

Explanation of Intended Effect

Proposed amendment to the Rockdale Local Environmental Plan 2011

It is proposed to rezone the Arncliffe and Banksia Priority Precincts' by way of State Environmental Planning Policy ("the proposed SEPP") that amends the Rockdale Local Environmental Plan 2011 ("LEP"). This Explanation of Intended Effect describes the proposed amendments.

The proposed SEPP will replace the relevant LEP maps to amend the land uses zones, maximum height of buildings, and maximum floor space ratios for the Arncliffe and Banksia Priority Precincts.

The Arncliffe and Banksia Priority Precincts are located approximately 10-12 kilometres from the Sydney CBD and 3 kilometres west of Sydney Airport. The precincts are centred on the Arncliffe and Banksia Railway Stations' and occupy an area along the Princes Highway Corridor.

The proposed rezoning is supported by a detailed planning report and supporting specialist studies covering issues such as traffic and transport, economic feasibility, open space, and community facilities.

Objectives or intended outcomes

In December 2014, the NSW Government announced the Arncliffe and Banksia Precincts as Priority Precincts'. These precincts have the potential for significant redevelopment to provide new housing and employment opportunities in close proximity to good public transport infrastructure. The proposed SEPP will aid in the delivery of housing outcomes set out in the NSW Government's *A Plan for Growing Sydney*.

The key outcome of the proposed planning instrument is for the provision of housing to meet growing demand. It is expected that approximately 4,100 new additional dwellings can be provided in Arncliffe and approximately 1,000 new additional dwellings in Banksia by 2036.

The key changes proposed include:

- Rezoning sections of the Princes Highway from B6 Enterprise Corridor to B4 Mixed Use
- Expanding the area of B4 Mixed Use within the Arncliffe and Banksia town centres
- Increasing the height of buildings and floor space ratio (FSR) controls between Princes Highway and railway line at Arncliffe to create a new centre with local retail and residential flat buildings up to 70 metres in height.
- Rezoning the majority of the residential areas within the Arncliffe Precinct to R4 High Density Residential
- Rezoning areas within the outer Arncliffe and Banksia Precincts R3 Medium Density Residential with building heights ranging from 12-26.5 metres.
- Requiring an active frontage in the centres and accessible parts of the highway to ensure retail is provided in the centre.

Explanation of provisions

This section provides an explanation of the proposed changes to the Rockdale LEP maps. The changes are required to amend the land uses zones, maximum height of buildings, and maximum FSRs for the Arncliffe and Banksia Priority Precincts.

Land Use

The revised Land Zoning Map (sheet LZN_003), includes the B4 Mixed Use Zone (B4) around Arncliffe and Banksia Railway Stations and on land between of the Princes Highway and railway corridors. Previously this area was generally zoned B6 Enterprise Corridor (B6). The purpose for this change is to create active town centres for both precincts and provide areas where people can live in close proximity to where they work and to public transport connections.

In the Banksia Precinct, the B4 zone will only apply to the portion of the Princes Highway Corridor surrounded by Hattersley Street, adjacent to the railway station. This is to ensure residential land uses are not affected by aircraft noise but also to retain employment land uses such as the automotive industry which are allowed for in the B6 zone. The remainder of the Princes Highway Corridor will retain its B6 zoning.

The remainder of the precincts will generally be zoned R4 High Density Residential (R4) or R3 Medium Density Residential (R3) to provide for more homes in Arncliffe and Banksia. No areas in the Banksia Precinct will be rezoned for high density residential.

Height of Buildings

The revised Height of Buildings Maps (sheet HOB_003 and sheet HOB_004) will increase the maximum height of buildings in both precincts'.

In the Arncliffe Precinct, taller buildings will be located to the north and east of Arncliffe Railway Station, creating a transition towards the recent developments in Wolli Creek. Building heights will range from between 22 metres up to 70 metres between Arncliffe Railway Station and the Princes Highway to encourage the greatest densities in this highly accessible location. Heights will reduce to between 12 and 22 metres towards the south east and north west of the Arncliffe Precinct to provide an appropriate transition towards to the surrounding low density residential areas.

In the Banksia Precinct, buildings between 18 metres and up to 28 metres in height will be located to the east of the Banksia Station between the rail line and the Princes Highway. Height of buildings will reduce to 12 metres on the eastern boundaries of the Banksia Precinct to provide an appropriate transition towards to the surrounding low density residential areas.

Floor Space Ratio

The revised FSR Maps (sheet FSR_003 and sheet FSR_004) increase the maximum FSR in both precincts. The proposed range of FSRs have been identified to encourage regeneration and investment and also provide the desired built form. The proposed FSRs have been determined to ensure a balance between a high quality built form, the capacity of infrastructure and financially viable development.

