

# Planning Proposal

**Rockdale Local Environmental Plan 2011**

***1A Willison Road, Carlton***



**ROCKDALE  
CITY COUNCIL**  
*On Historic Botany Bay*



July 2016

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<b>Version 1</b>	May 2016
<b>Version 2</b>	5 <sup>th</sup> July 2016

## Introduction

This Planning Proposal explains the intended effect of, and justification, for the proposed amendment to *Rockdale Local Environmental Plan (LEP) 2011*. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the relevant Department of Planning and Environment guides, including 'A Guide to Preparing Local Environment Plans' and 'A Guide to Preparing Planning Proposals'.

### Background.

Ausgrid makes application to Rockdale City Council to initiate the Local Environmental Plan 'Gateway' process pursuant to section 55 of the *Environmental Planning and Assessment Act 1979* to rezone Lot 1 DP 634007, No. 1A Willison Road, Carlton from '*SP2 Infrastructure (Electricity Generating Works)*' to "*R4 High Density Residential*" under Rockdale Local Environmental Plan 2011.

A 'pre-application' meeting was held with Council officers on the 15<sup>th</sup> November 2013 when it was advised that in view of adjacent zoning and residential development, the R4 High Density Residential Zone is the most appropriate alternative zone for the subject site.

The reason for the Planning Proposal application is that the existing *SP2 Infrastructure (Electricity Generating Works)* zoning of the subject land under Rockdale LEP 2011 is redundant as the former Ausgrid Carlton Electricity Substation was decommissioned and demolished in September 2014 upon the commissioning of a new substation located nearby on the corner of Railway Parade and English Street, Kogarah.

The subject land is now vacant and surplus to Ausgrid's requirements and consequently it is appropriate to apply an alternative zoning to the subject land to facilitate higher order uses within the site in a manner consistent with metropolitan, regional and local planning strategies.

The subject land has an area of 2,027m<sup>2</sup> and comprises an irregular shaped corner lot with a frontage to Willison Road of 61.61m; a rear boundary of 70.7m; a western side boundary to Carlton Parade of 32.13m; and an irregular eastern side boundary of 45.865m, partly abutting the Illawarra Railway Line.

Surrounding development comprises a mix of 3 – 4 storey residential flat buildings and detached dwelling houses. Local shopping and service facilities are available within the Carlton neighbourhood shopping centre located within walking distance (approximately 200m) to the south-west of the subject land, where Carlton Railway Station also provides public transport connections to the Greater Metropolitan Area.

Massing Diagrams submitted with the application provide a visual presentation of the maximum built form that could result from the planning proposal and demonstrate that the bulk and scale of a future residential flat building consistent with the proposed 14.5m maximum permissible building height and 1.35:1 maximum permissible floor space ratio development standards would be compatible with neighbouring residential development.

## Part 1 - Objectives or Intended Outcomes

The objective of the Planning Proposal is to amend Rockdale LEP 2011 by rezoning land known as 1A Willison Road, Carlton from its existing *SP2 Infrastructure (Electricity Generating Works)* zone to *R4 High Density Residential* and applying appropriate development standards to facilitate higher order uses within the site.

This objective will be achieved by amending Rockdale Local Environmental Plan 2011 in the following manner:

- amend Land Zoning Map – Sheet LZN\_004 so as to rezone Lot 1 DP 634007, No. 1A Willison Road, Carlton from '*SP2 Infrastructure (Electricity Generating Works)*' to '*R4 High Density Residential*';
- amend Height of Buildings Map – Sheet HOB\_004 so as to apply a maximum permissible building height development standard of 14.5m to future development on Lot 1 DP 634007, No. 1A Willison Road, Carlton: and
- amend Floor Space Ratio Map – Sheet FSR\_004 so as to apply a maximum permissible floor space ratio development standard of 1.35:1 to future development on Lot 1 DP 634007, No. 1A Willison Road, Carlton.

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;
- at a local planning level, the proposal is consistent with the adjoining higher density residential zone/development; and
- at a site specific level, massing diagrams have been prepared by Thrum Architects to illustrate and test the proposed rezoning and bulk and scale impacts relative to the neighbouring property at No. 1 Carlton Parade (refer to Appendix 1).

The proposed application of the *R4 High Density Residential* zone to the subject land to enable the future development of a residential flat building has the potential to increase housing supply in the locality and thereby provide a net community benefit in regard to:

- providing additional housing opportunities close to employment centres and transport nodes;
- providing a range of housing choice within the Rockdale LGA;
- providing higher density accommodation in a location well served by public transport; and
- maximising the efficient use of public infrastructure and investment.

## Part 2 - Explanation of Provisions

### A Map.

- The *Rockdale LEP 2011* Maps are proposed to be amended in relation to Lot 1 DP 634007, No. 1A Willison Road, Carlton as per Table 1 below.

**Table 1 – Proposed Map Amendments**

Map Tile No.	Amendment	Explanation
LNZ_004	<ul style="list-style-type: none"><li>• Apply R4 High Density Residential Zone.</li></ul>	To permit RFB development.
HOB_004	<ul style="list-style-type: none"><li>• Apply height of 14.5m.</li></ul>	To provide an appropriate maximum permissible building height commensurate with adjoining land.
FSR_004	<ul style="list-style-type: none"><li>• Apply FSR 1.35:1.</li></ul>	To provide an appropriate residential density.

- B.** There are no proposed amendments to the written instrument.

## Part 3 - Justification

### A. Need for the planning proposal

#### A1 Is the planning proposal a result of any strategic study or report?

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

The site is a redundant former Ausgrid electricity substation site adjoining land zoned R4 High Density Residential. The Planning Proposal will facilitate the development of the land for high density residential use, thereby providing increased housing choice and availability within the Rockdale LGA.

Development of the land for high density residential use will provide an appropriate local response to the housing targets set within the Draft Sydney South Subregional Strategy to accommodate an increasing population in established urban areas.

