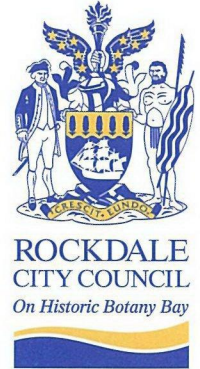


11 February 2016



PCU064132

Our Ref: F14/25  
Contact: John McNally



Karen Armstrong  
Director, Metropolitan Delivery (CBD)  
NSW Department of Planning & Environment  
Sydney Region East Team  
GPO Box 39  
SYDNEY NSW 2001

Att: Deewa Baral, Planning Officer – Metropolitan (CBD)

Department of Planning  
Received  
17 FEB 2016  
Scanning Room

Dear Karen,

**RE: REQUEST FOR GATEWAY DETERMINATION – ROCKDALE CITY COUNCIL  
LOCAL ENVIRONMENTAL PLAN 2011 (LEP): HOUSEKEEPING REVIEW**

At its ordinary meeting of 3 February 2016, Council resolved that:

1. **Pursuant to Section 56 of the Environmental Planning and Assessment Act, 1979, the Planning Proposal for the Housekeeping LEP be submitted to the Department of Planning & Environment for a Gateway determination; and**
2. **Should a Gateway determination be issued, a further report be presented to Council following the Public Exhibition period to demonstrate compliance with the Gateway determination and to provide details of any submissions received throughout that process.**

The attached Planning Proposal supports the amendment to the Rockdale Local Environmental Plan 2011 in relation to the proposed minor Housekeeping amendments.

Council requests that the Department now considers the Planning Proposal and issues a Gateway Determination pursuant to Section 56 of the Environmental Planning and Assessment Act, 1979. A 6 month timeframe is considered by Council to be appropriate for this LEP amendment.

If you have any questions, or require further information to assist in your assessment of this Planning Proposal, please contact John McNally, Project Officer (Planning Proposals) on (02) 9562 1683 or [jmcnally@rockdale.nsw.gov.au](mailto:jmcnally@rockdale.nsw.gov.au).

Yours sincerely,

**Erika Pawley**  
**Manager Place Outcomes**

Encs. Planning Proposal & Attachments  
Council Report & Minutes

2 Bryant Street Rockdale NSW 2216 Australia  
PO Box 21 Rockdale NSW 2216 Australia  
Tel 02 9562 1666 Fax 02 9562 1777 Email [rcc@rockdale.nsw.gov.au](mailto:rcc@rockdale.nsw.gov.au)  
DX 25308 Rockdale [www.rockdale.nsw.gov.au](http://www.rockdale.nsw.gov.au)  
ABN 66 139 730 052

## Important

This document contains important information about Rockdale City Council. If you do not understand, please visit Council's Customer Service Centre at 2 Bryant Street Rockdale, Monday – Friday from 8.30am – 4.30pm, Saturday 9am – 1pm. Council Staff will be happy to arrange interpreter services for you.

You may also contact Telephone Interpreter Services on 131 450 and ask them to ring Rockdale City Council on 9562 1666 on your behalf.

### Arabic

هام:

تحتوي هذه الوثيقة على معلومات هامة عن بلدية روكدايل. إذا لم تكن قادراً على فهمها، يرجى زيارة مركز خدمة زبائن البلدية على العنوان التالي: 2 Bryant Street في روكدايل من الإثنين إلى الجمعة بين الساعة ٨.٣٠ صباحاً و ٤.٣٠ مساءً. والسبت بين الساعة ٩.٠٠ صباحاً و ١.٠٠ بعد الظهر حيث سيقوم موظفو البلدية بتأمين مترجم لك بكل سرور. كما يمكنك الاتصال بخدمة الترجمة الهاتفية على الرقم 131 450 والطلب منهم الاتصال ببلدية روكدايل على الرقم 9562 1666 نيابةً عنك.

### Italian

#### Importante:

Questo documento contiene importanti informazioni sul Comune di Rockdale City. Se avete difficoltà a comprenderne il contenuto, recatevi presso il Customer Service Centre del Comune a 2 Bryant Street, Rockdale dal lunedì al venerdì dalle ore 8.30 alle 16.30 e al sabato dalle 9.00 alle 13.00. Il personale del Comune sarà ben lieto di procurarvi un servizio interpreti.

Potete anche chiamare il Servizio telefonico interpreti (TIS) al numero 131 450 chiedendo che telefoni per vostro conto al Comune di Rockdale City al numero 9562 1666.

### Chinese

#### 重要消息

本文件載有關於 Rockdale 市政府的重要資訊，如果您有不明之處，請於星期一至星期五，上午8時30分至下午4時30分，及星期六上午9時至下午1時，前來位於 2 Bryant Street, Rockdale，市政府的顧客服務中心。市政府的職員會很樂意為您安排傳譯員的服務。

您也可以聯絡電話傳譯服務處，電話 131 450，並請他們代您致電 9562 1666 給 Rockdale 市政府。

### Macedonian

#### Важно:

Овој документ содржи важни информации за Rockdale City Council (Градската општина на Rockdale). Ако не го разбирате, ве молиме, посетете го општинскиот Customer Service Centre (Центар за услуги на клиенти), кој се наоѓа на 2 Bryant Street, Rockdale, од понеделник до петок, од 8.30 наутро до 4.30 попладне и во сабота од 9.00 наутро до 1.00 попладне. Вработените во општината со задоволство ќе ви организираат да користите преведувач.

Исто така, можете да телефонираете во Telephone Interpreter Services (Служба за преведување по телефон) на 131 450, и да ги замолисте во ваше име да се јават во Градската општина на Rockdale на 9562 1666.

### Greek

#### Σημαντικό:

Αυτό το έγγραφο περιέχει σημαντικές πληροφορίες για τη Δημαρχία Rockdale City Council. Αν δεν τις καταλαβαίνετε, παρακαλείσθε να επισκεφτείτε το Κέντρο Εξυπηρέτησης Πελατών [Customer Service Centre] του Δήμου στο 2 Bryant Street, Rockdale, Δευτέρα - Παρασκευή από 8.30πμ - 4.30μμ και Σάββατο από 9.00πμ - 1.00μμ. Το Προσωπικό του Δήμου θα χαρεί να κανονίσει υπηρεσίες διερμηνέων για σας.

Μπορείτε επίσης να επικοινωνήσετε με τις Τηλεφωνικές Υπηρεσίες Διερμηνέων [Telephone Interpreter Services] στο 131 450 και να τους ζητήσετε να τηλεφωνήσουν στο Rockdale City Council στο 9562 1666 για λογαριασμό σας.