On the larger sites, which have been identified as having potential to provide new areas of open space, the FSRs have been determined to ensure that if maximum heights are achieved, sufficient site area is remaining for the provision of open space. Lower FSR controls between 1.2:1 – 2.2:1 are proposed in the residential neighbourhoods at the boundaries of the precincts' to provide an appropriate transition down towards the adjoining low density residential areas and to ensure development is in keeping with local character.

Exceptions to Floor Space Ratio

The proposed amendment to the LEP will contain a provision to enable the transfer of FSR (i.e. an exception to the FSR development standard) in the Arncliffe and Banksia Precincts' from part of a site to the remainder of the land, if a portion of the site is to be dedicated to Council for public purpose. Such a purpose would include local roads, drainage and open space.

This aims to facilitate the provision of new local infrastructure, such as new open space as it would allow the transfer of FSR where part of a site is dedicated for a new public park for example. However, the FSR to be transferred to the remainder of the site, must not exceed the site area for the portion of land which would be dedicated for a public purpose.

The boundaries of the Arncliffe and Banksia Precincts will be mapped on a new Key Sites Map in the LEP to clearly demonstrate the areas where this amendment will apply.

Active Street Frontages

The proposed amendments include revisions to the Active Street Frontages Maps (ASF_003) in areas zoned B4 Mixed Use in the Arncliffe and Banksia Precincts.

The LEP defines an active street frontage where all premises on the ground floor of a building facing the street are used for the purposes of business or retail premises.

The aim is to promote uses that attract pedestrian traffic along certain ground floor street frontages in the B4 zoned areas which will assist in activating the town centres in both precincts'.

Design Excellence

The proposed amendments includes a provision to deliver high quality architecture and urban design for key sites in Arncliffe. The proposed clause would require all new developments on these sites to demonstrate design excellence in their proposal. Developments greater than 6 storeys will require a review by an appointed design review panel. The boundaries of the Arncliffe and Banksia Precincts will be mapped on a new Key Sites Map in the LEP to clearly demonstrate the areas where this amendment will apply.

This provision would include consideration of the architectural design, built form, massing and scale, integration with surrounding development, solar access, streetscape amenity and improvements to the public domain, views and environmental sustainability.

Satisfactory Arrangements

The proposed amendment to the LEP will contain a provision to require satisfactory arrangements are made for the provision of required infrastructure prior to development approval.

Proposed amendment to the State Environmental Planning Policy (State and Regional Development) 2011

It is proposed to amend Schedule 2, Clause 10 of the *State Environmental Planning Policy (State and Regional Development) 2011* (State and Regional Development SEPP) to list the NSW Land and Housing site at Arncliffe as a site identified as a NSW Land and Housing Corporation Site on the State

Significant Development Sites Map, and to for development carried out by or behalf of the NSW Land and Housing Corporation to have a capital investment value of more than \$20 million.

Objectives or intended outcomes

As discussed above, the *Rockdale Local Environmental Plan 2011* is proposed to be amended to rezone land in the Arncliffe and Banksia Precincts. The rezoning will facilitate significant redevelopment to provide new housing and employment opportunities in close proximity to good public transport infrastructure.

The NSW Land and Housing Corporation Site located in the Arncliffe Precinct is a social housing estate containing xxx dwellings. The NSW Government is seeking to redevelop this site to deliver approximately xxx new social housing dwellings.

The proposed SEPP will not depart from any current Government policy and will aid in the delivery of housing targets set out in the NSW Government's *A Plan for Growing Sydney*.

The *Environmental Planning and Assessment Act 1979* (the Act) requires that the SEPP be made by the Governor. Section 37(2) of the Act provides that the Governor may make a SEPP in respect of any matter, which in the opinion of the Minister, is of State or regional environmental planning significance.

Explanation of provisions – SEPP (State and Regional Development) 2011

Schedule 2 - State Significant Development – Identified Sites lists sites identified as State significant development, subject to meeting the criteria of each clause in the schedule. The Minister for Planning is the consent authority for State significant development.

Clause 10 - Development at NSW Land and Housing Corporation Sites, of Schedule 2, currently states:

Development on land identified as a NSW Land and Housing Corporation Site on the [State Significant Development Sites Map](#), if the development is carried out by or on behalf of the NSW Land and Housing Corporation.

Note. *At the commencement of this Policy, there were no such sites identified.*

It is proposed to list the NSW Land and Housing site at Arncliffe as the second NSW Land and Housing Corporation Site on the State Significant Development Sites Map. It is noted that the Ivanhoe Estate will be the first site to be listed under a separate proposed amendment to SEPP SRD.

It is also proposed that the clause be amended so that development carried out by or behalf of the NSW Land and Housing Corporation is to have a capital investment value of more than \$20 million in order for it to be State significant development. This is so only major development is captured by the SEPP, with other development to be assessed by the local council. It is noted that this proposed amendment may occur under a separate amendment to SEPP SRD relating to Ivanhoe Estate.