At a local planning level, the Planning Proposal is consistent with existing high density residential development in the locality.

At a site level, the site area of 2,027m<sup>2</sup> provides sufficient area and site dimensions to enable the design of a residential flat building which will:

- provide a suitable level of amenity for both residents and neighbours; and
- accommodate a built form of appropriate bulk and scale which will minimise impacts on neighbouring development and the public domain/streetscape.

The future development of this site for high density residential purposes will reduce the need for car travel movements and will support increased patronage of public transport given its location in close proximity to public transport services.

#### A2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is considered to be the best way of facilitating the higher use of the site as the existing *SP2 Infrastructure (Electricity Generating Works)* zoning is now redundant and does not enable the land to be put to an appropriate economic use in a manner which provides economic and social benefits to the community.

The site needs to be rezoned in order to enable it to be used for higher density residential purposes in a manner consistent with the existing zoning of adjoining land.

### B. Relationship to strategic planning framework

#### B1 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

##### (i) A Plan for Growing Sydney (2014).

*A Plan for Growing Sydney*, released in December 2014, is the NSW Governments 20 year plan for the Sydney Metropolitan Area. It provides direction for Sydney's productivity, environmental management, and livability; and for the location of housing, employment, infrastructure and open space.

To achieve the NSW Government's vision for Sydney as a "strong global city, a great place to live", the Government has set down the following goals that Sydney will be:

- a competitive economy with world class services and transport;
- a city of housing choice with homes that meet our needs and lifestyles;
- a great place to live with communities that are strong, healthy and well connected; and
- a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

Goals 2 and 3 are principally relevant to this Planning Proposal to rezone Lot 1 DP 634007, No. 1A Willison Road, Carlton, to R4 High Density Residential in order to provide additional housing. The relevant goals, directions and actions for consideration in this Planning Proposal are as follows.

**GOAL 2: A city of housing choice, with homes that meet our needs and lifestyles.**

**DIRECTION 2.1: Accelerate housing supply across Sydney.**

The delivery of new housing must be accelerated to meet the needs of a bigger population and to satisfy a growing demand for different types of housing.

**Action 2.1.1: Accelerate housing supply and local housing choices.**

The most suitable areas for significant urban renewal are those areas best Connected to employment and include:

- in and around centres that are close to jobs and are serviced by public transport services that are frequent and capable of moving large numbers of people; and
- in and around strategic centres.

**Action 2.1.3: Deliver more housing by developing surplus or under-used Government land.**

Making surplus Government land available for housing will be a significant source of new housing.

**DIRECTION 2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs.**

New urban renewal locations will be selected in or near centres on the public transport network. Locating new housing here will make it easier for people to get to jobs and services and take pressure off congested roads.

**Action 2.2.1: Use the Greater Sydney Commission to support Council-led urban infill projects.**

A significant proportion of Sydney's additional housing supply needs to come from urban infill across Sydney.

The Government will support council-led urban infill and local efforts to lift housing production around local centres, transport corridors and public transport access points.

**Action 2.2.3: Undertake urban renewal in transport corridors which are being transformed by investment, and around strategic centres.**

*A Plan for Growing Sydney* focuses new housing in centres which have public transport that runs frequently and can carry large numbers of passengers.

**DIRECTION 2.3: Improve housing choice to suit different needs and lifestyles.**

There is currently a shortage of apartments in the middle and outer areas of the city. This is affecting the capacity of people to buy or rent a home. To respond to these issues the Government will introduce planning controls that increase the number of homes in established urban areas to take advantage of public transport, jobs and services.

**GOAL 3: A great place to live with communities that are strong, healthy and well connected.**

*A Plan for Growing Sydney* aims to create more vibrant places and revitalised suburbs where people will want to live.

**Action 3.1: Revitalise existing suburbs.**

Provision of new housing within Sydney's established suburbs brings real benefits to communities and makes good social and economic sense.

This type of development lowers infrastructure costs; reduces the time people spend commuting to work or travelling between places; gives people more time to spend with their families, relaxing and enjoying sport and other activities; and helps people get involved in the local community. Directing new housing to the existing urban area will reduce the impact of development on the environment and protect productive rural land on the urban fringe. It also improves resident's access to jobs, services and recreation and this will enhance the liveability of the city.

**South Subregion.**

The subject land is located within an identified Urban Renewal Corridor in the 'South Sub-Region', where the priority for accelerating housing supply, choice and affordability and building great places to live, is to work with councils to identify suitable locations for housing intensification and urban renewal, including employment agglomerations, particularly around Priority Precincts, established and new centres, and along key public transport corridors.

**SUMMARY ASSESSMENT of the consistency of the Planning Proposal with 'A Plan for Growing Sydney'.**

This planning proposal to rezone Lot 1 DP 634007, No. 1A Willison Road, Carlton to *R4 High Density Residential*, is consistent with the goals and related actions contained in *A Plan for Growing Sydney* aimed to accelerate housing supply/choice and to revitalise existing suburbs:

- the subject land is located within an urban renewal corridor identified in the South Sub-Region;
- the subject land is located on the Illawarra Railway Line within walking distance of Carlton Railway Station, which provides high frequency public transport access to employment and services located elsewhere within the Metropolitan area;

- the subject land is located within walking distances of Carlton local centre and a short distance from 'strategic centres' at Hurstville and Kogarah, providing ready access to services and amenities;
- the subject land comprises a surplus Government site (Ausgrid is a Crown Authority) to be made available to increase housing supply; and
- the proposed *R4 High Density Residential* zone will increase the supply of apartments in the locality and reduce the impact of development on the urban fringe.