### Spanish

#### Importante:

Este documento contiene información importante sobre el Rockdale City Council (Municipio de Rockdale). Si no la entiende, le rogamos concurrir al Centro de Servicio al Cliente del Municipio, ubicado en 2 Bryant Street, Rockdale, atención de lunes a viernes, de 8:30 am a 4:30 pm y el sábado de 9.00 am a 1.00 pm. El personal del municipio se complacerá en obtener los servicios de un intérprete para usted.

Puede asimismo llamar al Servicio Telefónico de Intérpretes al 131 450 y pedirles que llamen de su parte al Rockdale City Council, teléfono 9562 1666.

**Caring for the Environment** — In the interest of protecting and preserving our environment, Rockdale City Council uses Nordset paper for all of its pre-printed paper requirements. Nordset has been awarded the Nordic Swan label for environmentally friendly pulp and paper manufacturing. It is manufactured with fibre obtained from sustainable plantation forest, it is oxygen bleached, Totally Chlorine Free (TCF), dioxin and acid free. Nordset can be recycled and is biodegradable.



# Council Meeting

Meeting Date 03/02/2016

## Public

### Report Header

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|                                |                                       |
|--------------------------------|---------------------------------------|
| <b>Item Number:</b>            | ORD14                                 |
| <b>Subject:</b>                | PLANNING PROPOSAL - HOUSEKEEPING LEP  |
| <b>File Number:</b>            | F14/25                                |
| <b>Report by:</b>              | Manager Place Outcomes (Erika Pawley) |
| <b>Contributors:</b>           | Urban Strategist (Josh Ford)          |
| <b>Community Engagement:</b>   | Yes                                   |
| <b>Financial Implications:</b> | No                                    |

### Precis

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The Rockdale Local Environmental Plan 2011 (RLEP 2011) has only been reviewed once since its making in December 2011. It is necessary to periodically review the LEP over time, as anomalies arise that require resolution. These anomalies are typically of a technical, non-controversial nature and are usually discovered through the assessment of Development Applications, the analysis of Planning Proposals, or through general property enquiries.

This review of the RLEP 2011 represents an opportunity to resolve some minor anomalies that have been identified since the first housekeeping review was undertaken.

### Council Resolution

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MOTION moved by Councillors Barlow and Awada

1 That pursuant to Section 56 of the Environmental Planning & Assessment Act 1979, the Planning Proposal for the Housekeeping LEP be submitted to the Department of Planning & Environment for a Gateway determination.

2 That should a Gateway determination be issued a further report be presented to Council following the public exhibition period to demonstrate compliance with the Gateway determination and to provide details of any submissions received throughout that process.

DIVISION

DIVISION on the MOTION called for by Councillors Barlow and Awada

FOR THE MOTION

Councillors Macdonald, Bezic, P Sedrak, Awada, Barlow, L Sedrak, Kalligas, Nagi, Mickovski, Ibrahim, Hanna, Tsounis, Poulos and Saravinovski

AGAINST THE MOTION

Nil

The MOTION was ADOPTED 14 votes to 0.

### Officer Recommendation

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1. That voting on this matter be by way of a Division.
2. That pursuant to Section 56 of the Environmental Planning & Assessment Act 1979, the Planning Proposal for the Housekeeping LEP be submitted to the Department of Planning & Environment for a Gateway determination.
3. Should a Gateway determination be issued, a further report be presented to Council following the public exhibition period, to demonstrate compliance with the Gateway determination and to provide details of any submissions received throughout that process.

### Report Background

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Applicant: Not applicable  
Land Owner: Various – LGA wide  
Director: Not applicable

#### **Planning Proposal**

The Planning Proposal is annexed to this report as **Attachment 1**, and includes a description of all amendments proposed. The amendments are of a minor nature and are limited in their extent and scale. The identified anomalies in the Planning Proposal range from correction of certain place names and their descriptions, through to specific development standards that need to be applied to particular sites, due to inconsistencies that have been noted. The amendments are not considered controversial and are not deemed to warrant any further investigation. The additional attachments to this report are Draft Housekeeping LEP maps. The Planning Proposal represents an opportunity to resolve anomalies that have arisen since the first Housekeeping LEP was undertaken for the RLEP 2011.

There are three items in the Planning Proposal were initiated by landowners, land occupants or neighbouring owners. Being of such a minor nature they have been included in this Housekeeping LEP rather than individual Planning Proposals. These are summarised in the table below.

| Site                                        | Nature of request                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Item 7 - Ramsgate RSL Club                  | The Ramsgate RSL Club has made a request to list "registered club" and "restaurant or cafe" as additional permitted uses on the site. Currently, the Club operates under existing use rights. The request is reasonable, and preferable to listing these uses as permissible across all land zoned RE1 Public Recreation.                 |
| Item 8 - Georges River 16 Foot Sailing Club | The Georges River 16 Foot Sailing Club has made a request to list "registered club" and "restaurant or cafe" as additional permitted uses on the site. Currently, the Club operates under existing use rights. The request is reasonable and preferable to listing these uses as permissible across all land zoned RE1 Public Recreation. |
| Item 11 - 4 Mitchell Street, Arncliffe      | The owner has requested the heritage listing of their house. Council's Heritage Advisor has undertaken a review of the property which indicates that the heritage significance of the property warrants listing.                                                                                                                          |

#### **Environmental Considerations**



The changes proposed in the Housekeeping LEP are of a minor nature, given that they include anomalies only. As such, there are no significant environmental considerations associated with the Planning Proposal.

#### **Strategic Context**

The Planning Proposal seeks to achieve a planning outcome that will result in a more efficient application of the RLEP 2011, by resolving minor anomalies that currently exist in the primary planning instrument.

#### **Gateway Planning Process**

If Council resolves to support the Planning Proposal and forward it to the Department of Planning & Environment (DPE) to seek a Gateway determination, the next step would be for DPE to issue the Gateway determination. If the Gateway determination is issued, it will outline the requirements for community and government agency consultation, including any consultation that is required prior to exhibition (if applicable). The outcomes of community and government agency consultation would be reported to Council in a future Council report, following the exhibition of the Planning Proposal.

#### **Conclusion**

The Planning Proposal is the only way of correcting minor anomalies that have been identified in the RLEP 2011. By progressing this Planning Proposal, Council can initiate the first step in resolving the current written and mapped anomalies that exist in the RLEP 2011, which involves requesting a Gateway determination to exhibit the Planning Proposal.

### **Community Engagement**

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Should the Planning Proposal proceed through the Gateway, the Planning Proposal will be subject to community consultation, in accordance with Sections 56(2)(c) and 57 of the Environmental Planning & Assessment Act 1979. The specific requirements for community consultation are determined by the Department of Planning and Environment and will be listed in the Gateway Determination, including any government agencies that are to be consulted in relation to the Planning Proposal.

