

SJB Planning



Planning Proposal

62-82 Harrow Road,
Bexley

4 May 2015

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Executive Summary

This Planning Proposal has been prepared on behalf of St Basils Homes, the owners of the subject land. This Planning Proposal provides the justification to Rockdale City Council to commence the process leading to the rezoning of the land comprising the former St George Bowling Club to be rezoned from RE2 Private Recreation and R2 Low Density Residential under the Rockdale Local Environmental Plan 2011 to R2 Low Density Residential.

The subject land that the proposal covers is accessed via Harrow Road, Bowlers Avenue and Goyen Avenue. The site is largely clear of vegetation, and buildings are limited to the north-east corner of the site comprising the heritage listed former bowling club clubhouse. These buildings have been subject to extensive fire damage and are in the process of being removed from the site. The balance of the site has been utilised for bowling greens, car parking purposes and ancillary storage areas.

Development in the immediate vicinity is predominantly residential in use. Opposite the site to the west are two (2) and three (3) storey residential flat buildings with landscaped front setbacks fronting Harrow Road. To the north fronting Bowlers Avenue are single storey detached dwellings. Similarly to the south of the site fronting Goyen Avenue are single storey detached dwellings which at the eastern end of the street back onto three (3) to four (4) level residential flat buildings that front Watkin Street. To the east of the site is residential development which front Frederick Street. This development includes one (1) and two (2) storey dwelling houses and two (2) to three (3) level residential flat buildings.

The subject land comprises an allotment of land with three (3) street frontages having an area of 8,305m². Under the current planning framework, the majority of the site, being the land zoned RE2, is not subject to a height of buildings standard nor a maximum floor space ratio standard under the Rockdale LEP 2011. The proposed R2 Low Density Residential zoning is requested to permit an FSR standard of 1.25:1 and a 14.5m maximum height of buildings standard if the site is developed for seniors housing. Any development other than seniors housing will be subject to a height of 8.5m and an FSR of 0.6:1.

The Planning Proposal is supported by architectural mass modelling plans that show indicative development on site. Support for this Planning Proposal is based on the following circumstances:

- Compatibility with surrounding existing development;
- Consistency with the Planning framework; and
- Consistency with the south subregion draft subregional strategy.

Recommendations

It is recommended that arising from the consideration of this Planning Proposal that Rockdale City Council:

- Support the Planning proposal and request the Department of Planning and Environment to issue a gateway determination to commence the process to rezone the subject land from RE2 Private Recreation and R2 Low Density Residential to zone R2 Low Density Residential zone under Rockdale LEP 2011, to allow higher density living use of the site and undertake necessary consequential amendments to the height of buildings and FSR maps; and
- That the listing of the site as a heritage item be removed and the heritage maps be amended.

1.0 Introduction

This Planning Proposal has been prepared on behalf of St Basils Homes, the owner of the land, and provides the justification to commence the process leading to the rezoning of Lot 174 in DP 715467 known as No.62 to 82 Harrow Road within the Rockdale City Council local government area from zone RE2 Private Recreation and R2 Low Density Residential to R2 Low Density Residential zone under Rockdale LEP 2011.

The subject land that this Planning Proposal covers is a land parcel comprising 8,305m² that is largely clear of vegetation and buildings. The site is comprised of the former St George Bowling Club clubhouse associated bowling greens, car parking area and storage areas. The clubhouse has been extensively fire damaged and is to be demolished. Due to the extensive damage, it is proposed that the heritage listing of the site also be removed.

It is anticipated that the rezoning will allow future redevelopment of the site to a residential care facility (RCF).

The site is surrounded by predominantly residential uses comprising single dwellings. Medium density housing forms of up to three (3) storeys are located to the southeast of the site, to the west in Harrow Road and to the east fronting Frederick Street.

The site is located approximately equidistant between Rockdale Station and Rockdale Town Centre to the southeast, and the Bexley Village Centre to the northwest. The walk to Rockdale Station is approximately 700m, while the walk to Bexley Village would be approximately 500m.

The Planning Proposal is supported by architectural modelling plans that show indicative development on site with the retention of the heritage item. Support for this Planning Proposal is based on the following circumstances:

- Compatibility with surrounding existing development;
- Consistency with the Planning framework; and
- Consistency with the south subregion draft subregional strategy.

The requested rezoning will facilitate a change of use of the site to allow additional seniors housing within Rockdale LGA. The requested height and FSR is sought to accommodate a seniors living development accommodating 235 beds.

It is imperative to the operation of the proposed senior's housing development to maximise the bed numbers recommended on site. St Basils is a not for profit aged care housing provider and must strive to maximise operational cost efficiency to minimise the cost to the residents.

The fixed costs in the operation of a senior housing facility typically relate to the cost of support staff, meal provision, maintenance and nursing. A facility with at least 200-220 beds optimises the utilisation of these services and ensures that the cost per bed of service provision is lower. The less beds able to be accommodated on the site, the more per bed a centre costs to run and consequently the tariff each resident is required to pay is higher.

The Planning Proposal has been prepared in accordance with the Department of Planning Guidelines A *Guide to Preparing Planning Proposals* dated October 2012.

The Planning Proposal detailed the merits of the proposed rezoning and has been structured in the following manner:

- Chapter 1 provides an introduction of the Planning Proposal;
- Chapter 2 provides a description of the precinct and its context, including identification of the land to which the proposed rezoning applies, existing development and the current planning framework;
- Chapter 3 provides a detailed rationale to support rezoning of the precinct;
- Chapter 4 is the Planning Proposal and is provided consistent with the matter to be considered in the guide to preparing Planning Proposals;
- Chapter 5 provides the conclusions and recommendations to proceed with the Planning Proposal to Gateway Determination;
- Attachment 1 provides a consideration of the consistency of the Planning Proposal with Relevant State Environmental Planning Policies; and
- Attachment 2 provides a consideration of the consistency of the Planning Proposal with the Section 117 Directions.
- Attachment 3 provides an Urban Design Analysis and building height diagram
- Attachment 4 provides a Noise Impact Assessment
- Attachment 5 provides an Assessment of Traffic and Parking implications
- Attachment 6 provides a Detailed Environmental Site Assessment
- Attachment 7 provides a Flood Study
- Attachment 8 provides Heritage Advice
- Attachment 9 provides the proposed Mapping Amendment

Recommendations

It is recommended that arising from the consideration of this Planning Proposal that Rockdale City Council:

- Support the Planning proposal and request the Department of Planning and Infrastructure to issue a Gateway Determination to commence the process to rezone the subject land from RE2 Private Recreation and R2 Low Density Residential to zone R2 Low Density Residential zone under Rockdale LEP 2011, to allow higher density living use of the site and undertake necessary consequential amendments to the height of buildings and FSR maps; and
- That the listing of the site as a heritage item be removed and the heritage maps be amended.

2.0 The Precinct Area and Context

This chapter describes the location of the site, existing development on the land, the current planning framework, and the relationship of the area to the South Subregion Draft Subregional Strategy.

2.1 Land Subject to the Planning Proposal

The land that is the subject of the Planning Proposal is located within the Rockdale City Council LGA. The land proposed to be rezoned is the former St George Bowling Club. The land is known as No.62-82 Harrow Road, Bexley and has a legal description of Lot 174 in DP 715467 as shown in Figure 1.

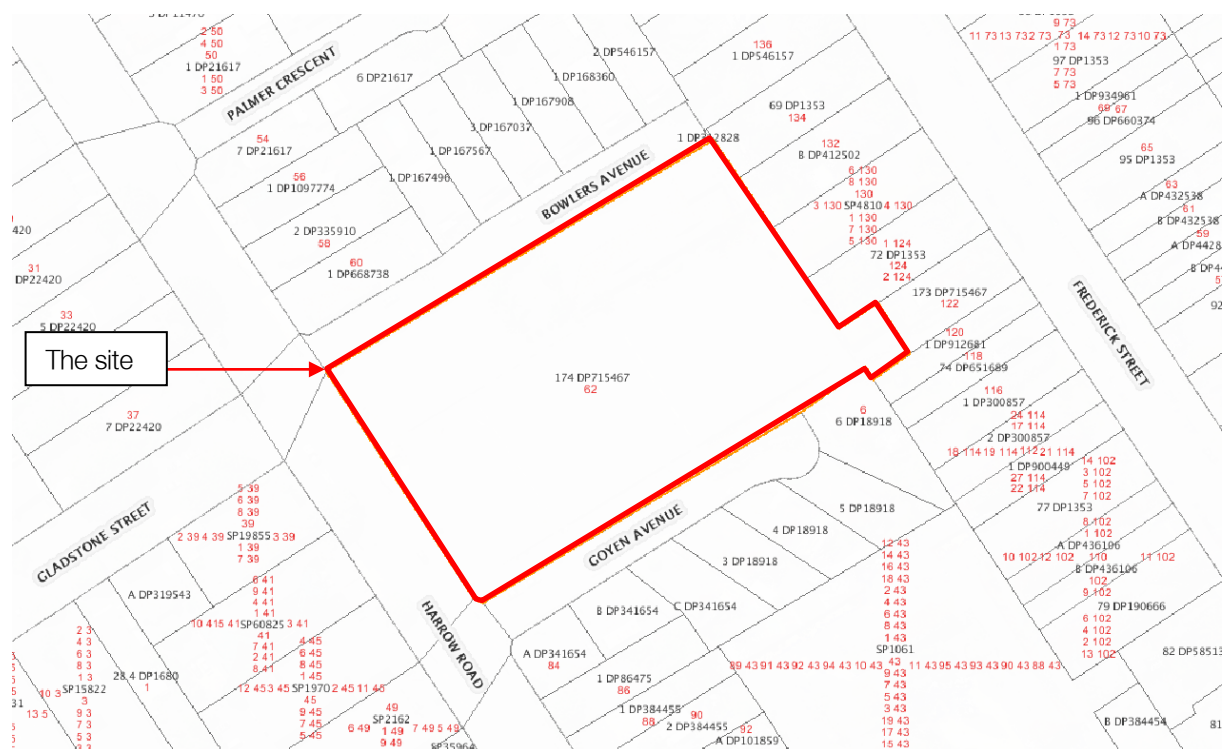


Figure 1: Cadastral view of subject site (indicated by red line) (Source: SIX Maps)