**B2 Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?**

**Rockdale City Community Strategic Plan**

Council's Vision is: One Community, Many Cultures, Endless Opportunity. The blueprint for the Rockdale community for 2025 is to be achieved through strategic community outcomes:

- **Outcome 1** – Rockdale is a welcoming and creative City with active, healthy and safe communities.
- **Outcome 2** – Rockdale is a City with a high quality natural and built environment and valued heritage in liveable neighbourhoods. A City that is easy to get around and has good links and connections to other parts of Sydney and beyond.
- **Outcome 3** – Rockdale is a City with a thriving economy that provides jobs for local people and opportunities for lifelong learning.
- **Outcome 4** – Rockdale is a City with engaged communities, effective leadership and access to decision making.

In its description of the future, the Rockdale City Plan notes that:

*"Over the next 20 years, some parts of the City will have developed and changed in response to economic and population growth, while other parts of the City will be protected to preserve their existing character that is so highly valued by the community. Future growth is likely to occur in the centres of Rockdale, Wollie Creek, Brighton Le Sands, Bexley and Bexley North, which have the most significant opportunities for redevelopment. The City is expected to accommodate approximately 5,900 additional dwellings and 410,000 square metres of additional commercial floor space within the next 10-15 years. It is expected that the large majority of new dwellings will be in the form of medium and high density housing, focused around existing centres."*

In its discussion of planning for the Rockdale city area, the Rockdale City Plan addresses the implications of various Regional and State Plans which will shape the City of Rockdale. The references to draft metropolitan and regional strategy documents contained in the Rockdale City Plan have now been superseded with the release of *A Plan for Growing Sydney* in December 2014.

This Planning Proposal to rezone Lot 1 DP 634007, No. 1A Willison Road, Carlton, to *R4 High Density Residential* is consistent with the description of future growth contained within the Rockdale City Plan (i.e. *"It is expected that the large majority of new dwellings will be in the form of medium and high density housing, focused around existing centres"*).

Table 2 below identifies how the Planning Proposal is consistent with the community outcomes.

**Table 2 – Consistency with Rockdale City Community Strategic Plan**

Outcome	Objective	Strategy	Consistency
2	2.2	2.2.2	Consistent: The Planning Proposal will enable the provision of high quality well designed housing on the subject land in a manner which is compatible with existing high density residential development in the locality; enhances and protects the amenity of the city; and enables residents to live close to public transport and local services.

**B3 Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?**

Table 3 below identifies how the Planning Proposal is consistent with applicable State Environmental Planning Policies

**Table 3 - Consistency with State Environmental Planning Policies**

No.	Title	Consistency with Planning Proposal
1	Development Standards	(Repealed by RLEP 2011)
14	Coastal Wetlands	Not Applicable
15	Rural Landsharing Communities	Not Applicable
19	Bushland in Urban Areas	Not Applicable
21	Caravan Parks	Not Applicable
22	Shops and Commercial Premises	Not Applicable
26	Littoral Rainforests	Not Applicable
29	Western Sydney Recreation Area	Not Applicable
30	Intensive Aquaculture	Not Applicable
32	Urban Consolidation (Redevelopment of Urban Land)	Consistent in permitting high density residential development on the subject land
33	Hazardous and Offensive Development	Not Applicable
36	Manufactured Home Estates	Not Applicable
39	Spit Island Bird Habitat	Not Applicable
44	Koala Habitat Protection	Not Applicable
47	Moore Park Showground	Not Applicable
50	Canal Estate Development	Not Applicable
52	Farm Dams and Other Works in Land and Water Management Plan Areas	Not Applicable
55	Remediation of Land	Consistent. Site Audit Statement No. 0503-1119 issued under the Contaminated Land Management Act 1997 certifies that the subject land can be made suitable for residential use with minimal opportunity for soil access, including units, provided the site is remediated in accordance with the Remedial Action Plan prepared for the site.

59	Central Western Sydney Regional Open Space and Residential	Not Applicable
60	Exempt and Complying Development	(Repealed by <i>RLEP 2011</i> )
62	Sustainable Aquaculture	Not Applicable
64	Advertising and Signage	Not Applicable
65	Design Quality of Residential Flat Development	The Planning Proposal will enable a future development application to be lodged for a residential flat building. Any future development application will be required to demonstrate the consistency of the particular development proposal with the provisions of SEPP 65 and the Residential Flat Design Code.
70	Affordable Housing (Revised Schemes)	Not Applicable
71	Coastal Protection	Not Applicable
	(Affordable Rental Housing) 2009	Not Applicable
	(Building Sustainability Index: BASIX) 2004	Not Applicable
	(Exempt and Complying Development Codes) 2008	Not Applicable
	(Housing for Seniors or People with a Disability) 2004	Not Applicable
	(Infrastructure) 2007	Not Applicable
	(Kosciuszko National park Alpine Resorts) 2007	Not Applicable
	(Kurnell Peninsula) 1989	Not Applicable
	(Major Development) 2005	Not Applicable
	(Mining, Petroleum Production and Extractive Industries) 2007	Not Applicable
	(Miscellaneous Consent Provisions) 2007	Not Applicable
	(Penrith Lakes Scheme) 1989	Not Applicable
	(Rural Lands) 2008	Not Applicable
	(SEPP 53 Transitional Provisions) 2011	Not Applicable
	(State and Regional Development) 2011	Not Applicable
	(Sydney Drinking Water Catchment) 2011	Not Applicable
	(Sydney Region Growth Centres) 2006	Not Applicable
	(Three Ports) 2013	Not Applicable
	(Urban Renewal) 2010	Not Applicable
	(Western Sydney Employment Area) 2009	Not Applicable
	(Western Sydney Parklands) 2009	Not Applicable

Table 4 below reviews the consistency of the Planning Proposal with the formerly named State Regional Environmental Plans, now identified as deemed SEPPs.