### **Rockdale City Plan**

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|                   |                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outcome:          | 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. |
| Objective:        | Objective 2.2 - Our City has a well managed and sustainable built environment, quality and diverse development with effective housing choice in liveable neighbourhoods                                                                     |
| Strategy:         | 2.2.2 - Promote high quality, well designed and sustainable development and places that enhances the City                                                                                                                                   |
| Delivery Program: | 2.2.2.A - Demonstrate leadership and commitment in the management of development that enhances the City (DCPD)                                                                                                                              |
| Operational Plan: | 2.2.2.A.3 - Manage proposals for major development to ensure growth is appropriately scaled and located and delivers community benefits (MUES)                                                                                              |

#### **Additional Comments:**

### **Financial Implications**

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## Additional Comments

There are no financial implications applicable to this report.

## Supporting Information

Action From Resolution  
File Attachments

Action raised by Anne Suann on 04/02/2016



Attachment 1\_Planning Proposal\_Housekeeping LEP 2015.pdf



6650\_COM\_FSR\_004\_010\_20151212.pdf



6650\_COM\_FSR\_005\_010\_20151212.pdf



6650\_COM\_HER\_003\_010\_20151212.pdf



6650\_COM\_HER\_004\_010\_20151212.pdf



6650\_COM\_HOB\_005\_010\_20151212.pdf



6650\_COM\_LSZ\_005\_010\_20151212.pdf



6650\_COM\_LZN\_003\_010\_20151212.pdf



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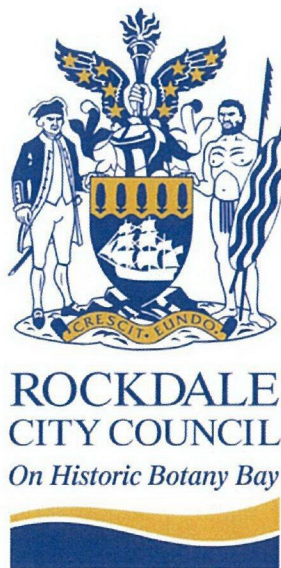


6650\_COM\_LZN\_005\_010\_20151212.pdf



# **Planning Proposal**

## **Rockdale Local Environmental Plan 2011 [Housekeeping LEP 2015]**



December 2015

## Contents

- Part 1 -** A statement of the Objectives or Intended Outcomes of the proposed LEP
- Part 2 -** An Explanation of the Provisions that are to be included in the proposed LEP
- Part 3 -** The Justification for those objectives, outcomes and provisions and the process for their implementation
- Part 4 -** Maps, where relevant, to identify the intent of the Planning Proposal and the area to which it applies
- Part 5 -** Details of the Community Consultation that is to be undertaken on the Planning Proposal
- Part 6 -** Project Timeline

| Table of revisions |                                         |
|--------------------|-----------------------------------------|
| V 1.0              | S56 - Request for Gateway Determination |



## 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

Rockdale City Council is required to undertake periodic reviews of its primary planning instrument, the Rockdale Local Environmental Plan 2011 (RLEP 2011), to ensure that any minor anomalies or inconsistencies are corrected.

The RLEP was notified in 2011, and since this time one (1) housekeeping amendment has been made to the RLEP 2011. This Planning Proposal forms the second housekeeping amendment, and includes a range of anomalies that have been identified since the last housekeeping amendment.

## **Part 1 - Objectives or Intended Outcomes**

The objective of the Planning Proposal is to correct anomalies and inconsistencies identified in the RLEP 2011 since the last housekeeping amendment.

## Part 2 - Explanation of Provisions

### A Maps

The *Rockdale LEP 2011* contains a number of supporting maps which are proposed to be amended as a result of the Planning Proposal. The relevant maps to be amended for the mapped items included under this Planning Proposal are described in detail under each item in Part B below. The relevant map extracts for those mapped items to be amended are included under Part 4 – Mapping.

### B Explain other provisions that are not map related.

The Planning Proposal involves a number of amendments, which are summarised below.

- ITEM 1 - Lot 1 DP585490 (No. 83) Harrow Road, Bexley is incorrectly identified as “Sierenza”, which is a heritage item of “Local” significance identified as I148 on map sheet HER002 and listed under Schedule 5 of the Rockdale LEP 2011. “Sierenza” should be changed in the relevant part of Schedule 5 to “Esperanza”, which is the correct reference for this item. No mapping amendments are required.
- ITEM 2 - Lot 51 DP 9171 (No. 30) Hamilton Street, Bardwell Valley is currently listed as a heritage item of “Local” significance, identified as I148 on map sheet HER003 and listed under Schedule 5 of the Rockdale LEP 2011. Following a Council resolution (dated 1 August 2012) Council proposes to delist this item, given that there is clearly a lack of merit in retaining the heritage status of this property, and the owner has formally requested that the delisting occur.
- ITEM 3 - Lot 4 DP659447 (No. 38) Dunmore Street North, Bexley is a heritage item of “Local” significance (Federation House) identified as I125 on map sheet HER004 and listed under Schedule 5 of the Rockdale LEP 2011. This item requires an amendment to map sheet HER004, as it currently incorrectly captures the rear of both Lot 1 DP929566 (No. 32) & Lot 1 DP933175 (No. 34) Caledonian Street, Bexley.
- ITEM 4 – Lot 1, DP 564103; Lot 700, DP 1059734; Lot 25, DP 11976; Lot 54, DP 11976; Lot 53, DP 11976; Lot 45, DP 11976 (No.’s 26–26A, 28, 40, 35, 37 and 53 Teralba Road, Brighton-Le-Sands) known as Item 171 form a heritage item of “Local” significance (Group of Houses) listed under Schedule 5 of the Rockdale LEP 2011. This item requires an amendment to map sheet HER004, as it is not currently shown on this map.
- ITEM 5 - Lot 4, DP 78024; Lot 1, DP 78204; Lot 16, DP 15057; Lot 10, DP 15057; Lot 5, DP 15057 (No.’s 3, 9, 11, 23 and 33) Brighton Parade, Brighton-Le-Sands is a heritage item of “Local” significance (Brighton-Le-Sands Houses) identified as I166 on map sheet HER004 and listed under Schedule 5 of the Rockdale LEP 2011. This item requires an amendment to one of the subject property descriptions listed in Schedule 5, as it incorrectly lists “Lot 1 DP78204”, instead of the correct descriptor “Lot 1 DP78024”. No mapping amendments are required.
- ITEM 6 – SP86291 (No. 145-147) Russell Avenue, Sans Souci requires a single zoning and consistent development standards to be applied on the relevant map sheets - LZN005, LSZ005, FSR005 and HOB005 - of the Rockdale LEP 2011. The zonings and associated development standards for the land are currently evenly split North/South through the centre of the site. The site accommodates a recently constructed residential unit development. Currently the RLEP 2011 shows a combination of R3 Medium Density Residential zone / 450m<sup>2</sup> minimum lot size / 8.5m building height and FSR of 0.6:1 for the Western half of the site and R4 High Density Residential zone / no minimum lot size / 14.5m building height and FSR of 1:1 for the Eastern half of the site. Given the existing



zoning and development standards for the Eastern half of the site reflect the existing development located within the site, it is proposed to amend the RLEP 2011 to illustrate the entire site as R4 High Density Residential zone / no minimum lot size / 14.5m building height and FSR of 1:1.