The site has an area of 8,305m² and enjoys frontages to Harrow Road, Bowlers Avenue and Goyen Avenue. The frontages are:

- 70.52m to Harrow Road;
- 114.88m to Bowlers Avenue;
- 95m to Goyen Avenue; and
- 57.58m to the rear of properties fronting Frederick Street.

2.2 Site Context

The site is located at 62-82 Harrow Road, Bexley. The site has a northern boundary to Bowlers Avenue, a western frontage to Harrow Road and a southern boundary to Goyen Avenue. The rear eastern boundary abuts properties fronting Frederick Street (refer Figure 2 below).



Figure 2: Aerial view of subject site (indicated by red line) (Source: Near Maps)

The site is the former St George Bowling Club which has recently been destroyed by fire. The land is no longer utilised as a registered club. The building has been demolished consistent with a Notice of Intent to issue a Notice from Council (Attachment 8).

The site is largely clear of vegetation and buildings are limited to the northeast corner of the site comprising the former bowling club clubhouse. The balance of the site has been utilised for bowling green or car parking purposes.

The site is surrounded by predominantly residential uses comprising single dwellings. Medium density housing forms of up to three (3) storeys are located to the southeast of the site, to the west in Harrow Road and to the east fronting Frederick Street.

The site is located approximately equidistant between Rockdale railway station and Rockdale Town Centre to the southeast, and the Bexley Village Centre to the northwest. The walk to Rockdale Station is approximately 700m, while the walk to Bexley would be approximately 500m.

2.3 Rockdale City Council Planning Framework

The subject land is zoned RE2 Private Recreation and R2 Low Density Residential under the Rockdale LEP 2011. The current RE2 zoning of the majority of the site prohibits residential use of the site.

An extract of the LEP land use zone map is provided at Figure 3 below.

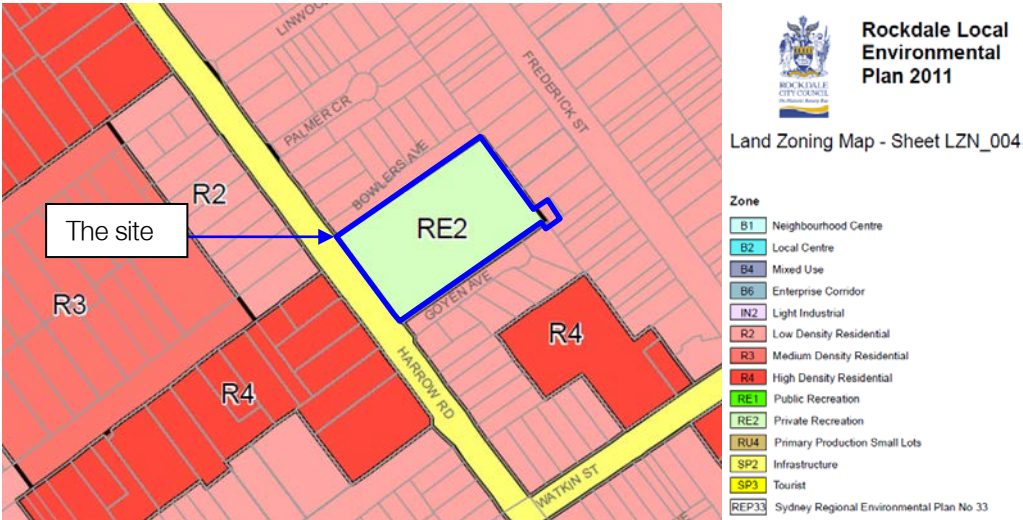


Figure 3: Zone Map extract from Rockdale LEP 2011

The site is also identified as a Heritage Item (I146), is subject to a minimum lot size of 450m², is identified as Class 5 Acid Sulfate Soils, and as a Flood Planning Area.

The portion of the site zoned RE2 Private Recreation is not subject to a height of buildings standard nor a maximum floor space ratio standard under the Rockdale LEP 2011.

The R2 ‘Low Density’ residential zoned land is subject to a maximum FSR of 0.5:1 and a maximum height of buildings of 8.5m. It is noted that existing residential flat buildings are located within this zone in Frederick Street (refer Figure 2).

The adjoining and adjacent R4 ‘High Density’ residential zoned is subject to a maximum FSR of 1:1 and a maximum height of buildings of 14.5m.