**Table 4 - Consistency with deemed State Environmental Planning Policies**

No.	Title	Consistency with Planning Proposal
8	(Central Coast Plateau Areas)	Not Applicable
9	Extractive Industry (No.2 – 1995)	Not Applicable
16	Walsh Bay	Not Applicable
18	Public Transport Corridors	Not Applicable
19	Rouse Hill Development Area	Not Applicable
20	Hawkesbury-Nepean River (No.2 – 1997)	Not Applicable
24	Homebush Bay Area	Not Applicable
26	City West	Not Applicable
30	St Marys	Not Applicable
33	Cooks Cove	Not Applicable
	(Sydney Harbour Catchment) 2005	Not Applicable

**B4 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?**

Table 5 below reviews the consistency of the Planning Proposal with Ministerial Directions for LEPs under section 117 of the *Environmental Planning and Assessment Act 1979*.

**Table 5 - Consistency with applicable Ministerial Directions**

**1. Employment and Resources**

No.	Title	Consistency with Planning Proposal
1.1	Business and Industrial Zones	Not Applicable
1.2	Rural Zones	Not Applicable
1.3	Mining, Petroleum Production & Extractive Industries	Not Applicable
1.4	Oyster Aquaculture	Not Applicable
1.5	Rural Lands	Not Applicable

**2. Environment and Heritage**

No.	Title	Consistency with Planning Proposal
2.1	Environmental Protection Zones	Not Applicable
2.2	Coastal Protection	Not Applicable
2.3	Heritage Conservation	Not Applicable
2.4	Recreation Vehicle Areas	Not Applicable

**3. Housing, Infrastructure and Urban Development**

No.	Title	Consistency with Planning Proposal
3.1	Residential Zones	Consistent. The Planning Proposal broadens housing choice in a locality utilising existing infrastructure.
3.2	Caravan Parks and Manufactured Home Estates	Not Applicable
3.3	Home Occupations	Consistent. The Planning Proposal will enable home occupations to be carried out on the site.
3.4	Integrating land use and Transport	Consistent. The Planning Proposal will provide additional housing opportunities within an existing metropolitan transport corridor; offering residents a choice of transport and enabling people to make fewer and shorter trips.
3.5	Development near Licensed Aerodromes	Not Applicable.
3.6	Shooting ranges	Not Applicable.

**4. Hazard and Risk**

No.	Title	Consistency with Planning Proposal
4.1	Acid Sulfate Soils	<p>Consistent. The subject land is mapped as Class 5 on Acid Sulfate Soils Map AAS_004. The NSW Acid Sulfate Soils Planning Guidelines (1998) indicate that a threshold of 500 metres distance from Class 1 – 4 land is assigned as a threshold beyond which proposed works in Class 5 are unlikely to result in alterations to water table levels in Class 1 – 4 land.</p> <p>The subject land is located approximately 1450 metres distant from the closest Class 1 – 4 land. Having regard to the location of the subject land relative to Class 1 – 4 land and</p>

		the minor significance of the Planning Proposal it is not considered necessary to require the preparation of an Acid Sulfate Soils Study to accompany the 'Gateway' submission.
4.2	Mine Subsidence and Unstable Land	Not Applicable.
4.3	Flood Prone Land	Not Applicable.
4.4	Planning for Bushfire Protection	Not Applicable.

#### 5. Regional Planning

No.	Title	Consistency with Planning Proposal
5.1	Implementation of Regional Strategies	Not Applicable.
5.2	Sydney Drinking Water Catchments	Not Applicable.
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable.
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable.
5.5	Development on the vicinity of Ellalong...	Not Applicable.
5.6	Sydney to Canberra Corridor	Not Applicable.
5.7	Central Coast	Not Applicable.
5.8	Second Sydney Airport: Badgerys Creek	Not Applicable.

#### 6. Local Plan Making

No.	Title	Consistency with Planning Proposal
6.1	Approval and Referral Requirements	Consistent. The Planning Proposal does not include any requirement for Ministerial or public authority concurrence, consultation or referral and does not identify any development as designated development.
6.2	Reserving land for Public Purposes	Consistent. The Planning Proposal does not identify land as being reserved or required for a public purpose.
6.3	Site Specific Provisions	Consistent. The Planning Proposal does not seek to permit a particular development to be carried out. Rather, it seeks to rezone the land to R4 High Density Residential without imposing any additional requirements to those already contained in Rockdale LEP 2011 with respect to that zone.

#### 7. Metropolitan Planning

No.	Title	Consistency with Planning Proposal
7.1	Implementation of <i>A Plan for Growing Sydney</i> .	Consistent. As demonstrated in section B1 above, the Planning Proposal is consistent with the goals and related actions contained in <i>A Plan for Growing Sydney</i> aimed to accelerate housing supply/choice.

## **C. Environmental, social and economic impact**

### **C1 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 subject land was previously developed for electricity infrastructure purposes and does not contain any vegetation or flora and fauna habitat.

The Planning Proposal to facilitate the redevelopment of the land for high density residential purposes will not therefore result in any impact on threatened species, populations, ecological communities or their habitats.

### **C2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

Redevelopment of the subject land for high density residential development will not result in any other likely environmental impacts which would prevent its use for residential purposes:

- the subject land and any future residential development is able to be provided with all utility services, whilst stormwater drainage can be suitably designed/managed in the consideration of any future development application in order to avoid any adverse off-site water quality impacts;
- sedimentation and waste management controls can be appropriately conditioned by the council in response to any future development application lodged in respect to the subject land;
- rezoning and future development of the land for residential purposes will not have an adverse impact upon the streetscape or public domain generally;
- the accompanying Traffic Assessment Report (Varga Traffic Planning Pty Ltd – July 2014) indicates that the future development of a residential flat building on the subject land can be provided with safe vehicular access having regard to local traffic conditions and potential traffic generation rates. Potential increased traffic movements will not be beyond the capacity of the local road system;
- the development of a future residential flat building on the subject land may have the potential to cause overshadowing of the neighbouring residential flat building at No. 1 Carlton Parade. The assessment of potential amenity impacts on neighbours of a future residential flat building on the subject land would be appropriately considered and addressed in the design and assessment of a future development application;
- the development of a future residential flat building on the subject land may result in an increased demand on public amenities and open space. Should there be a nexus between a future development and a demand for public amenities, the Council would be empowered to levy a S.94 contribution for the provision of public amenities as a condition of consent for future development of the land; and
- the subject land is not subject to any environmental hazards which would render its rezoning to R4 High Density Residential inappropriate.