- ITEM 7 – List the definitions “Registered Club” and “Restaurant or Cafe” as Additional Permitted Uses under Schedule 1 of the RLEP 2011 for Lot 1 DP1152183 (No. 50) Park Road, Sans Souci. The land is known as Pemberton Reserve and directly adjoins Ramsgate RSL Club. While a “Kiosk” is mandated as Permitted with Consent in the RE1 Public Recreation zone, both “Registered Club” and “Restaurant or Cafe” are not, which means Ramsgate RSL Club currently operates under existing use rights. Should the Club ever want to expand their operations at the site, restrictions would apply to the size of the expansion that could occur, due to the existing use rights issue. Council would not like to introduce the definitions “Registered Club” or “Restaurant or Cafe” as permissible uses throughout all RE1 zoned land, therefore an APU is the most appropriate planning response in this instance. No mapping amendments are required.
- ITEM 8 – List the definitions “Registered Club” and “Restaurant or Cafe” as Additional Permitted Uses under Schedule 1 of the RLEP 2011 for Lot 436 DP752056 (No. 55) Sanoni Avenue, Sandringham. The land is currently occupied by Georges River 16 Foot Sailing Club. While a “Kiosk” is mandated as Permitted with Consent in the RE1 Public Recreation zone, a “Restaurant” is not, which means the Georges River 16 Foot Sailing Club currently operates under existing use rights. Should the Club ever want to expand their operations at the site, restrictions would apply to the size of the expansion that could occur, due to the existing use rights issue. Council would not like to introduce the definitions “Registered Club” or “Restaurant or Cafe” as permissible uses throughout all RE1 zoned land, therefore an APU is the most appropriate planning response in this instance. No mapping amendments are required.
- ITEM 9 – The term “Correctional Facility” in the RLEP 2011 should be replaced by “Correctional Centre” as listed in the Dictionary component of the RLEP 2011, in order to be consistent throughout the whole instrument. No mapping amendments are required.
- ITEM 10 – This item affects land known as Lots A, B & C DP 343495 (No.’s 31-35) Chapel Street, Rockdale. The RLEP 2011 currently shows part of No. 31 Chapel Street, Rockdale as both B4 Mixed Use zone and RE1 Public Recreation zone. Map sheet LZN\_004 requires the whole of No. 31 Chapel Street to be zoned RE1 Public Recreation as the land is not mapped for acquisition on map sheet LRA\_004, and is not required for acquisition.
- ITEM 11 – Lot 35 DP 2069 (No. 4) Mitchell Street, Arncliffe requires an amendment to the map sheet HER\_003 and Schedule 5 of the RLEP 2011 to include a heritage listing for the subject property. The owner has requested the listing and Council’s Heritage Advisor has undertaken a review of the property which indicates that the heritage significance of the property warrants listing. The adjoining Victorian Terrace on Lot 36 DP2069 (No. 3) Mitchell Street is listed as I38 under Schedule 5 of the RLEP 2011. The buildings share a common wall.
- ITEM 12 – Land zoned B4 Mixed Use Zone, comprising allotments between 286A Forest Road & 159 Frederick Street, Bexley requires a description amendment to map sheet LZN 003. The site is coloured correctly on map sheet LZN 003, however the zoning description states “B1”, and instead should state “B4”.
- ITEM 13 – Lot 11 DP 1015728 (No. 28) Hannam Street, Turella requires deletion of I231 from map sheet HER 003 and Schedule 5, which relates to “Sandstone Victorian Cottage Incorporated in a Modern Dwelling”. This item was recommended to be deleted in a heritage review conducted by Council in 2010.

- ITEM 14 – Clause 5.1A of the RLEP 2011 requires a change to “Column 2 - Development” for the R2 Low Density Residential zone, R3 Medium Density Residential zone, R4 High Density Residential zone and B2 Local Centre zone. This is due to the acquisition purpose of some items marked as “Local road” and “Car park” in the LRA map series not being accommodated in Column 1 under their relevant zones in Clause 5.1A. The following wording amendments (coloured in red) will be made to Clause 5.1A as it currently exists in the RLEP 2011:

| Column 1<br>Land                                                                    | Column 2<br>Development |
|-------------------------------------------------------------------------------------|-------------------------|
| Zone R2 Low Density Residential and marked “Local road” or “Local road widening”    | Roads                   |
| Zone R2 Low Density Residential and marked “Car parks”                              | Car parks               |
| Zone R3 Medium Density Residential and marked “Local road” or “Local road widening” | Roads                   |
| Zone R4 High Density Residential and marked “Local road” or “Local road widening”   | Roads                   |
| Zone B2 Local Centre and marked “Local road” or “Local road widening”               | Roads                   |
| Zone B4 Mixed Use and marked “Local road” or “Local road widening”                  | Roads                   |
| Zone B4 Mixed Use and marked “Car parks”                                            | Car parks; Roads        |
| Zone SP2 Infrastructure and marked “Classified road” or “Local road widening”       | Roads                   |
| Zone RE1 Public Recreation and marked “Local open space” or “Regional open space”   | Recreation areas        |

- ITEM 15 – Clause 6.14 (and subsequently, the Dictionary) of the RLEP 2011 requires minor changes to add clarity to the planning process where Clause 6.14 applies. The following wording amendments (coloured in red) will be made to the Dictionary and Clause 6.14 (respectively) as they currently exist in the RLEP 2011:

**Dictionary**  
(Clause 1.4)

**depot** means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.

**“building demonstrating design excellence”** Refer clause 6.14

**drainage** means any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or ground water. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.



## Part 6 Additional local provisions

### 6.14 Design excellence

- (1) The objective of this clause is to deliver the highest standard of architectural, urban and landscape design.
- (2) This clause applies to the following development:
  - (a) development that is the erection of a new building on land bounded by a heavy black line on the Design Excellence Map,
  - (b) development that is the subject of a development application that relies on clause 4.3 (2A) (a), (f), (g), (h) or (i).
  - (c) proposed and existing development applications and approvals within areas identified in clause 4.3 (2A) (a), (f), (g), (h) or (i) that seek benefit from additional height or height bonus
- (3) Development consent must not be granted **or modified** to development to which this clause applies unless:
  - (a) an architectural design competition that is consistent with the Design Excellence Guidelines has been held in relation to the development, and
  - (b) the consent authority considers that the development exhibits design excellence.
- (4) ~~(5)~~ In deciding whether to grant development consent to development to which this clause applies, the consent authority must take into consideration the results of the architectural design competition.
- (5) ~~(4)~~ An architectural design competition is not required under subclause (3) if the consent authority is satisfied that such a process would be unreasonable or unnecessary in the circumstances.
- (6) In this clause:

**architectural design competition** means a competitive process conducted in accordance with the Design Excellence Guidelines.