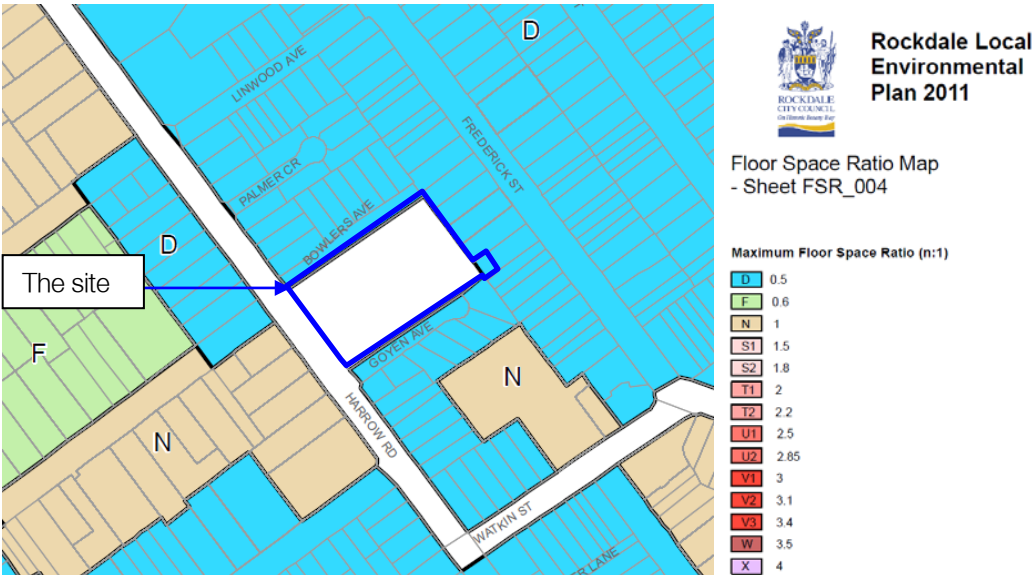


Figure 4: FSR Map extract from the Rockdale LEP 2011

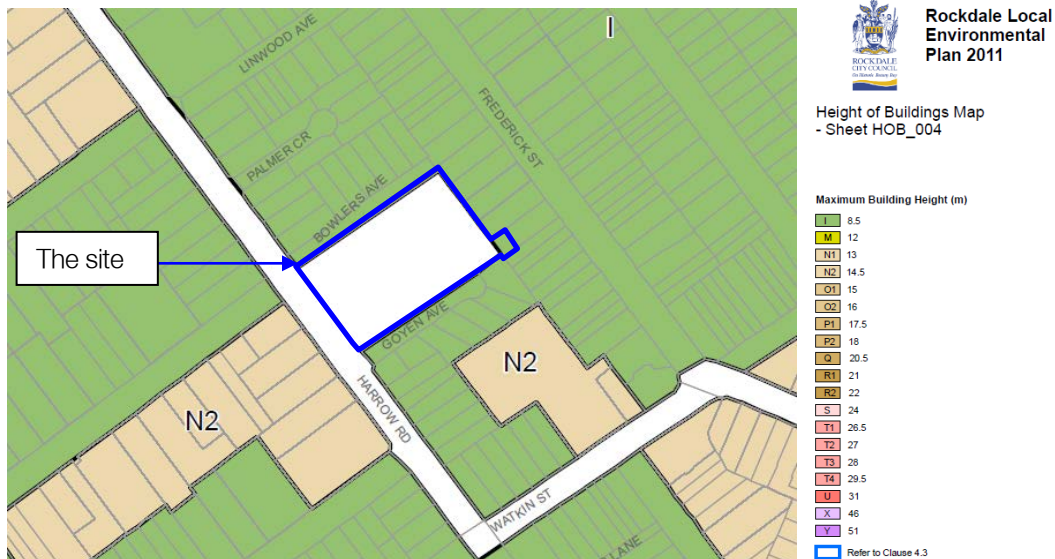


Figure 5: Height of Buildings Map extract from the Rockdale LEP 2011

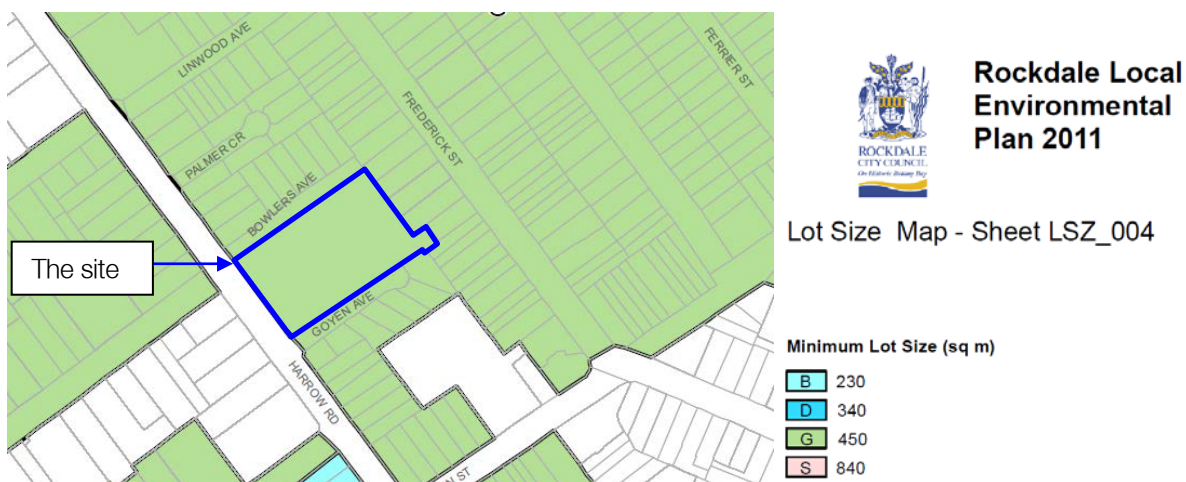


Figure 6: Lot Size Map extract from the Rockdale LEP 2011

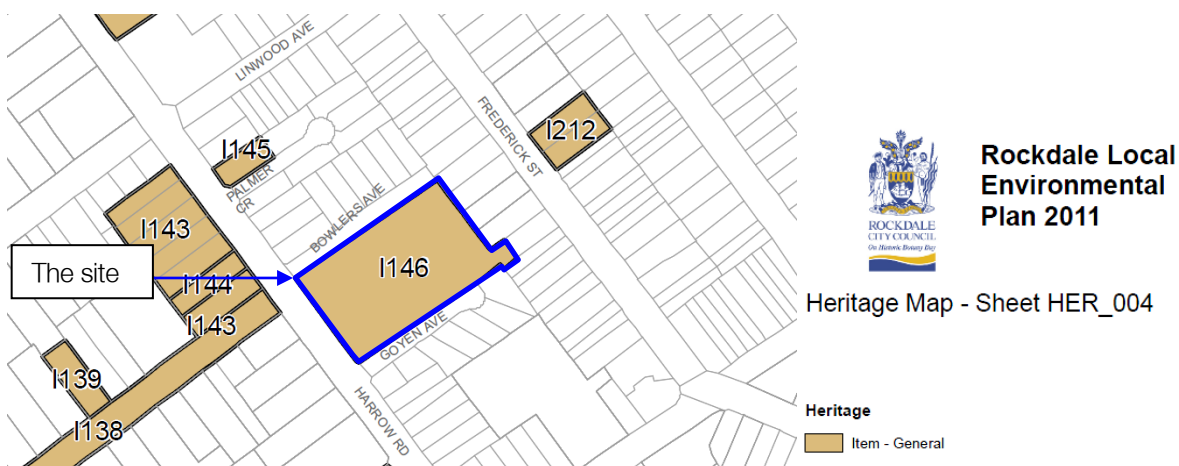


Figure 7: Heritage Map extract from the Rockdale LEP 2011

2.4 Surrounding Land Uses and Built Form

Development surrounding the site comprises residential uses ranging from low density to medium density.

Opposite the site to the west are two (2) and three (3) storey residential flat buildings with landscaped front setbacks fronting Harrow Road.

To the north fronting Bowlers Avenue are single storey detached dwellings. Similarly to the south of the site fronting Goyen Avenue are single storey detached dwellings which at the eastern end of the street back onto 3-4 level residential flat buildings. Both Bowlers Avenue and Goyen Avenue are cul-de-sacs.

To the east of the site is residential development which fronts Frederick Street. This development includes one (1) and two (2) storey dwelling houses and two (2) to three (3) level residential flat buildings.

2.5 Existing Development on site

The site accommodates the former St George Bowling Club clubhouse and its associated bowling greens and car parking areas around the curtilage of the clubhouse building. The clubhouse building has recently been substantially destroyed by fire. The clubhouse building was primarily a single storey pitched roof clubhouse building. This building fronted Bowlers Avenue and was located in the north-eastern corner of the subject site. A two (2) storey element of the building is located in the northernmost corner of the site (refer to Figures 8 and 9).



Figure 8: View of site from the corner of Harrow Road and Goyen Avenue prior to the fire



Figure 9: View of the former clubhouse from the Harrow Road car park

2.6 Summary

The site the subject of this Planning Proposal is well located with attributes to support consideration for medium density residential use to facilitate the development of the site as an RCF. The site is owned by St Basils Homes, a not-for-profit provider of aged care housing.

The requested Planning Proposal Gateway Determination is required to amend the current Rockdale LEP 2011 to facilitate its redevelopment for aged housing purposes.

3.0 Rationale for the Planning Proposal

A rezoning of the subject site is sought to zone the site R2 Low Density Residential under the Rockdale LEP 2011 to permit seniors housing development use of the site. The proposed development standards that would accompany the R2 Low Density Residential zone are a maximum height of 8.5m and an FSR of 0.6:1. A local provision is proposed that would permit development on the land for seniors housing to be subject to a maximum height of 14.5m and a maximum FSR of 1.25:1. Additionally, it is proposed that the heritage listing be removed from the site, recognising its recent destruction by fire.

The current zoning reflects the longstanding use of the site as a bowling club. This zoning is no longer appropriate since the club no longer operates and has been destroyed by fire.

The sale and cessation of the St George Bowling club creates an opportunity for appropriate land use succession.

The need now exists for a zoning that will permit a broader range of appropriate uses and allow the full development potential of the site to be realised and one that will facilitate the development of the site for seniors housing.

The site encompasses a set of circumstances that together point clearly to its suitability for rezoning. These circumstances are summarised as follows:

- The existing medium density housing context surrounding the site;
- The locational suitability of the site for higher density residential living; and
- The need for increased densities presented by the metropolitan planning context.

The site is surrounded by predominantly residential uses comprising single dwellings. Medium density housing forms of up to three (3) storeys are located to the southeast of the site, to the west in Harrow Road and to the east fronting Frederick Street.

The site is located approximately equidistant between Rockdale Station and Rockdale Town Centre to the southeast, and the Bexley village centre to the northwest. The walk to Rockdale Station is approximately 700m, while the walk to Bexley would be approximately 500m.

The development of a seniors residential development upon the subject site is a logical extension of the R4 High Density zone already fronting Harrow Road to the south. In addition, the perimeter conditions of the site – road access and streetscape – combined with its large size and location between the Rockdale Station precinct and the Rockdale Town Centre, make it legible in urban design terms and suitable for development at a higher density.

These locational and physical advantages of the site for residential development point to the sites consistency with the strategic planning outcomes.

The application of an incentive provision for seniors housing development is proposed as:

- The site is a large contiguous site separated from single dwellings by Bowlers and Goyen Avenues;
- The attributes of the site location provide an opportunity for larger residential housing forms to be provided which can provide appropriate separation from nearby properties;

- Sound planning practice should encourage and facilitate the most efficient of well-located and serviced land.

3.1 South Subregion Draft Subregional Strategy

At a subregional level for the 'South Subregion', the *Draft South Subregional Strategy* identifies Rockdale as a Town Centre and Bexley serves as a Village Centre.

The site is located midway between these two (2) centres, both of which are accessible by bus services traversing Harrow Road. Accessing Rockdale also provides linkage to the heavy rail passenger services operating from Rockdale Station.

This provides access to a variety of retail and support services suitable to facilitate the use of the site for seniors residential living. This access ensures a high level of amenity and access is provided to necessary services, transport nodes and employment opportunities.