**C3 How has the planning proposal adequately addressed any social and economic effects?**

The Planning Proposal will provide social benefits to the community in the form of the additional supply of high density housing in a highly accessible location; and economic multipliers in the form of construction employment and increased demand by residents for services and amenities provided in local service centres.

**D State and Commonwealth interests**

**D1 Is there adequate public infrastructure for the planning proposal?**

Yes. All utility services are available to the subject land in order to service future residential development. The Planning Proposal will not require the augmentation of public infrastructure.

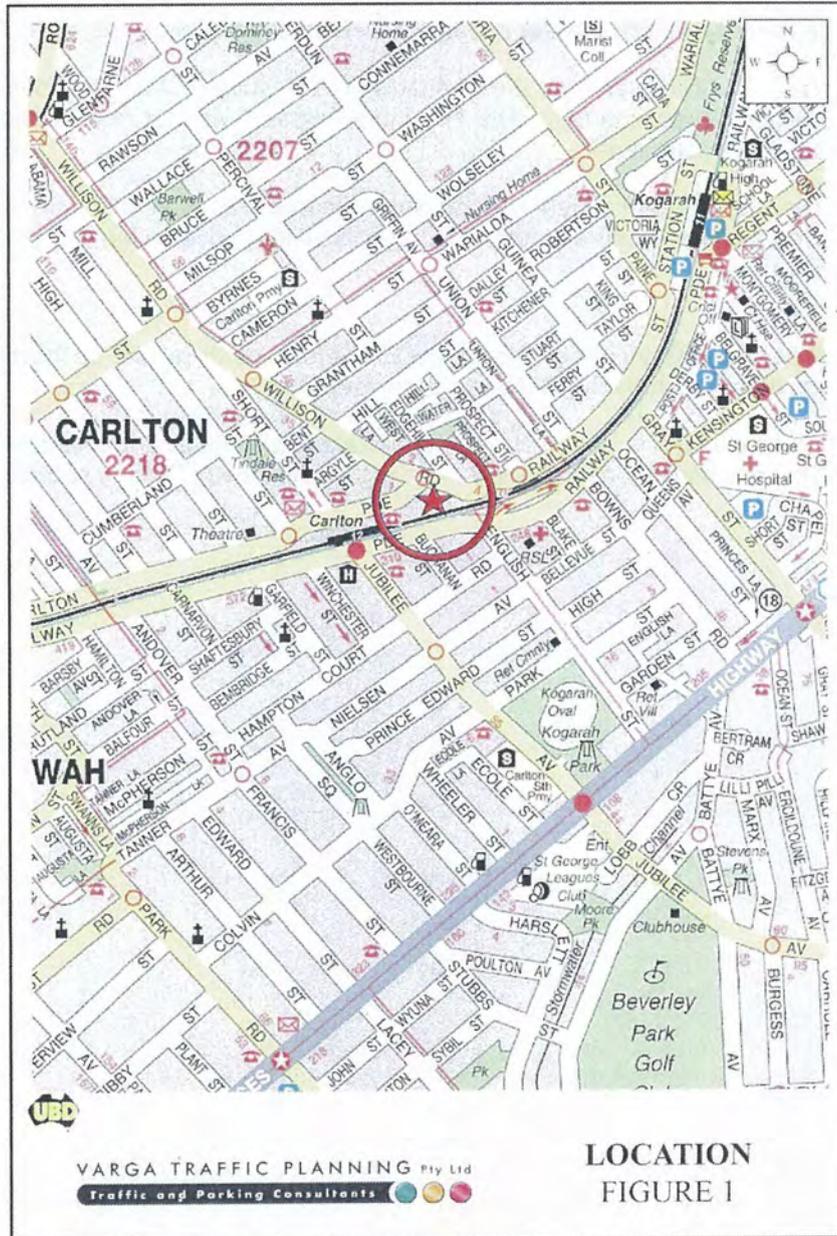
The site is well located with respect to public transport (bus/rail) services within the area and is readily accessible to other activity nodes within the Sydney Metropolitan Area.

**D2 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?**

No consultations have yet been undertaken with State and Commonwealth agencies. These consultations will occur following the 'Gateway Determination'.

## Part 4 – Mapping.

VARGA TRAFFIC PLANNING PTY LTD



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Figure 1: Site Context Map.



Figure 2: Site Context Aerial Photograph..

**To facilitate the Planning Proposal the following map amendments will be required to be undertaken:**

**Figure 3: Sheet LZN 004 – designate the subject land as R4 High Density Residential Zone.**

**Figure 4: Sheet HOB 004 – apply a maximum permissible building height development standard of 14.5m to the subject site.**