**"building demonstrating design excellence"** means a building where the design of the building (or the design of an external alteration to the building) is the winner of a competitive design process and the consent authority is satisfied that the building or alteration exhibits design excellence

**Design Excellence Guidelines** means the Design Excellence Guidelines adopted by the Council and in force at the commencement of *Rockdale Local Environmental Plan 2011 (Amendment No 8)*, or, if none have been adopted, the Design Excellence Guidelines issued by the Secretary.

**Design Excellence Map** means the Rockdale Local Environmental Plan 2011 Design Excellence Map.



## Part 3 - Justification

### A Need for the Planning Proposal

#### A1 Is the Planning Proposal a result of any strategic study or report?

No. The Planning Proposal is required to amend the RLEP 2011, as part of a periodic housekeeping review.

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

Yes. The Planning Proposal is the only means available to amend anomalies and inconsistencies in the RLEP 2011.

### 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)?

Yes. The correction of minor anomalies and inconsistencies in the RLEP 2011 will not have any implications for the actions and objectives contained in *A Plan for Growing Sydney*.

#### 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.

Table 3 below identifies how the Planning Proposal is consistent with the community outcomes.

**Table 3 – Consistency with Rockdale City Community Strategic Plan**

| Outcome | Objective                                                                                                                                                    | Strategy                                                                                                 | Consistency                                                            |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| 2       | 2.2 Our City has a well managed and sustainable built environment, quality and diverse development with effective housing choice in liveable neighbourhoods. | 2.2.2 Promote high quality, well designed and sustainable development and places that enhances the City. | The Planning Proposal is consistent with the aforementioned objective. |

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

Consistency with the State Environmental Planning Policies is provided in Table 4, below.

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

| No. | Title                                                             | Consistency with Planning Proposal |
|-----|-------------------------------------------------------------------|------------------------------------|
| 14  | Coastal Wetlands                                                  | N/A                                |
| 15  | Rural Landsharing 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 Aquaculture                                             | N/A                                |
| 32  | Urban Consolidation (Redevelopment of Urban Land)                 | N/A                                |
| 33  | Hazardous and Offensive Development                               | N/A                                |
| 36  | Manufactured Home Estates                                         | N/A                                |
| 39  | Spit Island Bird Habitat                                          | 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                                               | N/A                                |
| 59  | Central Western Sydney Regional Open Space and Residential        | N/A                                |
| 62  | Sustainable Aquaculture                                           | N/A                                |
| 64  | Advertising and Signage                                           | N/A                                |
| 65  | Design Quality of Residential Flat Development                    | N/A                                |
| 70  | Affordable Housing (Revised Schemes)                              | N/A                                |
| 71  | Coastal Protection                                                | N/A                                |
|     | (Affordable Rental Housing) 2009                                  | N/A                                |
|     | (Building Sustainability Index: BASIX) 2004                       | N/A                                |
|     | (Exempt and Complying Development Codes) 2008                     | N/A                                |
|     | (Housing for Seniors or People with a Disability) 2004            | N/A                                |
|     | (Infrastructure) 2007                                             | N/A                                |
|     | (Kosciuszko National park Alpine Resorts) 2007                    | N/A                                |
|     | (Kurnell Peninsula) 1989                                          | N/A                                |
|     | (Major Development) 2005                                          | N/A                                |



|  |                                                               |     |
|--|---------------------------------------------------------------|-----|
|  | (Mining, Petroleum Production and Extractive Industries) 2007 | N/A |
|  | (Miscellaneous Consent Provisions) 2007                       | N/A |
|  | (Penrith Lakes Scheme) 1989                                   | N/A |
|  | (Rural Lands) 2008                                            | N/A |
|  | (SEPP 53 Transitional Provisions) 2011                        | N/A |
|  | (State and Regional Development) 2011                         | N/A |
|  | (Sydney Drinking Water Catchment) 2011                        | N/A |
|  | (Sydney Region Growth Centres) 2006                           | N/A |
|  | (Three Ports) 2013                                            | N/A |
|  | (Urban Renewal) 2010                                          | N/A |
|  | (Western Sydney Employment Area) 2009                         | N/A |
|  | (Western Sydney Parklands) 2009                               | N/A |

See Table 5 below which reviews the consistency with the formerly named State Regional Environmental Plans, now identified as deemed SEPPs.

**Table 5 - Consistency with deemed State Environmental Planning Policies**

| No. | Title                                 | Consistency with Planning Proposal |
|-----|---------------------------------------|------------------------------------|
| 8   | (Central Coast Plateau Areas)         | N/A                                |
| 9   | Extractive Industry (No.2 – 1995)     | N/A                                |
| 16  | Walsh Bay                             | N/A                                |
| 18  | Public Transport Corridors            | N/A                                |
| 19  | Rouse Hill Development Area           | N/A                                |
| 20  | Hawkesbury-Nepean River (No.2 – 1997) | N/A                                |
| 24  | Homebush Bay Area                     | N/A                                |
| 26  | City West                             | N/A                                |
| 30  | St Marys                              | N/A                                |
| 33  | Cooks Cove                            | Yes                                |
|     | (Sydney Harbour Catchment) 2005       | N/A                                |

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

See Table 6 below which reviews the consistency with the Ministerial Directions for LEPs under section 117 of the *Environmental Planning and Assessment Act 1979*.

**Table 6 - Consistency with applicable Ministerial Directions**

**1. Employment and Resources**

| No. | Title                                                | Consistency with Planning Proposal |
|-----|------------------------------------------------------|------------------------------------|
| 1.1 | Business and Industrial Zones                        | N/A                                |
| 1.2 | Rural Zones                                          | N/A                                |
| 1.3 | Mining, Petroleum Production & Extractive Industries | N/A                                |
| 1.4 | Oyster Aquaculture                                   | N/A                                |
| 1.5 | Rural Lands                                          | N/A                                |

**2. Environment and Heritage**

| No. | Title                          | Consistency with Planning Proposal                                                 |
|-----|--------------------------------|------------------------------------------------------------------------------------|
| 2.1 | Environmental Protection Zones | N/A                                                                                |
| 2.2 | Coastal Protection             | N/A                                                                                |
| 2.3 | Heritage Conservation          | Yes. The proposed amendments relating to heritage items are of minor significance. |
| 2.4 | Recreation Vehicle Areas       | N/A                                                                                |