The strategy also identifies under governance action G5.4 that housing and employment capacity targets for Councils have been set. The housing target for the Rockdale LGA is identified as having an extra dwelling target to 2031 of 7,000 dwellings. In this respect, housing action S.O C1.3.1 requires Council to plan for sufficient zoned land to accommodate their local government area housing targets; in particular a target of 60-70 per cent of new housing is to be accommodated in existing urban areas focused around centres and corridors. The subject site and this proposed amendment to the Rockdale LEP 2011 will further contribute to the Rockdale City Council's ability to meet its housing target.

Additionally, the strategy specifically identifies that across the metropolitan region a target of 60 to 70 percent of new housing will be accommodated in existing urban areas, focused around centres and corridors to take advantage of existing services such as shops and public transport and reduce development pressures in other parts of Sydney. Sites such as the subject site, given its location between Rockdale railway station and Rockdale Town Centre to the southeast, and the Bexley Village Centre to the northwest, on the transport corridor of Harrow Road and separated from existing residential development by roads, provides the ideal conditions to support increased density.

The site can provide a benchmark for a denser form of development that can deliver residential accommodation close to employment, transport and services.

This rezoning proposal for a 'brownfield' site highlights the wider opportunity of the Bexley residential area to contribute to strategic planning goals in particular, the strategic housing target of 7,000 dwellings for the Rockdale LGA.

3.2 Site Development Considerations

3.2.1 Past Land Use Conflicts

Given that the site has been used for private recreation for an extended period of time the proposed use of the site for residential purposes is considered to present a low level of risk to human health. To confirm this assumption a Detailed Environmental Site Assessment has been undertaken (Attachment 6). The assessment has included a review of the site history and the collection and testing of soil samples. The assessment concluded that"

Based on the information collected and laboratory results of this investigation, it is considered that the risks to human health and the environment associated with soil contamination in areas where soils are to be retained are low within the context of the proposed use of the site for a residential aged care facility development with open spaces.

The site is therefore considered to be suitable for the proposed residential aged care facility with a single level basement and open spaces. Any soils requiring removal from the site, as part of future site works, should be classified in accordance with the "Waste Classification Guidelines, Part 1: Classifying Waste" NSW DECC (2009).

The conclusion that the site is considered to be suitable for a residential aged care facility addresses the requirements of SEPP 55 Remediation of Land and confirms that potential contamination of the site does not preclude the consideration of a rezoning of the site to a residential zone.

3.2.2 Heritage and Conservation

The site is listed as a heritage item under the Rockdale LEP 2011, reflecting its former use as a bowling club. The clubhouse has been extensively destroyed by fire and is in the process of being demolished. The fire has destroyed the fabric and remaining social history of the site to an extent that it is prudent to remove the heritage listing in the LEP (refer Attachment 8).

3.2.3 Residential Amenity

The proposed rezoning will not result in any material conflicts with adjoining zones or land uses and the site is of sufficient area and dimension to ensure future development can be designed to ensure residential amenity is maintained between properties.

3.2.4 Acoustic Amenity

The site is subject to acoustic impacts from road and aircraft noise. The Planning Proposal is supported by an acoustic assessment to consider the amenity of a future residential development. The assessment has concluded that internal noise levels within the development will be less than the required levels within Australian Standard AS 2021. It is concluded that the acoustic amenity will be acceptable.

The assessment also concludes that a future development will not be adversely impacted by road noise and vibration with appropriate construction methods.

3.2.5 Parking and Traffic

In relation to parking demand the proposed site is of sufficient area and dimension to enable future development to be designed to ensure an acceptable provision of parking is provided on site. In regard to traffic generation and the capacity of the network to accommodate future traffic, the site is provided with three (3) street frontages of which all have potential to provide suitable access arrangements to the site collectively or individually. Future traffic generation will require separate detailed analysis at the Development Application stage of the development of the site. A theoretical assessment of a 200 bed residential care facility has been tested and found to be capable.

The planning rationale for increasing land use density close to existing transport services will further the planning principles of reducing private car travel movements and support public transport usage. Overall the proposed rezoning is unlikely to result in negative transport impacts. Rather, the proposal will facilitate positive transport and traffic planning outcomes.

3.2.6 Existing Built Form

The existing urban form of the local area is characterised by building generally three (3) storeys in height or less. One (1) and two (2) storey dwellings predominate in the residential areas surrounding the site. Harrow Road is characterised by three (3) storey residential flat buildings fronting Harrow Road, opposite the site.

3.2.7 Potential Built Form

The site is of sufficient area and dimension to ensure future development can be designed to provide a high level of on-site amenity in any future development and also ensure residential amenity is maintained to neighbouring properties.

The site comprises a complete block bounded by three (3) streets. This can facilitate the retention of a high level of residential amenity to the existing dwellings that front these streets whilst also enabling a high level of on-site amenity for a future development that can relate positively with surrounding development and their respective streetscapes.

The Planning Proposal seeks a height to Harrow Road to support up to four (4) levels of accommodation, to Harrow Road, stepping down to a 9.5m height for the rear two thirds of the site. A floor space ratio of 1.25:1 is proposed.

The envelopes prepared are raw envelopes with no architectural modulation or resolution. These envelopes, however, have enabled worst case scenario testing of solar access impacts which are discussed at section 3.2.8.

The proposed building heights to Harrow Road respond to the taller built forms and development controls that apply to these sites. The site being separated from the single dwellings, to the north-west and south-east by Bowlers and Goyen Avenues, ensures appropriate separation is provided by the road width plus the frontage setbacks. These physical setbacks will provide a landscape setting for future development.

The building height standards sought are required to accommodate the desired 200 bed nursing home style accommodation in a built form that facilitates best practice management requirements for this type of accommodation.

The proposed FSR of 1.25:1 would, based upon the site of 8,305m², permit a maximum gross floor area of 10,380m². The concepts are based upon the provision of single room accommodation. If an average room size of 44m² is assumed (which includes common circulation space) the number of beds that could be accommodated is 235. This assumption does not include allowances for items such as communal areas. These will be required to be provided in any detailed design and will impact upon the total bed yield achieved.

3.2.8 Solar Access and Overshadowing

The site is of sufficient area and dimension to enable a development that can comply with the SEPP 65 'rules of thumb' relating to solar access. Specifically, the Residential Flat Design Code outlines that living rooms and private open spaces for at least 70% of apartments in a new development should receive a minimum of three (3) hours direct sunlight between 9:00am and 3:00pm in mid-winter. In dense urban areas, a minimum of two (2) hours may be acceptable. The Code also outlines that the number of single-aspect apartments with a southerly aspect (SW-SE) to a maximum of 10% of the total units proposed.

The site is considered well positioned to enable compliance with the Code requirements were it to be developed for residential purposes other than residential care facility.

The solar access analysis of the raw building envelopes provided in the urban design analysis demonstrates that the worst case solar access impacts do not compromise the amenity of adjoining development.

The avoidance of solar access impact supports the suitability of the site for consideration of building heights applying to the site, consistent with the heights applying to the land opposite the site in Harrow Road.

3.2.9 Natural Ventilation

The site is of sufficient area and dimension to enable a development that provides cross ventilation or future residential development to comply with the SEPP 65 'rules of thumb' relating to cross ventilation. Specifically, the Residential Flat Design Code outlines that 60% of residential units should be naturally cross ventilated.

3.2.10 Visual Privacy

The site is of sufficient area and dimension to enable a built form that can provide a high level of visual privacy along with an appropriate level of outlook. The large size of the site can provide for appropriate building to building separation.

Visual privacy and outlook can be further enhanced by the appropriate arrangement of habitable rooms and balconies in conjunction with the SEPP 65 'rules of thumb' relating to building separation. Specifically, the code outlines that a 12.0m separation be provided to living areas/balconies of dwellings.

3.2.11 Visual Impact

The large size of the site and its island-like perimeter condition being bounded by three (3) roads, provide it with the capacity to successfully accommodate a higher density development without adverse visual and streetscape impacts.

3.2.12 Social Impact

The site is currently vacant and unused. The rezoning of the site is sought to facilitate its development by the site owner as a Residential Care Facility. The owner is a specialist not-for-profit organisation, formed to provide aged care housing.

The proposal is considered to have positive social benefits through providing the opportunity to provide residential or aged care housing in a well located and serviced location.

4.0 The Planning Proposal

A Planning Proposal is required to detail the objectives or intended outcomes of the proposed rezoning, explain the proposed provisions required to facilitate the rezoning, and justify the rezoning having regard to its need, the relationship with the planning framework and consideration against any relevant environmental, social and economic impacts. The Planning Proposal must also consider the suitability and availability of any necessary public infrastructure and outline the means by which the affected community will be consulted on the proposed rezoning.

This section addresses and responds to the matters for consideration detailed within the Department of Planning's document *A Guide to Preparing Planning Proposals*, dated October 2012.

4.1 Part 1 Objectives or Intended Outcomes

This Planning Proposal has been prepared to seek a rezoning of Lot 174 in DP 715467, the subject site, to zone R2 Low Density Residential under the Rockdale LEP 2011. The land is owned by St Basils Homes, a not for profit provider of aged care housing. This zone will permit residential development of the site which includes a use permitted with consent "seniors housing". Seniors housing is defined in the Rockdale LEP 2011 as:

seniors housing means a building or place that is:

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),
- (e) and that is, or is intended to be, used permanently for:
- (f) seniors or people who have a disability, or
- (g) people who live in the same household with seniors or people who have a disability, or
- (h) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,

but does not include a hospital.