**Figure 5: Sheet FSR 004 – apply a maximum permissible FSR development standard of 1.35:1 to the subject site.**



Rockdale Local Environmental Plan 2011

Land Zoning Map - Sheet LZN\_004

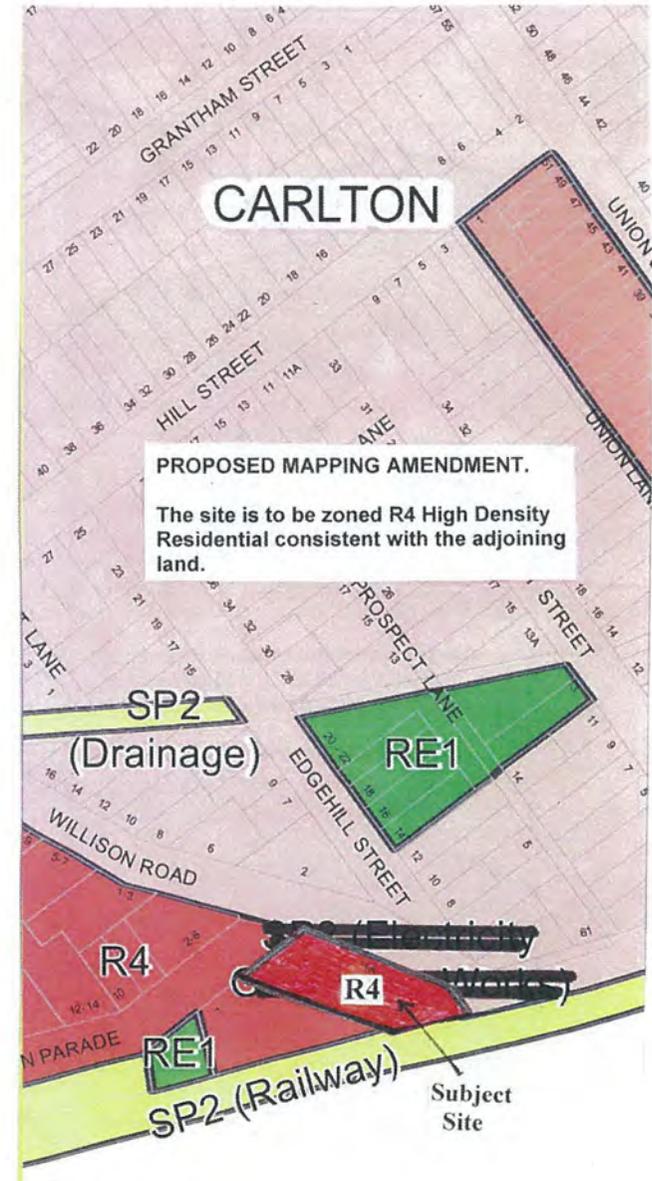
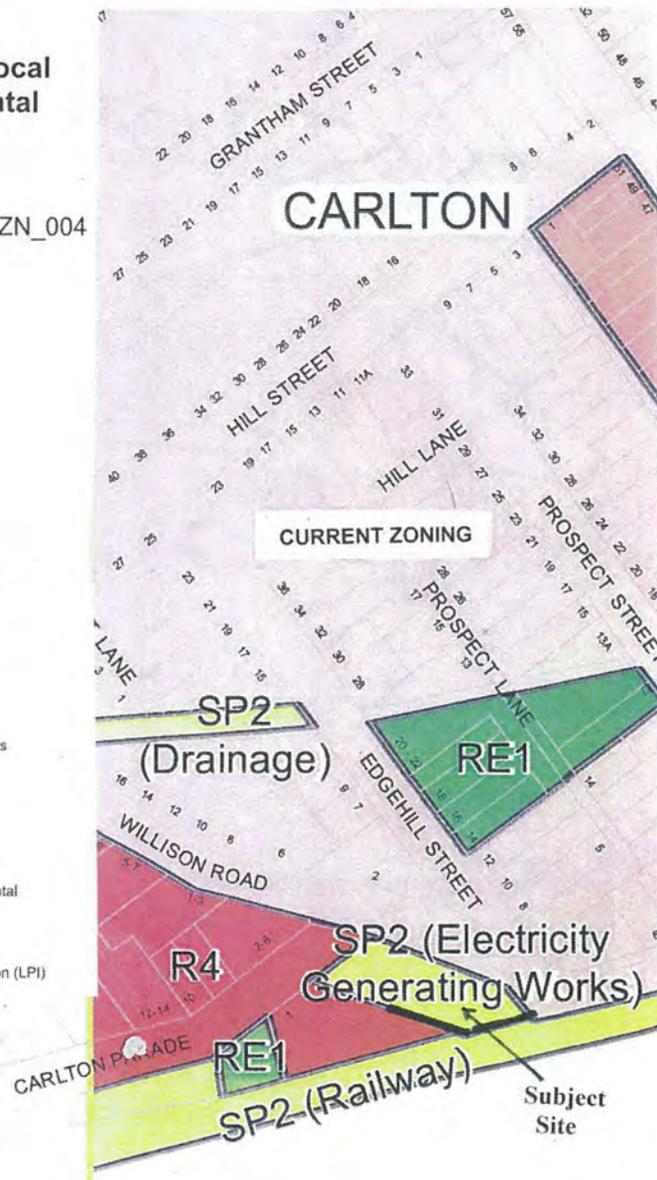
Zone

- 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
- REP 33 Sydney Regional Environmental Plan No 33 - Cooks Cove

Cadastre

Cadastre 24/11/2015  
© Land & Property Information (LPI)

FIGURE3: CURRENT AND PROPOSED ZONING UNDER ROCKDALE LEP 2011.





Rockdale Local Environmental Plan 2011

Height of Buildings Map - Sheet HOB\_004

Maximum Building Height (m)

I	8.5
M	12
N1	13
N2	14.5
O1	15
O2	16
P1	17.5
P2	18
Q1	19
Q2	20.5
R1	21
R2	22
S	24
T1	26.5
T2	27
T3	28
T4	29.5
U	31
X	46
Y	51
	Refer to Clause 4.3