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

| No. | Title | Consistency with Planning Proposal |
|-----|-------|------------------------------------|
|-----|-------|------------------------------------|



|     |                                             |                                                                                       |
|-----|---------------------------------------------|---------------------------------------------------------------------------------------|
| 3.1 | Residential Zones                           | Yes. The proposed mapping amendments relating to this SEPP are of minor significance. |
| 3.2 | Caravan Parks and Manufactured Home Estates | N/A                                                                                   |
| 3.3 | Home Occupations                            | N/A                                                                                   |
| 3.4 | Integrating land use and Transport          | Yes. The proposed mapping amendments relating to this SEPP are of minor significance. |
| 3.5 | Development near Licensed Aerodromes        | Yes. The proposed mapping amendments relating to this SEPP are of minor significance. |
| 3.6 | Shooting ranges                             | N/A                                                                                   |

#### 4. Hazard and Risk

| No. | Title                             | Consistency with Planning Proposal |
|-----|-----------------------------------|------------------------------------|
| 4.1 | Acid Sulfate Soils                | N/A                                |
| 4.2 | Mine Subsidence and Unstable Land | N/A                                |
| 4.3 | Flood Prone Land                  | N/A                                |
| 4.4 | Planning for Bushfire Protection  | N/A                                |

#### 5. Regional Planning

| No. | Title                                                                    | Consistency with Planning Proposal |
|-----|--------------------------------------------------------------------------|------------------------------------|
| 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 on the vicinity of Ellalong...                               | N/A                                |
| 5.6 | Sydney to Canberra Corridor                                              | N/A                                |
| 5.7 | Central Coast                                                            | N/A                                |
| 5.8 | Second Sydney Airport: Badgerys Creek                                    | N/A                                |

#### 6. Local Plan Making

| No. | Title                              | Consistency with Planning Proposal                                                                                                                       |
|-----|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6.1 | Approval and Referral Requirements | Yes.                                                                                                                                                     |
| 6.2 | Reserving land for Public Purposes | Yes. The proposed mapping amendments relating to this SEPP are of minor significance.                                                                    |
| 6.3 | Site Specific Provisions           | Yes. The proposal to include an Additional Permitted Use for the purposes of an existing Council nursery on Council owned land is of minor significance. |

#### 7. Metropolitan Planning

| No. | Title                                                   | Consistency with Planning Proposal |
|-----|---------------------------------------------------------|------------------------------------|
| 7.1 | Implementation of the Metropolitan Plan for Sydney 2036 | Yes.                               |

## **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 Planning Proposal includes only minor amendments which will not have any adverse environmental impacts.

- C2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

The Planning Proposal includes only minor amendments which will not have any adverse environmental impacts.

- C3 How has the Planning Proposal adequately addressed any social and economic effects?**

The Planning Proposal includes only minor amendments which will not have any adverse social or economic impacts.

## **D State and Commonwealth interests**

- D1 Is there adequate public infrastructure for the Planning Proposal?**

The Planning Proposal includes only minor amendments that will not generate any need for public infrastructure.

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

No preliminary government agency comments have been sought to date. Should a Gateway determination be issued, Council will consult with the necessary authorities at the time of exhibition of the Planning Proposal.

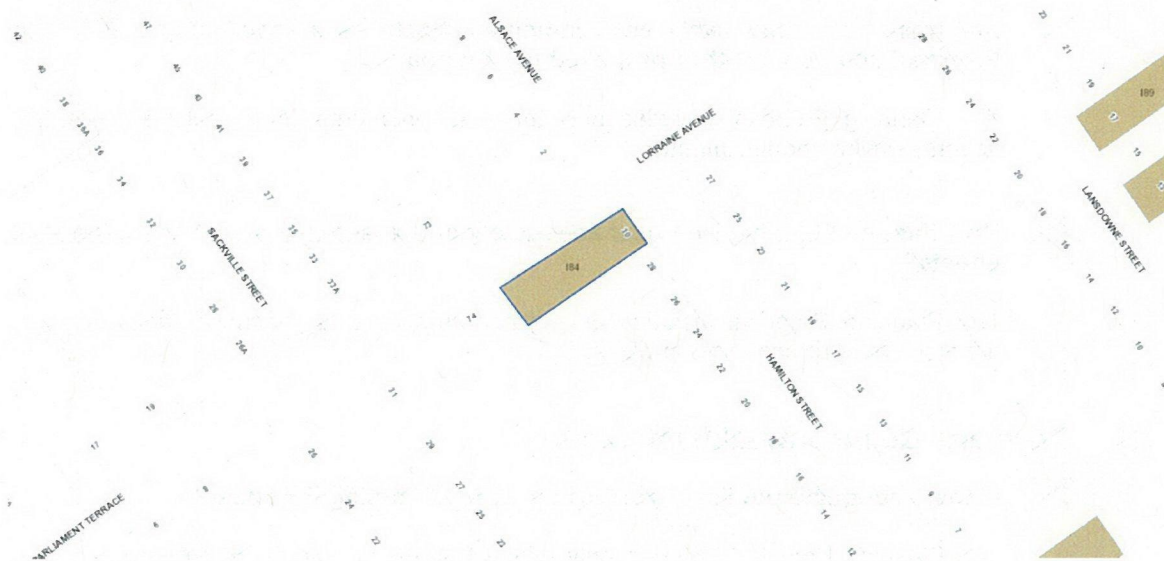


## Part 4 – Mapping

### Current RLEP 2011 Map Extracts

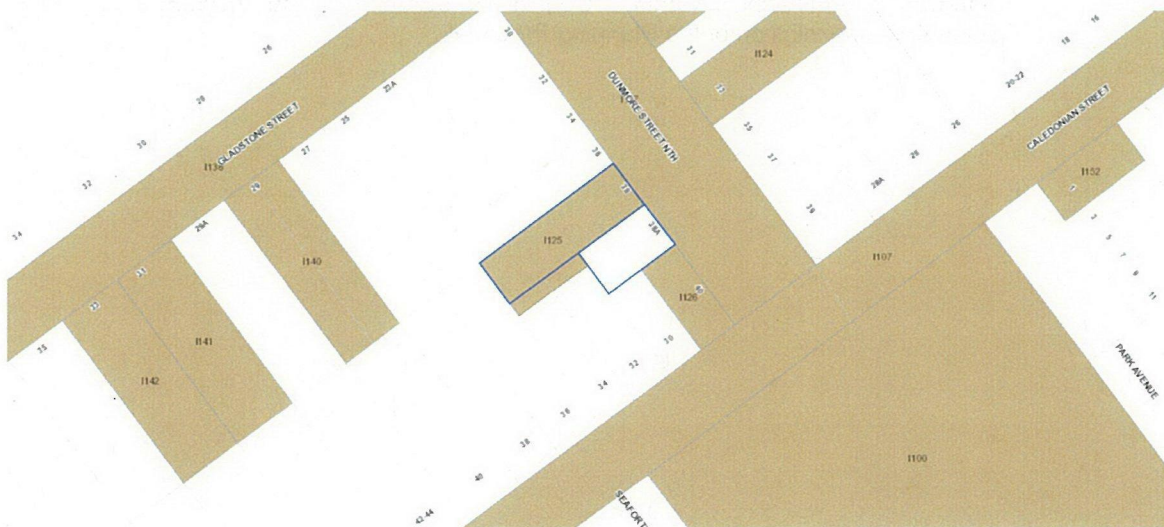
#### **ITEM 2 - Lot 51 DP 9171 (No. 30) Hamilton Street, Bardwell Valley**