The land owner and proponent seeks the rezoning of the land to provide land use permissibility via the Rockdale LEP 2011 for a seniors housing proposal.

Consistent with Council's resolution of 15 October 2014, the site is proposed to be rezoned R2 Low Density Residential and subject to a maximum height of buildings of 8.5m and a maximum FSR of 0.6:1.

An incentive clause is proposed for seniors housing development. If the site is to be developed for seniors housing, the applicable maximum height of buildings and maximum FSR for that form of development will be 14.5m and 1.25:1.

It is also proposed that the heritage listing be removed from the site due to the destruction of the building on the site by fire and the demolition of the remains of the building consistent with the Notice of Intention to Give an Order issued by Council on 18 November 2013 (Ref F08/598).

The Planning Proposal reflects the consideration of planning issues at sub-regional, local and site specific levels:

- At a strategic planning level the proposed rezoning is considered in its metropolitan planning context and as an integral part of a comprehensive LEP. Section 4.7 of this report provides further discussion of the strategic planning context to this proposal;
- At a local planning level, the proposal is consistent with the opposite and nearby medium density residential living development; and
- At a site specific level, massing diagrams have been prepared to illustrate and test the proposed rezoning and amenity impacts (refer to Attachment 3).

The R2 Low Density Residential zone is required to support the proposed redevelopment of the site for a Residential Care Facility (RCF), a form of seniors housing, providing assisted living nursing home style accommodation. This form of development has specific operational requirements relating to accessibility, resident mobility and operational safety best served by a building form providing multiple accessible levels of accommodation. The comparable housing form would be a residential flat building.

The R2 Low Density Residential zone has been proposed as it prohibits residential flat buildings and therefore avoids the concerns raised by Council that if the land was zoned to R3 Medium Density Residential or R4 High Density Residential and the current proponent of the site sold the land, a residential flat development would occur. The R3 Medium Density Residential zone avoids this outcome as the most intense form of housing permitted under this zone is semi-detached housing.

The application of the R2 Low Density Residential on the land and the use and incentive provisions to encourage development of the site as seniors housing has the potential to deliver housing opportunities resulting in a net community benefit in regards to:

- Providing additional housing opportunities close to employment centres and transport nodes;
- Providing a range of seniors housing and choice expanding the residential offerings in the Rockdale LGA;
- Provide higher density seniors accommodation in a location well served by transport nodes; and
- Maximising the use of existing public infrastructure and investment.

The rezoning would be required to be undertaken as an amendment to the current Rockdale LEP 2011.

4.2 Part 2 Explanation of Provisions

It is anticipated that this Planning Proposal for the site would amend the Rockdale LEP 2011 by rezoning the land to R2 Low Density Residential. This will require a mapping amendment to sheet LZN 004. Additionally, mapping changes to sheets FSR 004, HOB 004 and HER 004 for proposed amendments to FSR, height of buildings, and the removal of the heritage listing is required as well as an amendment to Schedule 5 to remove the heritage listing.

The effect of the change in zone and development standards will allow seniors housing development on site constrained by Rockdale LEP 2011 development standards for the R2 Low Density Residential zone. The suggested amendments are consistent with the current framework of the Rockdale LEP 2011.

In summary, the proposed amendments to the Rockdale LEP 2011 in relation to the site are as follows:

- R2 Low Density Residential Zone;
- Maximum Height of Buildings of 8.5m (clause 4.3) with an exception allowing up to 14.5m if development is for seniors housing;

- Maximum FSR of 0.6:1 (clause 4.4) with an exception allowing up to 1.25:1 FSR if development is for seniors housing; and
- Delete heritage listing – Schedule 5 Item I 146 and Heritage Map.

Proposed Clause 4.3 Additional Provision

Clause 4.3(3) despite subclause (2), the maximum height of building on land in Area F identified on the Height of Building map is 14.5m of the whole of the proposed development is for seniors housing and ancillary purposes.

Proposed Clause 4.4 Additional Provision

4.4(2E) Despite subclause (2), the maximum floor space ratio on land in Area H identified on the Floor Space Ratio Map is 1.25:1 if the whole of the proposed development is for seniors housing and ancillary purposes.

4.3 Part 3 Justification

Section 3 of this report provided a broad rationale to support proceeding with a Planning Proposal to rezone the land to zone R2 Low Density Residential.

This section addresses the need for the rezoning, identifies the supporting documentation undertaken, why the Planning Proposal is the best approach and what the community benefits will be.

4.3.1 Need for the Planning Proposal

The Planning Proposal is not the result of any strategic study.

The site was purpose built for lawn bowls. The site is no longer used as a club for private recreation and the continued use of the site is unviable in this form with the club having been destroyed by fire and demolished. The Planning Proposal will facilitate the conversion of the use of the site for seniors residential use with the attendant benefits in additional housing provision for the LGA.

The requested rezoning of the land will facilitate the development of the site for seniors housing on a site that responds to the targets set within the Draft Subregional Strategy for the South Subregion at a regional planning level to respond to the increasing need to accommodate an ageing population.

At a local planning level, the proposal is consistent with the surrounding higher density residential living development within the LGA. The proposal to facilitate seniors housing also responds to the identified need in the Rockdale Community Strategic Plan 2010-2019 with Rockdale's higher than average percentage of 70-84 year old residents and the general aging of the broader population.

At a site specific level, the site is considered to be of a sufficient area and dimension to facilitate a seniors residential development that:

- Provides a suitable level of amenity for the surrounding and intended residents; and
- Can accommodate a form and scale of development that would have minimal impact on surrounding development and streetscapes.

The planning rationale for increasing land use density close to existing transport services will further the planning principles of reducing private car travel movements and support public transport. Overall, the proposed rezoning is unlikely to result in negative transport impacts. Rather, the proposal will facilitate positive transport and traffic planning outcomes.

The Planning Proposal is the most appropriate means to apply an alternate land use to the site. The Planning Proposal would provide translated planning controls from the surrounding medium density residential areas of the LGA and respond to the broader strategic issues of the Metropolitan Plan for Sydney 2036 and South Subregion Draft Subregional Strategy. The amendment is framed that if the site is not developed for seniors housing, the applicable FSR for the site would be 0.6:1, and the maximum height of buildings would be 8.5m.

As detailed in Section 3 of this report, the rationale to pursue a rezoning of the site to R2 Low Density Residential is an appropriate use of the land and an appropriate zone to apply to the land.

Development has previously been proposed by the proponent for seniors housing. A compatibility certificate for seniors housing was sought under SEPP (Housing for Seniors and People with a Disability). It was determined that a certificate could not be granted as the RE2 Private Recreation zone did not permit development for the purposes of a dwelling house.

A Development Application was prepared based upon the heritage incentive provisions of Clause 5.10 of the Rockdale LEP 2011. This application did not proceed as the heritage item was destroyed, removing this opportunity.

4.3.2 Is the Planning Proposal the Best Way of Achieving the Intended Outcomes?

The Planning Proposal is considered to be the best and only method of achieving the change in use for the site. The existing RE2 Private Recreation zone applying to the site that applies to the greater majority of the site prohibits residential use of the site.

The proposed rezoning to permit seniors housing use of the site via the Planning Proposal will enable residential development to be realised on the site generally consistent with the density of residential development in the locality enabling a positive contribution of the site to the housing target for the LGA without a significant adverse built form impact within the existing built environment.

The existing RE2 Private Recreation zone is no longer serving any planning purpose. The site has not operated as a bowling club for in excess of eight (8) years and has not made any contribution to the private recreation needs of the Rockdale community in that time. The site has been vacant, and late in 2013 subjected to vandalism and arson. Without the identification of an appropriate land use zone the land would continue to stand vacant.

4.3.3 Relationship with the Strategic Planning Framework

A Plan for Growing Sydney

A Plan for Growing Sydney ('the Plan') is the State Government's plan for managing the growth of Sydney through to 2031. The plan addresses population growth, new housing, new jobs, increases in industrial land and commercial and retail floor space required over a 25 year period.

The Plan identifies four (4) key Goals relating to economy, housing choice, communities and sustainable environments.

The consistency of the proposal with the Plan's goals are summarised below:

Direction 2.1

Action 2.1.1 – Accelerate Housing Supply and Local Housing Choices

Comment: The proposal increases housing stock and choice in the vicinity of an existing public transport service.

Direction 2.2

Action 2.2.2 – Undertaken urban renewal in transport corridors which are being transformed by investment, and around strategic centres

Comment: The site is not in a designated urban renewal area, but is within close proximity to passenger rail services and facilities.

Direction 2.3 – Improve housing choice to suit different needs and lifestyles

Comment: The proposal provides greater housing choice in a well serviced location highly suitable to the accommodation of increased housing densities.