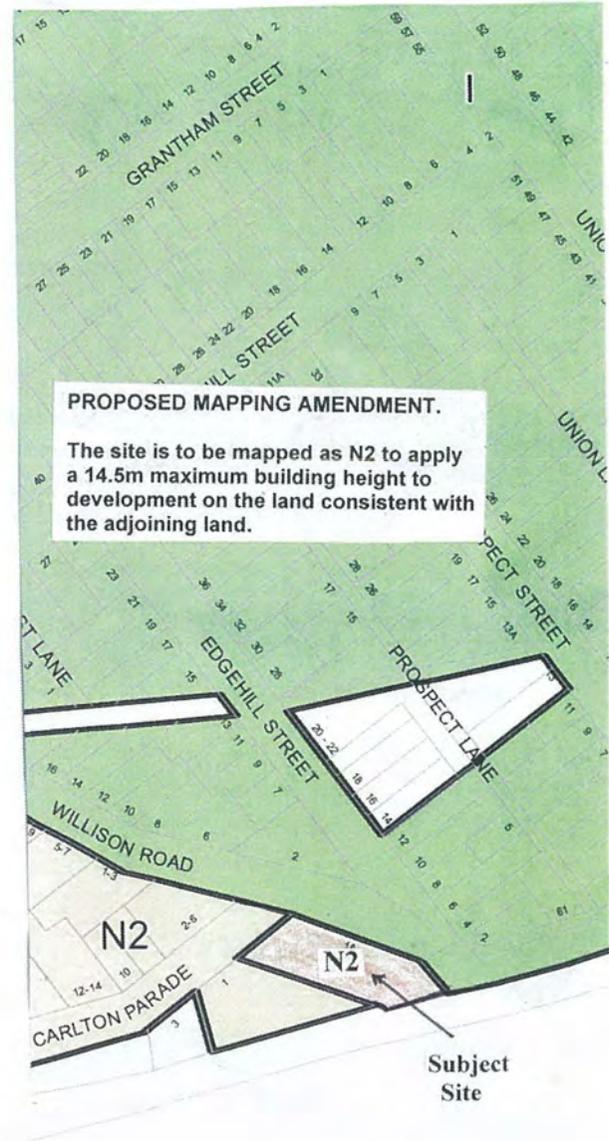
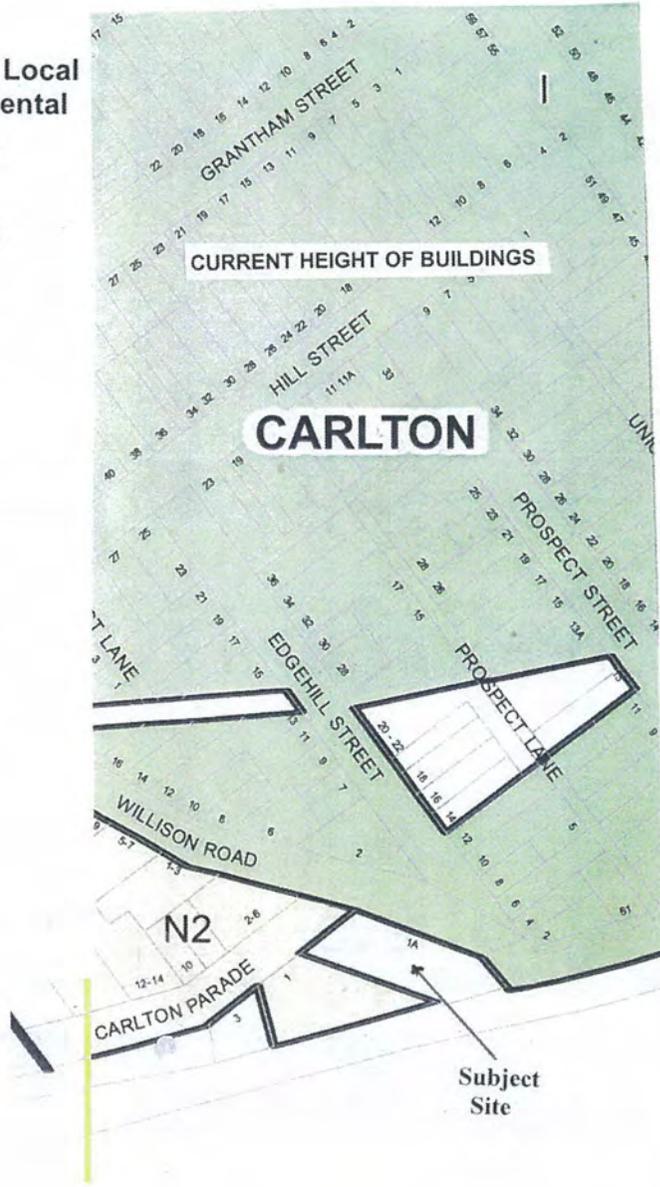


FIGURE 4: CURRENT AND PROPOSED MAXIMUM BUILDING HEIGHT UNDER ROCKDALE LEP 2011.



Rockdale Local Environmental Plan 2011

Floor Space Ratio Map - Sheet FSR\_004

Maximum Floor Space Ratio (n:1)

D	0.5
F	0.6
N	1
S1	1.5
S2	1.8
T1	2
T2	2.2
U1	2.5
U2	2.85
V1	3
V2	3.1
V3	3.4
W	3.5
X	4
	Refer to Clause 4.4