Current HER\_003 map extract



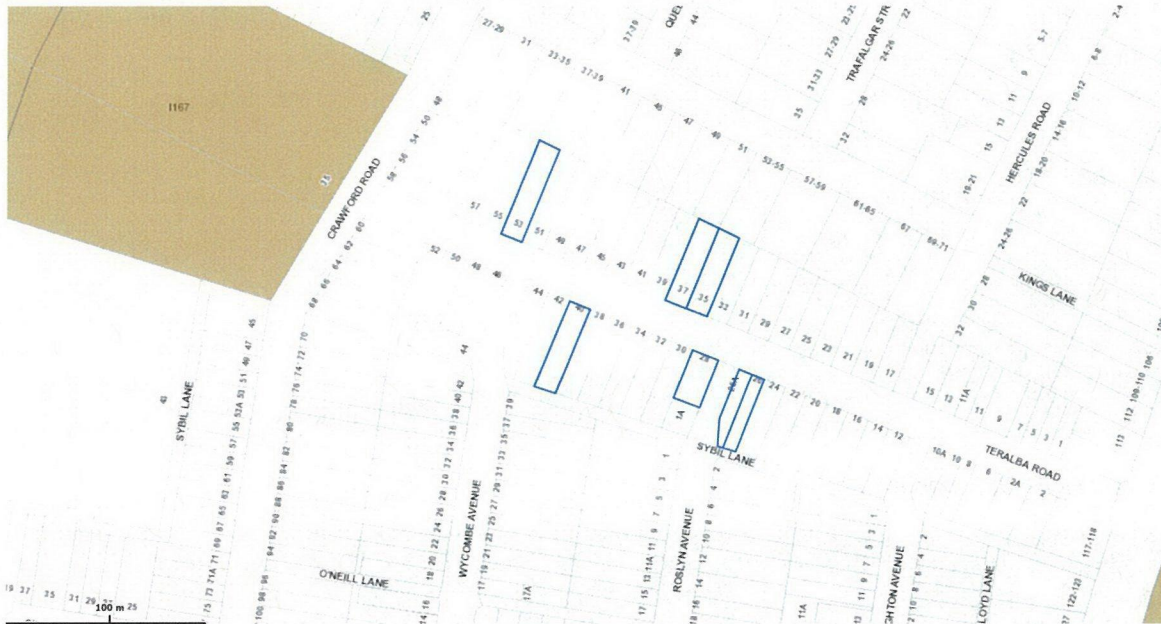
#### **ITEM 3 - Lot 4 DP659447 (No. 38) Dunmore Street North, Bexley**

Current HER\_004 map extract



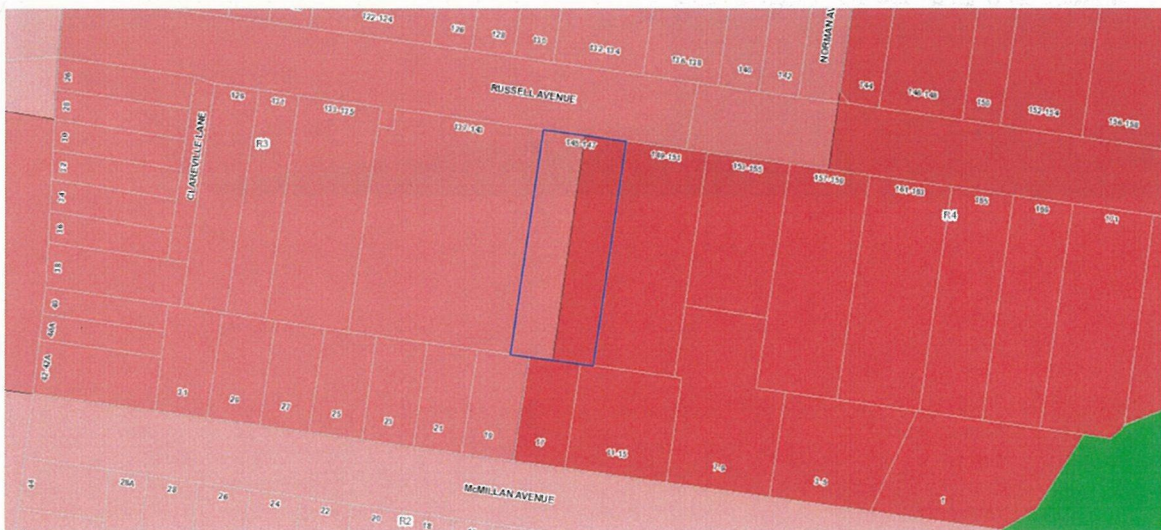
**ITEM 4 – Lot 1, DP 564103; Lot 700, DP 1059734; Lot 25, DP 11976; Lot 54, DP 11976; Lot 53, DP 11976; Lot 45, DP 11976 (No.'s 26–26A, 28, 40, 35, 37 and 53 Teralba Road, Brighton-Le-Sands)**