South Subregion

The Planning Proposal is consistent with the following priorities for the South Subregion:

- Accelerate housing supply, choice and affordability and built great places to live.

South Subregion Draft Subregional Strategy

The Metropolitan Strategy is divided into subregions and the Department of Planning and Environment has maintained the subregional strategies in draft form. The subject site is located within the South Subregion.

The subregional strategies are designed to assist Council's with the preparation of their LEPs. The South Subregion Draft Subregional Strategy was released for exhibition on December 2007.

The key directions and targets identified in the South Subregion Draft Subregional Strategy of relevance to the proposal include:

B2 increase Densities in centres whilst improving liveability

The proposal will provided for higher density residential within walking distance to local centres contributing to their vibrancy and providing a range of housing choice for the local population. This provides opportunity for active and public transport use.

C1 Ensure adequate supply of land sites for residential development

The housing target for the Rockdale LGA is identified as having an extra dwelling target to 2031 of 7,000 dwellings. Under the provisions of the Strategy, Council is required to plan for sufficient zoned land to accommodate their local government area housing targets, in particular a target of 60-70 per cent of new housing is to be accommodated in existing urban areas focussed around centres and corridors. The subject site and this proposed amendment to the Rockdale LEP 2011 will further contribute to the Rockdale Council's ability to meet its housing target.

C2 Plan for a housing mix near jobs, transport and services

Sites such as the subject site, given its location between Rockdale Station and Rockdale Town Centre to the southeast, and the Bexley Village Centre to the northwest, on the transport corridor of Harrow Road and separated from existing residential development by roads and open space, provides the ideal conditions to support increased density.

The site is considered large enough to enable the provision of a range of housing types and sizes therefore improving the housing choice within the Rockdale LGA.

C4 Improve housing affordability

The site is considered large enough to enable the provision of a range of housing types and sizes therefore improving the housing affordability within the Rockdale LGA.

Connecting NSW: The Transport Blueprint

The priority and targets for the Transport Blueprint include:

- Increased reliance upon public transport for trips to work;
- Improved efficiency of the road network; and
- Increased reliance upon walking and cycling.

The proposal will focus new seniors housing between the adjoining centres of Bexley Village and Rockdale Centre making efficient use of existing Infrastructure, increasing the diversity of housing supply, allowing more trips to be made by public transport and helping to strengthen the customer base for local business. Additionally, the site redevelopment will provide for the location of a greater proportion of dwellings closer to employment and services helping to make the city more liveable and socially inclusive.

The increase in residential development opportunities provided on site is consistent with the Blueprint and utilises existing infrastructure.

4.3.4 Is the planning proposal consistent with Council's local strategy

The Rockdale City Community Strategic Plan 2013-2015 includes Council's broad vision and four (4) outcome goals.

The proposal to rezone the current vacant unused land does not conflict with Council's vision.

Any future development of the site for seniors housing residential development will be required to ensure due consideration has also been given to the relevant provisions of the Rockdale Development Control Plan 2011 and other Council Technical Specifications (i.e. landscape, stormwater management, traffic parking and access & waste minimisation and management).

The existing DCP controls and Technical Specifications function to moderate the development achievable under the LEP provisions. Their intentions are numerous:

- To facilitate suitable development of the site in accordance with Council's objectives for development;
- To protect the amenity of the area; and
- To promote the development of land with increased density in an orderly manner.

No changes to the DCP and other Council Technical Specifications are requested.

4.3.5 State Environmental Planning Policies

The relevant State Environmental planning Policies and deemed State Environmental Policies that should be considered have been addressed at Attachment 1 to this report. The consideration of these State Environmental Planning Policies has identified that the Planning Proposal would not conflict with any of these policies.

There are no deemed SEPP (previous Regional Planning Policies) that are relevant to this Planning Proposal.

4.3.6 Section 117 Directions

The Section 117 Directions applicable to the Planning proposal have been addressed at Attachment 2 of this report.

The Planning Proposal would be consistent with all relevant Directions, with the exception of Direction 3.5 relating to developments near licensed aerodromes.

The proposal is inconsistent with the Direction as the site is located within the 25-30 ANEF noise contours. The Direction requires that land within the 25-30 ANEF contour should not be rezoned for residential purposes.

The Direction further identifies that a Planning Proposal may be inconsistent with the Direction if the inconsistencies are:

- Justified by a strategy; or
- Justified by a study; or
- Is in accordance with a Regional or Sub-regional strategy prepared by the Department considering the objective; or
- The proposal is of minor significance.

A Noise Impact Assessment has been undertaken to consider the amenity of the site.

The objectives of the Direction are:

- (a) *To ensure the effective and safe operation of aerodromes, and*
- (b) *To ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and*
- (c) *To ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.*

The objectives are considered to be satisfied as:

- The proposal does not propose a form or height of development that does not occur in the locality;
- The proposal will require concurrence from Sydney Airports regarding proposed building heights, but the proposal includes building heights consistent with those in the locality; and
- The Noise Impact Assessment prepared for the proposal (Attachment 4) confirms that development of the site is able to comply with AS 2021 regarding compliance with interior noise levels to provide appropriate residential amenity.

A condition of any gateway Determination would appropriately include the preparation of an aircraft noise strategy including consideration of Australian Standard AS2021 relating to the impacts of aircraft noise on outdoor areas. It is again highlighted that the proposal seeks to facilitate the development of the site for seniors housing in a residential care facility that provides accommodation in a highly controlled environment.

4.3.7 Critical Habitat or Threatened Species

The site is an existing highly modified site with no existing or potential habitat.

The Planning Proposal and future redevelopment of the site is appropriate to be considered further as there are unlikely to be any species affected by the potential works.

4.3.8 Environmental Risks and Hazards

Given that the site has been used for private recreation for an extended period of time the proposed use of the site for residential purposes is considered to present a low level of risk to human health.

The site has been subject of an Environmental Site Assessment (Attachment 6) which concludes that the development of the site for seniors housing is appropriate as the risk to human health is low.

The site has also been subject of a flood study to determine any restrictions on development arising from flooding (Attachment 7). The flood study has determined the methodology and approach to a development of the site to preclude inundation of the site from overland flow paths in Bowlers Avenue and to avoid the creation of flood impacts on other properties.

These reports demonstrate that the site can be appropriately developed.

4.3.9 Social and Economic Impacts

The proposed rezoning has the potential to support additional seniors housing opportunities. The proposal has been assessed as having the ability to provide a development that is consistent with the locality and maintains residential amenity.

The increase in land available for housing provision in the Rockdale LGA is considered to be a positive outcome.

The proponent is a not for profit provider of seniors housing typically assisted living and nursing home style accommodation. The use would be unlikely to have significant impacts upon local social services as any seniors housing development would directly provide support services in the form of nursing and medical care, meals and social interaction opportunities.

4.3.10 Is there adequate public Infrastructure for the planning proposal

The site is an existing site within the urban context serviced by all required utilities and with access to public transport infrastructure. The rezoning and subsequent redevelopment of the site would be based upon sound principles for utilising existing community investment in infrastructure and services.

The Planning Proposal has the potential to utilise and support these existing facilities and the existing community investment in this infrastructure. The Planning Proposal would not place unacceptable demands on existing public infrastructure.

The traffic and transport study prepared in support of the concept confirms that the existing road network can accommodate the anticipated demand. No infrastructure upgrades are likely that would not be augmented through the normal development application process.

The application includes the request to remove the heritage listing from the site. The request arises from the building that occupied the site having been destroyed by fire and subsequently demolished. As a result of the destruction, the site was assessed as no longer having any heritage significance (refer Attachment 8).

As there are no longer buildings or associations of significance, removal of the site from the LEP heritage list is appropriate.

4.3.11 What are the views of state and commonwealth public authorities

Consultation as part of any Gateway Determination is expected to be required with:

- Sydney Airport Corporation;
- Federal Department of Infrastructure and Regional Development
- Roads and Maritime Services; and
- Sydney Water.

No discussions with any of these agencies has been undertaken to date.

4.4 Part 4 Mapping

To facilitate the Planning Proposal the following map amendments will be required to be undertaken (refer to Attachment 9):

- (1) Sheet LZN 004 – designate the subject site as R2 Low Density Residential
- (2) Sheet FSR 004 – apply designation “F” for an FSR of 0.6:1
- (3) Sheet HOB 004 – apply designation “I” to the rear of the site for a 8.5m maximum height of buildings
- (4) Sheet HER004 – remove the heritage item designation

4.5 Part 5 Community Consultation

Previous engagement has been held by the proponent for the proposed redevelopment of the site for seniors housing. This process towards lodging a Development Application was abandoned as the destruction of the building removed the opportunity to pursue the redevelopment of the site under the heritage incentive provisions of the Rockdale LEP 2011. This previous engagement with the local community has identified the desire of the proponent to redevelop the site for seniors housing.

It is anticipated therefore that the Planning Proposal would be placed on public exhibition in accordance with any Gateway Determination should endorsement be received.