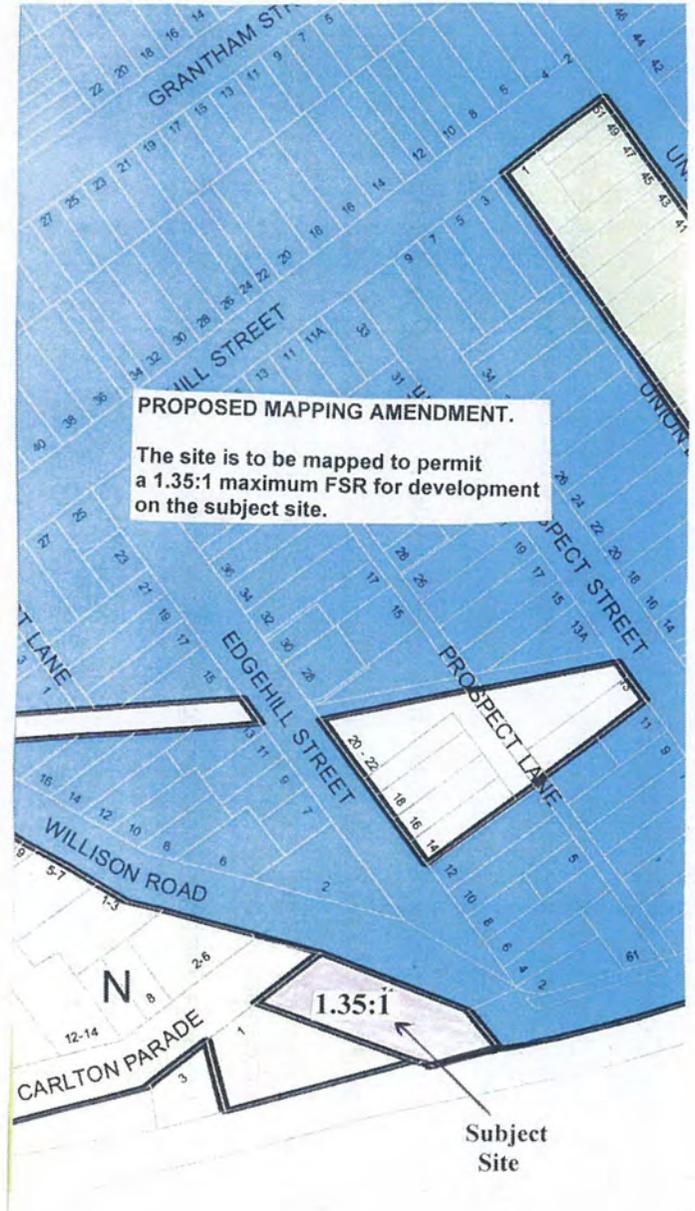
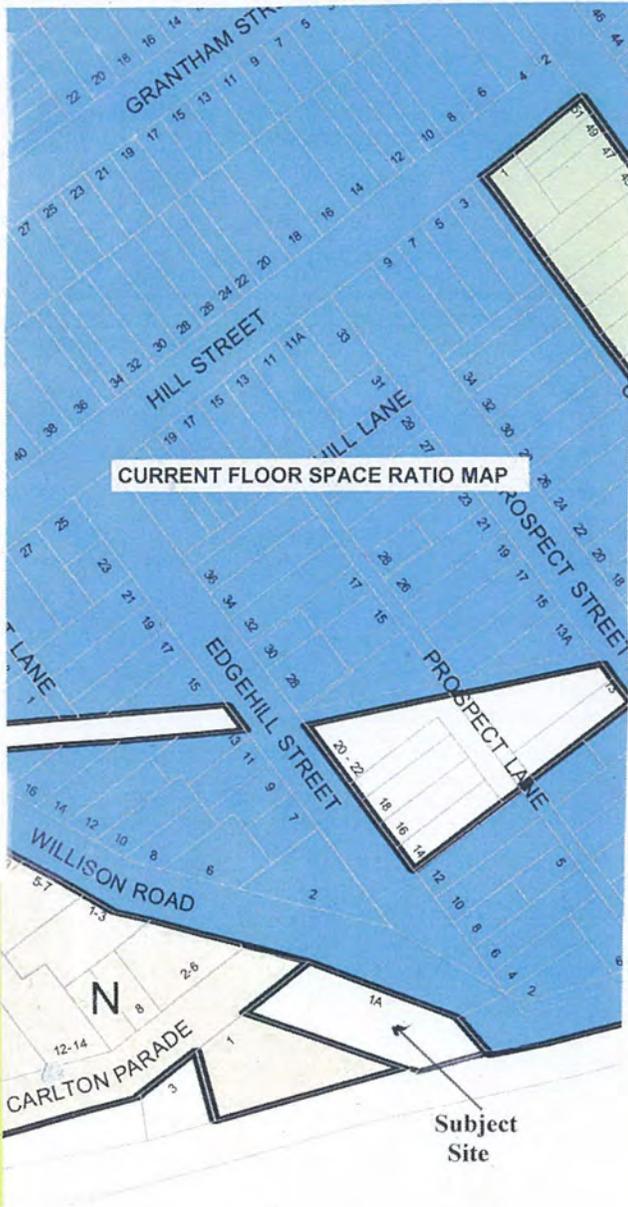


FIGURE 5: CURRENT AND PROPOSED MAXIMUM FSR UNDER ROCKDALE LEP 2011.

## Part 5 - Community Consultation

Whilst the 'Gateway Determination' will confirm requirements for public exhibition of the Planning Proposal, it is expected that the community consultation strategy will include:

- the Planning Proposal to be publicly notified for a period of 28 days;
- advertising the public exhibition on council's website and in a local newspaper;
- exhibition documents being made available at Council's Customer Service Centre;
- notification letters issued to agencies and authorities identified in the 'Gateway Determination'; and
- issue of notification letters to neighbouring landowners.

## Part 6 – Project Timeline

The table below provides a proposed timeframe for the project.

**Table– Approximate Project Timeline**

<b>Task</b>	<b>Timing</b>
Date of Gateway determination	September 2016.
Anticipated timeframe for the completion of required technical information	September 2016.
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	November 2016.
Commencement and completion dates for public exhibition period	December 2016.
Dates for public hearing (if required)	Not applicable at this stage.
Timeframe for consideration of submissions	January 2017.
Timeframe for the consideration of a PP following exhibition	January 2017.
Consideration of PP by Council (Council Meeting)	February 2017.
Date of submission to the department to finalise the LEP	March 2017.
Anticipated date RPA will make the plan (if delegated) or Anticipated date RPA will forward to the department for notification	May 2017.
Anticipated publication date	May 2017.

**Appendix 1: Town Planning Report**  
**(Doug Sneddon Planning Pty Ltd – May 2016)**  
**(Under Separate Cover).**

- Includes:**
- (i) Site Audit Statement (Andrew Lau – JBS & G 20<sup>th</sup> October 2014).**
  - (ii) Review of Vehicular Access Driveway Locations (Varga Traffic Planning Pty Ltd – July 2014).**
  - (iii) Site Schematic Development Envelope Massing Study (Thrum Architects Pty Ltd – August 2015).**