

NSW Making It Happen

The recently released NSW Making it Happen is the NSW Government's plan for making NSW a better place to live. Thirty priorities are identified to:

- Grow the economy
- Deliver infrastructure
- Improve health, education and other services.

Relevant land use planning priorities for the NSW Government include:

- Building infrastructure: Key infrastructure projects to be delivered on time and on budget across the state
- Faster housing approval: 90 per cent of housing development applications determined within 40 days
- Accelerating major project assessment: Halve the time taken to assess planning applications for State Significant Developments
- Improving road travel reliability: 90% of peak travel on key road routes is on time
- Increasing housing supply across NSW: Deliver more than 50,000 approvals every year
- Ensure on-time running for public transport: Maintain or improve reliability of public transport services over the next four years.

The above priorities infer a NSW Government focus on delivering State-significant infrastructure (e.g. WestConnex, Sydney Metro) and maintaining or improving transport services that may service the Arncliffe and Banksia Precincts.

A Plan for Growing Sydney

A Plan for Growing Sydney (December 2014) details the NSW State Government's plan for the future development of the greater Sydney region. This includes identifying key goals, directions and actions for the future growth and prosperity of Sydney, and guiding land use planning decisions. The Plan's vision is for Sydney to be a strong global city and a great place to live.

The key goals for Sydney identified in the Plan for Growing Sydney are:

- Goal 1 – Sydney's competitive economy with world-class services and transport
- Goal 2 - A city of housing choice, with homes that meet our needs and lifestyles
- Goal 3 – A great place to live with communities that are strong, healthy and well connected
- Goal 4 – A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources

Arncliffe and Banksia are specifically identified in the plan as priority precincts to be revitalised. The Arncliffe and Banksia Priority Precincts can make a positive contribution to the goals of a Plan for Growing Sydney by:

- Creating opportunities for the delivery of new housing which will enhance housing affordability and choice. Housing is to be delivered within the existing footprint as urban renewal and infill development.

- Increase the potential for new jobs within the Priority Precincts through creating opportunities for new commercial / retail spaces along Princes Highway and in close proximity to Arncliffe and Banksia train stations.
- Encouraging the use of existing public transport by providing increased density in close proximity to Arncliffe Station, Banksia Station and existing bus routes.
- Creating a framework for the delivery of new infrastructure to support an increased population including but not limited to: open spaces, augmented road network and cultural and community facilities.

New South Wales Long Term Transport Master Plan

The NSW Long Term Transport Master Plan identifies objectives which focus on improving liveability and supporting economic growth and productivity. These objectives are to be facilitated by the provision of a transport network which reduces journey times, improves connectivity, increases efficiency and provides services to support job growth in centres close to where people live. There is an emphasis on the delivery of more transit orientated development both as part of urban renewal projects and in new developments.

The Arncliffe and Banksia Priority Precincts seek to increase transit oriented development in close proximity of the Arncliffe and Banksia train stations. These precincts are situated within two strategic transport corridors as well as the potential extension of WestConnex, are ideally suited to increase pedestrian and cycling trips and mobility, and would benefit from the proposed southern extension of the Sydney Metro providing increased services and increased capacity.

Rebuilding NSW - State Infrastructure Strategy 2014 – Update (February 2015)

This Strategy highlights the importance of sustaining productivity growth in our major centres and our regional communities, as well as supporting population growth toward almost 6 million people in Sydney and more than 9 million people in NSW. The Strategy aims to ensure that appropriate water, transport, education, health, sports and arts infrastructure is provided for the growing community. Projects will be considered carefully against strategic priorities contained within long term planning documents. Highlighted projects of relevance to the Arncliffe to Banksia precincts include investment in the WestConnex southern extension, Sydney Metro and Urban Roads Pinch Points program.

State Environmental Planning Policy No 65 (SEPP 65) and the Apartment Design Guide

SEPP 65 provides controls relating to residential flat buildings and is supported by the Apartment Design Guides which provides guidance on the design of apartments and mixed use development.

The design requirements of SEPP 65 and the associated Apartment Design Guides influence the heights, FSRs and setbacks for the Arncliffe and Banksia Priority Precincts. Key controls detailed within the Apartment Design Guide which have been considered in the proposed built form controls include: building separation, building depth, sunlight access, deep soil, and ceiling heights.

State Environmental Planning Policy No 55—Remediation of Land (SEPP 55)

SEPP 55 ensures that rezoning of land requires due consideration to potential land contamination. The Arncliffe and Banksia Priority Precincts include significant areas of land which have been used for a variety of non-residential land uses. As such, some sites may be contaminated.

