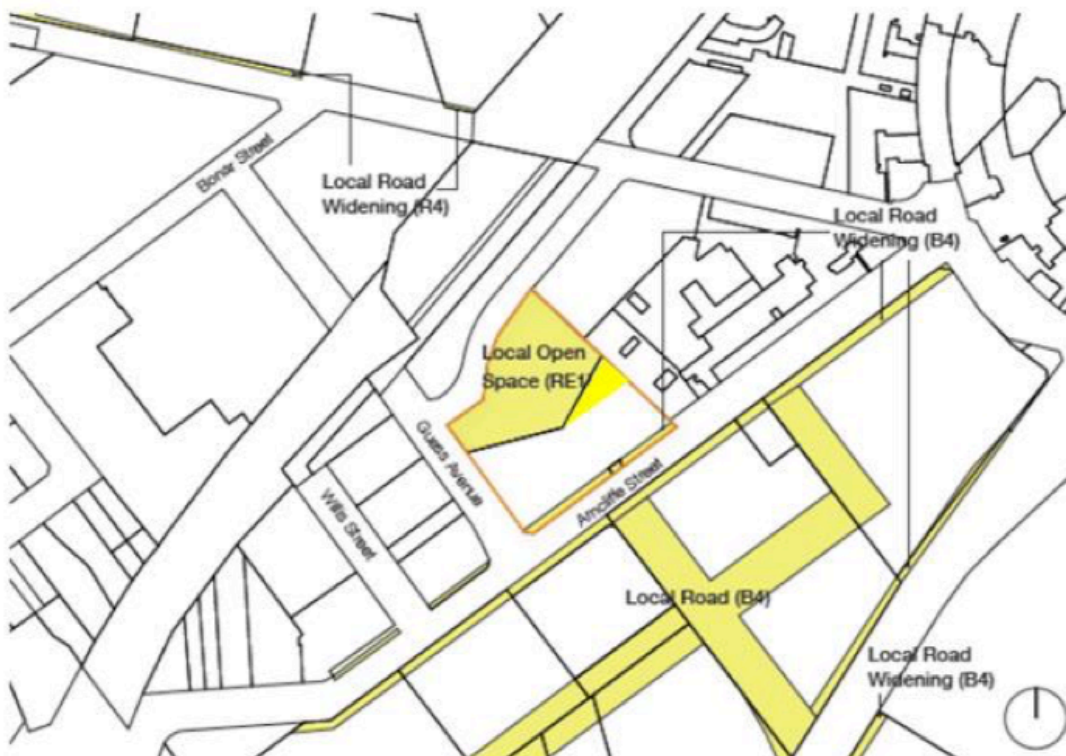
Consultation would be carried out with relevant State and Commonwealth public authorities following a Gateway decision. Consultation would also be carried out with the community at this stage.

## 11 Mapping

The proposed changes to the relevant maps in the Rockdale LEP are shown in **Figure 24** and **Figure 27**.