The engagement strategy is expected to include:

- Advertisement in a local newspaper (St George and Sutherland Leader);
- Notification letters to relevant State Agencies and any other authorities nominated by the Department, but will include the Sydney Airports Corporation;
- Notification letters to landowners adjoin and within the vicinity of the subject site;
- Advertisement and exhibition of the Planning Proposal on Council’s website; and
- Exhibition of the Planning Proposal at Council’s Customer Services Centre, 2 Bryant Street, Rockdale.

An exhibition period of 28 days is recommended for the Planning Proposal.

4.6 Part 6 Project Timeline

The following table provides an indicative timeline for the planning proposal.

Task	Timing
Anticipated commencement date(Gateway determination)	8 April 2015
Timeframe for completion of technical information	8 May 2015
Agency consultation	8 April – 15 May 2015
Public exhibition commence	15 May 2015
Public exhibition ends	12 June 2015
Consideration of submissions	12 June 2015 – 3 July 2015
Preparation of Report to Council	12 June 2015 – 17 July 2015
Submission of PP to Department for finalisation	31 July 2015
Making of plan by RPA	28 August 2015

Table 1: Planning Proposal Indicative Timeline

5.0 Conclusions and Recommendations

This report supports the rezoning of the former St George Bowling Club at 62 to 82 Harrow Road, Bexley from RE2 Private Recreation and R2 Low Density Residential to R2 Low Density Residential.

The proposal recognises the strategic location of the site and the opportunity it presents to extend the existing residential zoning along Harrow Road.

The proposed rezoning has been considered in the context of the strategic planning regime and with respect to the applicable statutory planning instruments and policies. It is consistent with strategic aims and goals and is compliant with statutory requirements. A building height of up to 14.5m and FSR of 1.25:1 is proposed if the site is developed for seniors housing.

The effect of the change in zone and the requested application of development standards consistent with the surrounding residential zones will allow seniors living development on a site constrained by existing Rockdale LEP 2011 development standards thereby ensuring a development of a compatible height, bulk and scale within the locality.

The requested rezoning will facilitate a change of use of the site to allow additional housing within Rockdale LGA.

The Planning Proposal has been prepared in accordance with the Department of Planning Guidelines A Guide to Preparing Planning Proposals dated October 2012.

In view of the above, it is submitted that the rezoning Planning Proposal be supported by Council.

It is recommended that arising from the consideration of this Planning Proposal that Rockdale City Council:

- Support the Planning proposal and request the Department of Planning to issue a gateway determination to commence the process to rezone the subject land from RE2 Private Recreation and R2 Low Density Residential to zone R2 Low Density Residential Zone under Rockdale LEP 2011, to allow higher density living use of the site and undertake necessary consequential amendments to the:
 - Land use Zoning Map LZN_004;
 - Floor Space Ratio Map FSR_004;
 - Height of Buildings Map HOB_004;
 - Heritage Map HER_004;
 - Amend clause 4.3 to permit a building height of up to 14.5m if the site is developed for seniors housing;
 - Amend clause 4.4 to permit an FSR of up to 1.25:1 if the site is development for seniors housing and ancillary purposes;
 - Schedule 5 – Remove Item I 146;

The amendment to clause 4.3 will be in the form of an additional clause permitting development of the site for the purposes of seniors housing up to a maximum of 14.5m. Development other than for seniors housing will be limited to 8.5m in height.

The amendment to clause 4.4 will be in the form of an additional clause permitting development of the site for the purposes of seniors housing up to a maximum FSR of 1.25:1. Any development other than seniors housing will be subject to a maximum FSR of 0.6:1.



Attachments

Attachment 1: Consistency against State Environmental Planning Policies

SEPP Title	Consistency	Comment
1. Development Standards	N/A	Does not apply.
14. Coastal Wetlands	N/A	
15. Rural Land-sharing Communities	N/A	
19. Bushland in Urban Areas	N/A	
21. Caravan Parks	N/A	
26. Littoral Rainforests	N/A	
29. Western Sydney Recreation Area	N/A	
30. Intensive Agriculture	N/A	
32. Urban Consolidation (Redevelopment of Urban Land)	Yes	
33. Hazardous and Offensive Development	N/A	
36. Manufactured Home Estates	N/A	
39. Spit Island Bird Habitat	N/A	
41. Casino Entertainment Complex	N/A	
44. Koala Habitat Protection	N/A	
47. Moore Park Showground	N/A	
50. Canal Estate Development	N/A	
52. Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	
55. Remediation of Land	Yes	The Environmental Site Assessment determines that the site is suitable for the proposed seniors housing use.
59. Central Western Sydney Economic and Employment Area	N/A	

SEPP Title	Consistency	Comment
62. Sustainable Aquaculture	N/A	
64. Advertising and Signage	N/A	
65. Design Quality of Residential Flat Development	Yes	The rezoning does not seek to permit residential flat development.
70. Affordable Housing (Revised Schemes)	N/A	
71. Coastal Protection	N/A	
SEPP (Building Sustainability Index: BASIX) 2004	Yes	This SEPP is relevant to specific development that would become permitted under the Planning Proposal. Future development would need to comply with these provisions.
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	This SEPP is relevant to specific development that would become permitted under the Planning Proposal and would need to comply with these provisions.
SEPP (Sydney Region Growth Centres) 2006	N/A	
SEPP (Infrastructure) 2007	Yes	This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the application of the SEPP to future development.
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	
SEPP (Miscellaneous Consent Provisions) 2007	N/A	
SEPP (Exempt and Complying Development Codes) 2008	Yes	This SEPP is relevant to specific development that would become permitted under the Planning Proposal and would need to comply with these provisions.
SEPP (Rural Lands) 2008	N/A	
SEPP (Western Sydney Parklands) 2009	N/A	
SEPP (Affordable Rental Housing) 2009	Yes	This SEPP is relevant to particular development categories. This Planning Proposal does not derogate or alter the

SEPP Title	Consistency	Comment
		application of the SEPP to future development.
Sydney Regional Environmental Plan (Sydney Harbour Catchment)	N/A	
SREP20 Hawkesbury-Nepean River	N/A	

No Deemed SEPPs (former Regional Environmental plans are relevant to the proposal.

Attachment 2: S117 Directions

S117 Direction Title	Consistency	Comment
1.0 Employment and Resources		
1.1 Business and Industrial Zones	N/A	
1.2 Rural Zones	N/A	
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	N/A	
2.0 Environment and Heritage		
2.1 Environment Protection Zones	N/A	
2.2 Coastal Protection	N/A	
2.3 Heritage Conservation	No	The proposal seeks to remove the heritage listing due to the destruction of the former heritage item.
2.4 Recreation Vehicle Areas	N/A	
3.0 Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Yes	The proposed R3 Medium Density zone will permit a range of residential development in a well serviced locality. The site is considered to be consistent with the Direction as the rezoning would: • Encourage and facilitate a variety of housing to satisfy future needs. • Would make efficient use of existing public transport infrastructure and utility services. • The provision of infill residential development on what will be a well serviced and located site.
3.2 Caravan Parks and Manufactured Home Estates	NA	

S117 Direction Title	Consistency	Comment
3.3 Home Occupations	Yes	The zones proposed in the Planning Proposal will permit home occupations to be carried out in dwelling houses without the need for development consent.
3.4 Integrating Land Use and Transport this Ministerial Direction	Yes	The Planning Proposal is considered to be consistent with this Direction through: • The Proposal will provide housing in a location that will be well serviced by public transport; • The Proposal will provide infill residential development; • The provision of housing in a location that is 800m to 1km from an existing centre that contains retail, commercial and community facilities; • Providing an opportunity for residential development that improves opportunities for travel by means other than by car; and • Supports the efficient and viable operation of public transport services.
3.5 Development Near Licensed Aerodromes	No	The Planning Proposal is supported by an Acoustic Assessment demonstrating that compliance with AS 2021 can be readily achieved.
3.6 Shooting Ranges	NA	
4.0 Hazard and Risk		
4.1 Acid Sulphate Soils	Yes	Consistent. The land is identified as Class 5 ASS under Rockdale LEP 2011. Clause 6.1 of the EP identifies the circumstances where an Acid Sulfate Soils Management Plan is required to be provided with Development Applications.
4.2 Mine Subsidence and Unstable Land	NA	
4.3 Flood Prone Land	Yes	The proposal is supported by a flood study demonstrating how the development of the site could be pursued managing the flood risk in the vicinity of the site.
4.4 Planning for Bushfire Protection	N/A	
5.0 Regional Planning		

S117 Direction Title	Consistency	Comment
5.1 Implementation of Regional Strategies	N/A	
5.2 Sydney Drinking Water Catchments	N/A	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A	
5.6 Sydney to Canberra Corridor	N/A	
5.7 Central Coast	N/A	
5.6 Second Sydney Airport: Badgerys Creek	N/A	
6.0 Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The Planning Proposal is consistent with this Ministerial Direction.
6.2 Reserving Land for Public Purposes	Yes	The Planning Proposal is consistent with this Ministerial Direction.
6.3 Site Specific Provisions	Yes	The Planning Proposal is consistent with this Ministerial Direction.
7.0 Metropolitan Plan Making		
7.1 Implementation of the Metropolitan Strategy	Yes	The Planning Proposal is consistent with the relevant actions from the South Subregion Draft Subregional Strategy