Any sites which have been affected by site contamination have been subject to preliminary investigations and it has been determined that whilst some sites may be present within the precinct, this would be the result of past historic uses which are unlikely to have resulted in gross or significant widespread occurrence. As such, these sites should not be precluded from rezoning.

Rockdale Local Environmental Plan (LEP) 2011

This is the primary planning instrument for the Rockdale LGA, including the Arncliffe and Banksia Priority Precincts. The LEP details the primary planning controls which apply including but not limited to: Land Use Zones, Building Heights, Floor Space Ratios, Heritage items, and Flooding.

The LEP provides the existing planning framework within the Arncliffe and Banksia Priority Precincts and for surrounding areas. The current zoning, heights, FSR and Heritage Items are shown in the planning report. The zone, height of building, floor space ratio and road reservation maps have all been proposed to be amended as part of the Arncliffe and Banksia Priority Precinct proposals.

Rockdale Development Control Plan (DCP) 2011

The DCP provides detailed controls for the wider Rockdale LGA which support the LEP controls. These controls relate to matters such as: Setbacks, Building massing, Landscaping, Sustainable building design, Parking rates, Public domain interfaces, and Precinct controls. The DCP includes several general principles which apply to all forms of development. Some sections of the existing DCP will need to be amended to address the revised built form to be applied within the Arncliffe and Banksia Priority Precincts, in particular the guidelines regarding setbacks, street wall heights and locations for new parks and through site links.

It should be noted that the parking rates proposed by the DCP are amended by the new Apartment Design Guide which will require parking to be provided at the rates of the DCP or RTA Guide to Traffic Generating Development, whichever is the lesser.

Rockdale Community Strategic Plan 2013-2025

The Rockdale Community Strategic Plan forms part of the suite of documents that make up the Rockdale City Plan 2013-2025. It identifies long term community aspirations before identifying outcomes and long term strategic responses. The Plan makes reference to its support for urban activation precincts (now known as Priority Precincts) and encourages redevelopment in areas identified by the State Government.

Rockdale Open Space Recreation Strategy (2010)

Rockdale City Council's Open Space Recreation Strategy (OSRS) seeks to improve the city's liveability and quality through enhanced open space and recreation. A purpose of this document is also to help

address key issues moving forward and further enhance open space quality and provision in the area, particularly to cater for the forecast population growth.

Rockdale Princes Highway Corridor Strategy (2013)

The Strategy provides a vision to enhance the Princess Highway corridor from Arncliffe to Banksia and was adopted by council 4 September 2013. The Strategy identifies the area around Arncliffe as a residential growth area with improved public domain and proposes to revitalise the corridor along the highway for employment uses.

The Strategy identifies the area around the Banksia Railway Station as an 'emerging centre' and supports its enhancement as a small neighbourhood centre with improved public domain. With regard to the wider Banksia area the Strategy is primarily focused on the development of employment uses along the Princes Highway. The Arncliffe and Banksia precinct proposals build on the Strategy's vision by creating stronger centres around each of the stations.

Rockdale Section 94 Contributions Plan 2004

The Contributions Plan provides the legal and administrative mechanisms to require contributions in cash or, in some cases, by in-kind works or the dedication of land, towards the provision or embellishment of public amenities and services within the City of Rockdale.

Amenities and services for which contributions can be levied include community services and facilities. The Plan identifies the existing facilities and services provided in the LGA. It concludes that there is little capacity in existing facilities to accommodate any increased demand resulting from population growth and, therefore, it will be necessary to provide additional or augmented facilities to maintain the same level of service to the incoming population.

The Plan outlines the estimated population growth for key precincts to 2014. This data would be superseded if additional growth is generated by the Arncliffe and Banksia Priority Precincts and, therefore, the Plan would need to be updated to reflect new development and additional growth.

Rockdale Section 94A Contributions Plan 2008

The Section 94A Contributions Plan relates to non-residential development including new retail, commercial and industrial developments and major alterations to existing developments (in addition to new and modifications to dwellings houses on existing lots).

The Plan outlines the public facilities to meet needs of future development populations (factored into the Plan at the time) for which funding can be levied. The Plan notes that some of these facilities are also to be funded through the Section 94 Plan.

The Plan focuses on the funding for minor improvement works to existing facilities. The Plan was based on the estimated population growth to 2014. This data would be superseded if additional growth is generated by the Arncliffe and Banksia Priority Precincts and, therefore, the Plan would need to be updated to reflect new development and additional growth.