**Figure 24: Proposed Zoning Map**



**Figure 25: Proposed Land Reservation Acquisition Map**





Figure 26: Proposed FSR Map

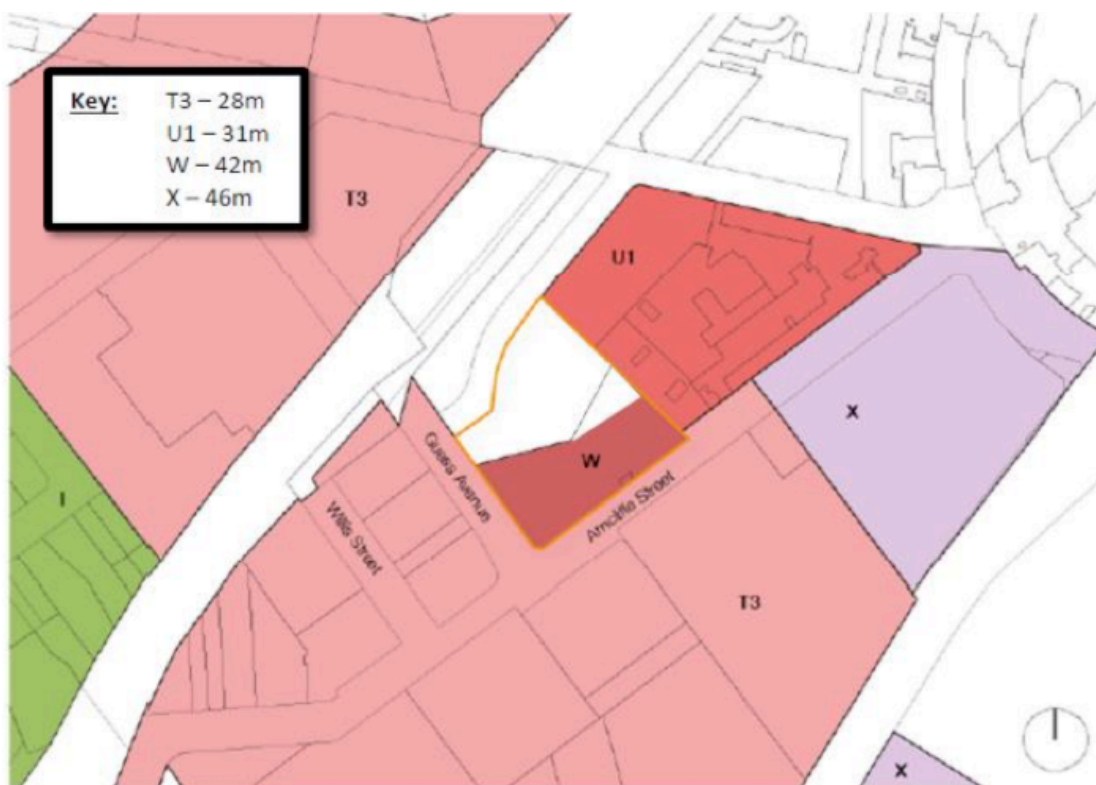


Figure 27: Proposed Height of Buildings Map

## 12 Project timeline

An indicative project timeframe is set out in **Table 8** below.

**Table 8: Anticipated project timeline**

Task	Timing
Consideration by Local Planning Panel	15 August 2019
Consideration by Rockdale Council	11 September 2019
Rockdale Council submits Planning Proposal to DPE for review	18 September 2019
Receive Gateway determination	December 2019
Completion of public exhibition and public authority consultation	February 2019
Completion of review of submissions received during public exhibition and public authority consultation	March 2019
Approval by relevant planning authority	April 2019
Drafting of instrument and finalisation of mapping	May 2019
Amendment to Rockdale LEP notified	May 2019

## 13 Conclusion

This Planning Proposal has been progressed on behalf of Council to provide for an open space outcome that serves the need of the local community and is within Council's capacity to deliver.

A key component of this Planning Proposal has been the preparation of an open space assessment by SGS Economics and Planning to consider the implications of this decision on the supply and accessibility of public open space for the Wolli Creek area based on the relevant performance criteria outlined in the Government Architect NSW draft Open Space for Recreation Guide.

SGS concluded that a component of open space should be provided on the site to meet the criteria for proximity to public open space (200m walking distance) and that an area of 4,000sqm would be preferable to achieve a diversity of recreational activities within the space.

Accordingly, the proposal for the site was developed with a view to delivering a component of open space on the site, whilst achieving an outcome within Council's capacity to deliver.

The resulting proposal allows for delivery of a 4,000sqm local park on the northern parts of the site comprising 4 Guess Avenue (3,577sqm) and part of 2 Guess Avenue (423sqm / approximately 10% of the lot area). This part of the site is best located to provide open space being to the north and able to achieve good solar access for most of the day. Further, 4 Guess Avenue is currently within Government ownership, being NSW Government Property, which may reduce the acquisition liability on Council if the site were to be acquired.

The delivery of a 4,000sqm park on the site exceeds the recommended minimum area for a local park in the Government Architect NSW draft Open Space for Recreation Guide, being a preferred minimum of 3,000sqm with an absolute minimum of 1,500sqm where more efficient provision cannot be accommodated.

An indicative concept plan has been prepared which identifies the potential for the redevelopment of the remaining parts of 2 Guess Avenue for high density residential / mixed use delivering 144 residential apartments and 115sqm of ground floor commercial to accommodate a retail use / café to activate the park.