Attachment 3: Urban Design Analysis and Height Diagram prepared by Tony Owen Partners

6706A_11.2_Revised Planning Proposal 5_Final_150504

Attachment 4: Noise Impact Assessment prepared by Acoustic Logic

Attachment 5: Assessment of Traffic and Parking Implications prepared by Transport and Traffic Planning Associates

6706A_11.2_Revised Planning Proposal 5_Final_150504

Attachment 6: Detailed Environmental Site Assessment prepared by Aargus

(Appendices are provided electronically under separate cover)

Attachment 7: Flood Study prepared by Craig & Rhodes

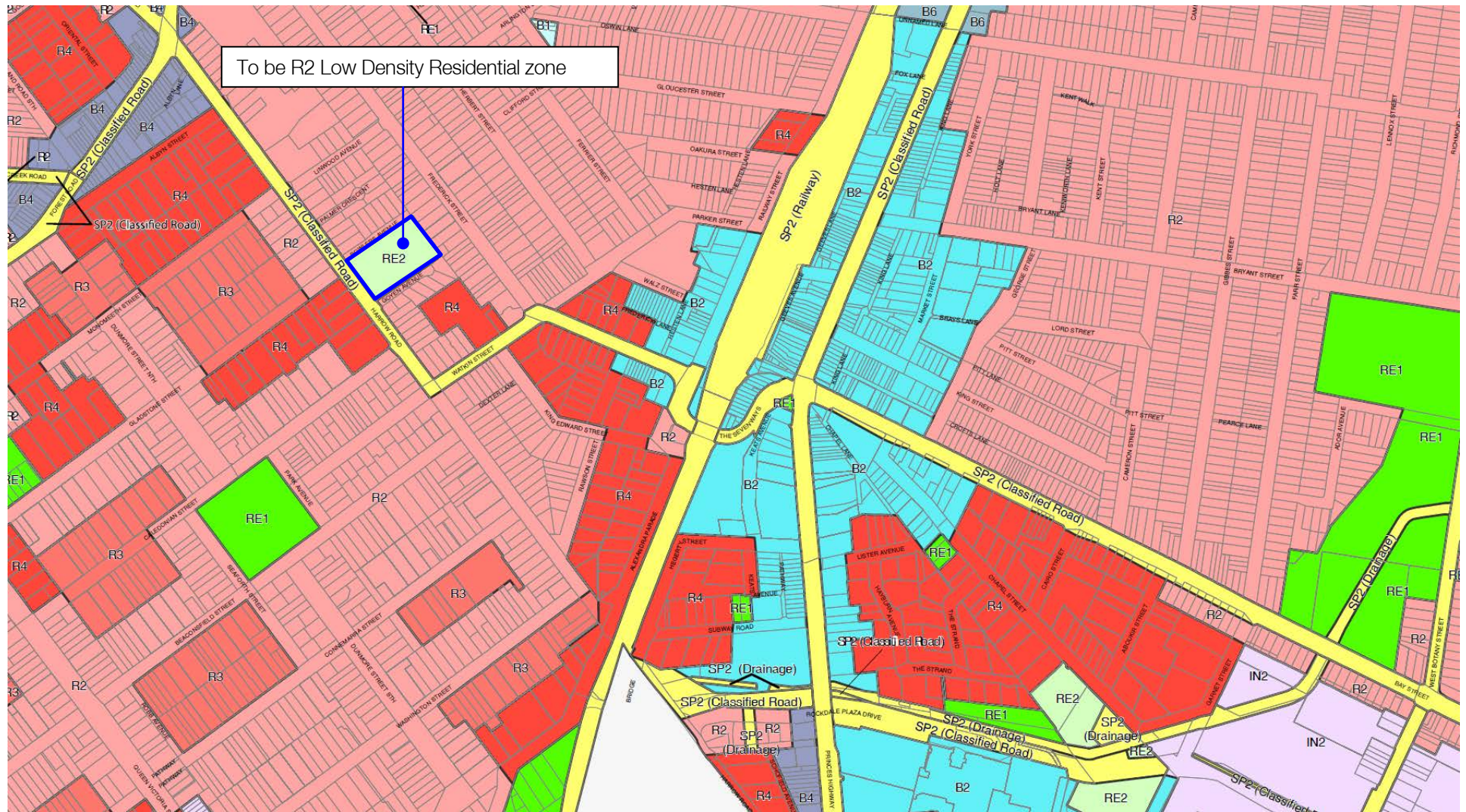
Attachment 8: Heritage Advice prepared by NBRSPartners

6706A_11.2_Revised Planning Proposal 5_Final_150504

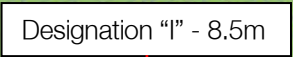
Attachment 9: Proposed Mapping Amendments

6706A_11.2_Revised Planning Proposal 5_Final_150504

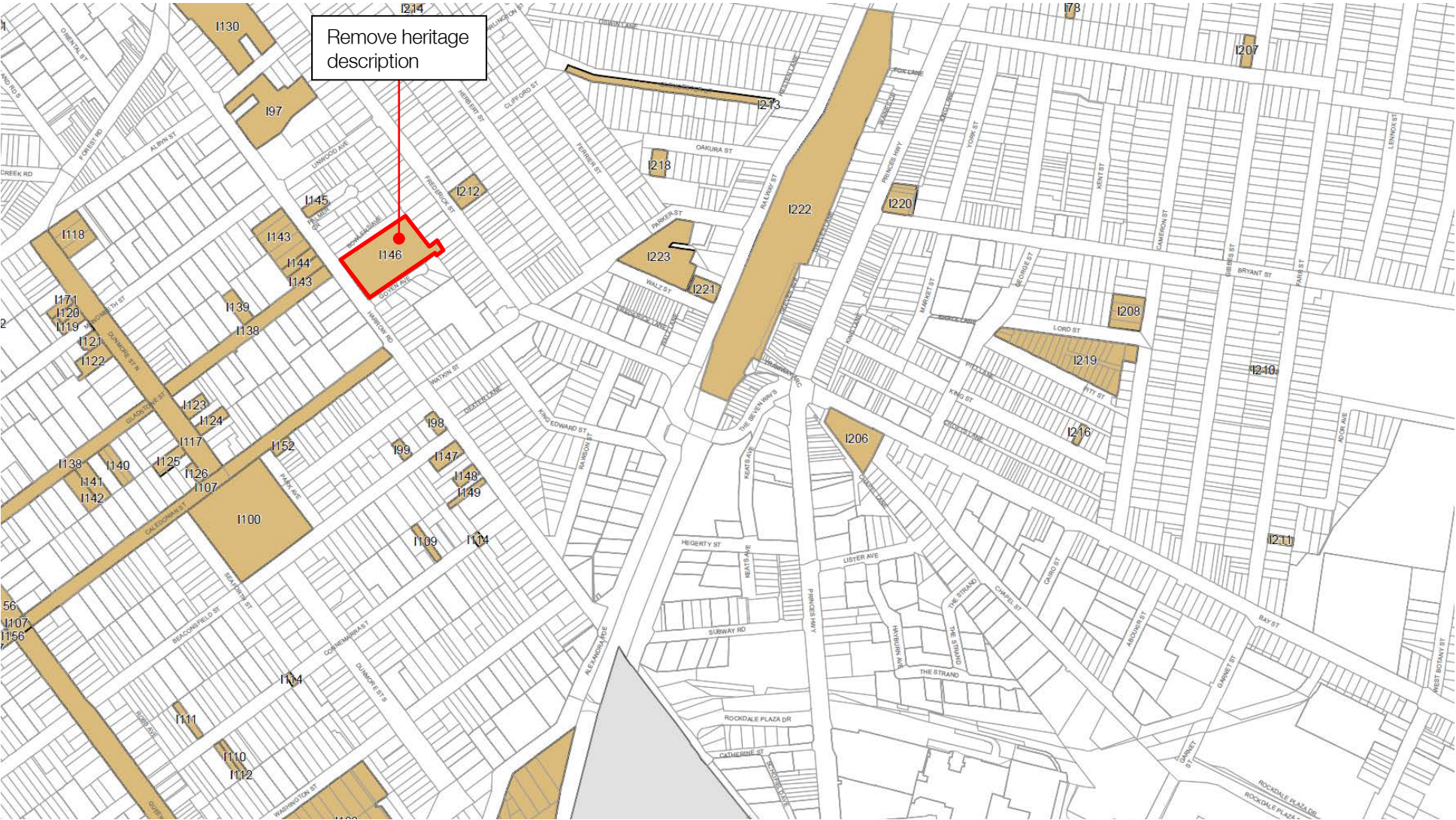
Rockdale LEP 2011 – Land Zoning Map



6706A_11.2_Revised Planning Proposal 5_Final_150504



Rockdale LEP 2011 – Heritage Map



6706A_11.2_Revised Planning Proposal 5_Final_150504