To facilitate the delivery of the park, Council would need to initiate acquisition of 4 Guess Avenue from and 423sqm of 2 Guess Avenue for local open space. To facilitate the redevelopment of the remainder of the site it is recommended that the following amendments be made to the Rockdale LEP for 3,765sqm of 2 Guess Avenue:

- rezone to B4 Mixed Use
- apply a maximum height of buildings of 42m
- apply a maximum floor space ratio (FSR) of 3:1, and
- remove the obligation of Council to acquire the land.

It is envisaged that this would be supported by an amendment to the Rockdale DCP to include site specific controls for the site, including built form controls, design guidelines for the through site link and public domain interface, and the landscape concept plan for the proposed park.

The Wolli Creek Special Precinct within the Rockdale DCP would continue to apply, except where varied by the site specific controls. The draft DCP amendment would be prepared following a Gateway decision.

## Appendix A Consistency with Bayside 2030

Theme One – Bayside will be a vibrant place	How We Will Get There	Consistency
<b>Strategic Direction –</b> Our places are people-focussed	Local areas are activated with cafes, restaurants and cultural events	The proposal ensures that the open space will be activated through the provision of a new park and the location of a retail / café tenancy at the ground floor overlooking the park.
	Places have their own village atmosphere and sense of identity	The proposal will enhance the village atmosphere and identity of Wolli Creek by providing additional open space.
	My community and council work in partnership to deliver better local outcomes	The community will be consulted on the Planning Proposal through the process.
	The public spaces I use are innovative and put people first	This is addressed in the concept design for the new park which identifies a range of activities to meet the needs of the local community.
	There is an appropriate and community-owned response to threats	The community will be consulted through the Planning Proposal process.
<b>Strategic Direction –</b> Our places connect people	Walking and cycling is easy in the City and is located in open space where possible	The proposal will provide for enhanced walking and cycling by providing a park and through site link on the site enhancing the permeability of the street block between Guess Avenue and Magdalene Terrace.
	We are one community with shared objectives and desires	Not relevant
	Our heritage and history is valued and respected	Not relevant
<b>Strategic Direction –</b> Our places are acceptable to all	Open space is accessible and provides a range of active and passive recreation opportunities to match our growing community	The proposal ensures that adequate accessibility to open space is provided for existing and future residents of Wolli Creek.
	SMART Cities – making life better through smart use of technologies	Not relevant, how smart use of technology can be explored through subsequent development applications relating to the site.
	Assets meet community expectations	The proposal includes a detailed analysis to ensure an adequate provision of public open space is maintained. Community expectations will be further considered through community consultation on the Planning Proposal.
	Bayside provides safe and engaging spaces, places and interactions	The proposed includes an indicative layout plan and concept landscape plan for the proposed open space which considers the delivery of safe and engaging spaces. This includes identifying opportunities for passive surveillance and providing a variety of spaces within the park to meet varying needs of the community.
	People who need to can access affordable housing	Not relevant

	We welcome visitors and tourists to our City	Not relevant
<b>Strategic Direction –</b> My place will be special to me	Local developments reflect innovative, good design and incorporate open space and consider vertical families	The proposal has been informed by a detailed urban design analysis to ensure a good urban design outcome. This includes a concept landscape plan for the proposed open space.  Design quality will also be considered in subsequent development applications relating to the site.
	Bayside will be a 30 minute City – residents work locally or work off-site – no-one has to travel for more than 30 minutes to work	The proposal supports this action by locating housing in close proximity to public transport which provides connections to a variety of employment centres within 30 minutes, including the Sydney CBD.
	Traffic and parking issues are a thing of the past	Traffic study
	Road, rates and rubbish are not forgotten	Not relevant
	Gateway sites are welcoming and attractive	Not relevant
<b>Theme Two – In 2030 our people will be connected in a smart City</b>	<b>How We Will Get There</b>	<b>Consistency</b>
<b>Strategic Direction –</b> We benefit from technology	Council engages with us and decision making is transparent and data driven	The community will be consulted through the Planning Proposal process.
	We can access information and services online and through social media	Not relevant
	We are a digital community	Not relevant
	Technological change has been harnessed and we are sharing the benefits	Not relevant
<b>Strategic Direction –</b> We are unified and excited about our future	Community leadership is developed and supported	Not relevant
	We are all included and have a part to play in the City	Not relevant
	The City is run by, with and for the people	Not relevant
	We are proud of where we live	The proposal will enhance the amenity, streetscape and visual appeal of the surrounding area enhancing pride in the Wolli Creek area.
<b>Strategic Direction –</b> The community is valued	Aboriginal culture and history is recognised and celebrated	Not relevant
	We are a healthy community with access to active recreation and health education	The proposal ensures adequate access to public open space and recreation opportunities for the Wolli Creek area.
	All segments of our community are catered for – children, families, young people and seniors	Not relevant
	Opportunities for passive and active activities are available to community members, including people with pets	The proposal ensures adequate access to passive and active open space for the Wolli Creek area.



	The value of pets in the community is recognised and they are welcomed across the city	Not relevant – council will apply relevant policies regarding access for pets to public open space at the development stage.
<b>Strategic Direction –</b> We treat each other with dignity and respect	We can participate in cultural and arts events which reflect and involve the community	Not relevant
	Flexible care/support arrangements for seniors, children and people with disabilities are available across the LGA	Not relevant
	Cultural diversity is reflected and celebrated in the City's activities	Not relevant
	Our public buildings are important community hubs and are well maintained and accessible	Not relevant
<b>Theme Three – In 2030 bayside will be green, leafy and sustainable</b>	<b>How We Will Get There</b>	<b>Consistency</b>
<b>Strategic Direction –</b> Our waste is well managed	I can reduce my waste through recycling and community education	Not relevant – waste management will be addressed at the DA stage, in line with relevant Council policies.
	Illegal dumping is a thing of the past	Not relevant – Council policies on management of dumping will apply.
<b>Strategic Direction –</b> We are prepared for climate change	We understand climate change and are prepared for the impacts	Flooding
	Our City is prepared for/able to cope with severe weather events	Flooding
	Our streetscapes are green and welcoming	The proposal seeks to retain street trees along Arncliffe Street and Guess Avenue and additional tree planting and landscaping would be provided within the public park.
<b>Strategic Direction –</b> We increase our use of renewable energy	Our City promotes the use of renewable energy through community education	Not relevant – BASIX will apply to future development.
	Our City models use of renewable energy and reports gains benefits to the community	Not relevant
<b>Strategic Direction –</b> Waterways and green corridors are regenerated and preserved	Water is recycled and re-used	Not relevant
	The community is involved in the preservation of our natural areas	Not relevant
	We have an enhanced green grid/tree canopy	The proposal will enhance the urban tree canopy. The site is largely cleared of trees. Existing trees will be retained and additional trees planted in within the proposed open space.
<b>Theme Four – In 2030 we will be a prosperous community</b>	<b>How We Will Get There</b>	<b>Consistency</b>
<b>Strategic Direction –</b> Opportunities for economic development are recognised	Major employers support/partner with local small business	Not relevant

	We are an international hub for transport and logistics-related business	Not relevant
	Industrial lands and employment lands are preserved – partnering with major employers to support local jobs	Not relevant – whilst the site is currently used for industrial purposes, the site is already envisaged for renewal. This is reflected in the RE1 Public Recreation zoning.
<b>Strategic Direction –</b> Local housing, employment and business opportunities area generated	Bayside will be a 30 minute City – residents work local or work off-site – no-one has to travel for more than 30 minutes to work	The proposal supports this action by locating housing in close proximity to public transport which provides connections to a variety of employment centres within 30 minutes including the Sydney CBD.
	Council is a major employer, supports local apprenticeships and cadetships	Not relevant
	People who need to can access affordable housing	Not relevant
<b>Strategic Direction –</b> The transport system works	We can easily travel around the LGA – traffic problems/gridlock are a thing of the past	Traffic study
	We can easily travel to work by accessible, reliable public transport	The proposal supports this action by locating housing in close proximity to public transport.
<b>Strategic Direction –</b> We are prepared for a sharing economy	Innovative businesses are supported to locate in Bayside	Not relevant.
	Local Plans and regulations have kept pace with the sharing economy	Not relevant.

## **Appendix B     Urban Design Study**

## **Appendix C    Open space and community needs study**

## Appendix D Flood study



## Appendix E    Traffic assessment

## Appendix F      Aeronautical study

## Appendix G    Contamination study

## **Appendix H     Retail and commercial demand study**