Current HER\_004 map extract



**ITEM 6 – SP86291 (No. 145-147) Russell Avenue, Sans Souci**

Current LZN\_005 map extract





Current LSZ\_005 map extract



Current HOB\_005 map extract



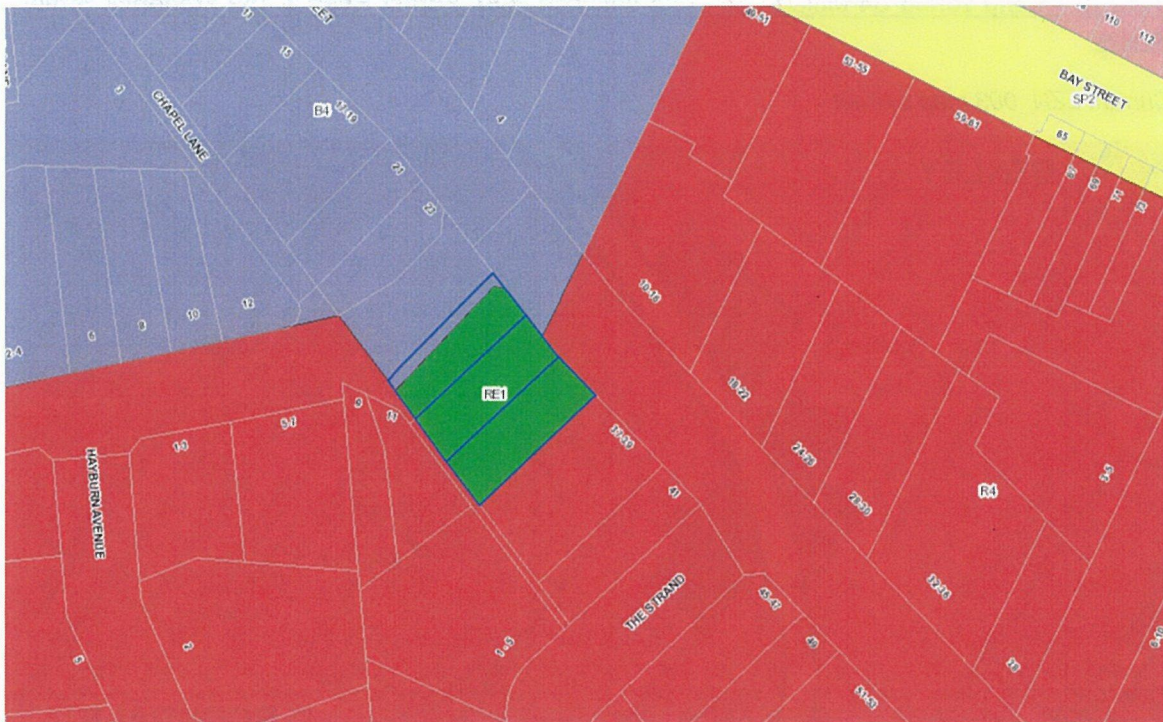


Current FSR\_005 map extract



**ITEM 10 – Lots A, B & C DP 343495 (No.'s 31-35) Chapel Street, Rockdale**

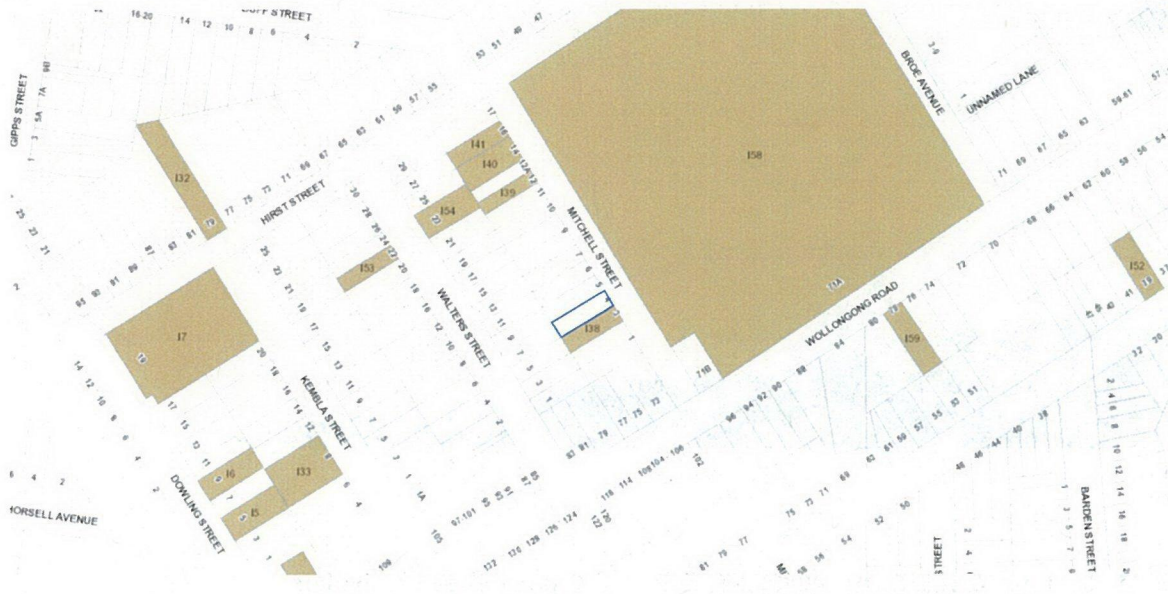
Current LZN\_004 map extract





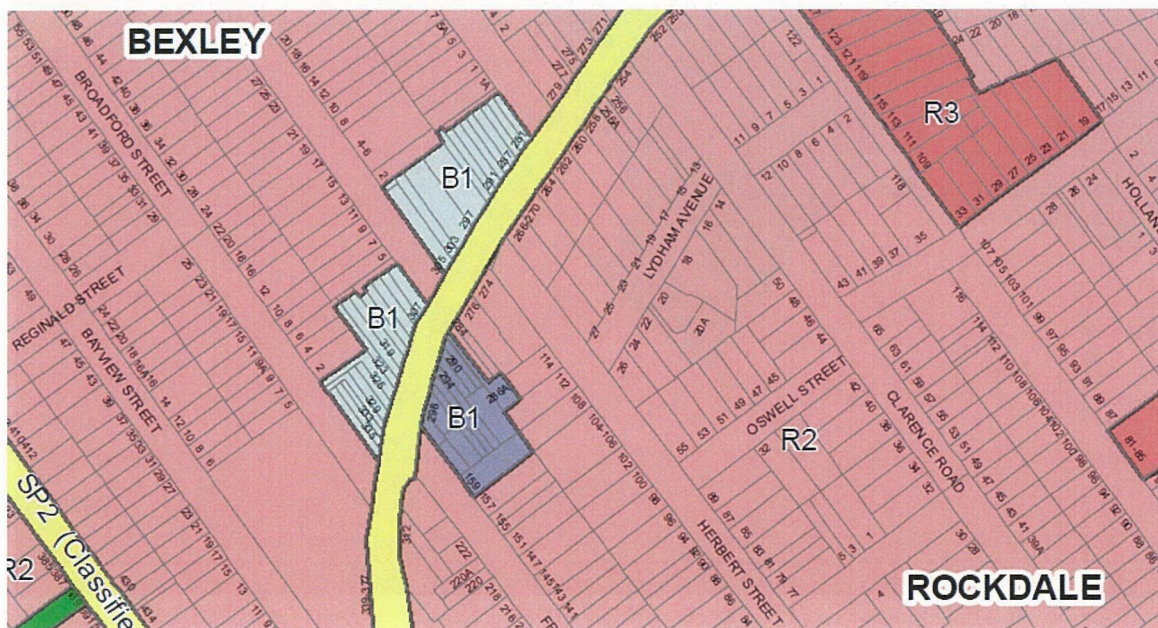
**ITEM 11 – Lot 35 DP 2069 (No. 4) Mitchell Street, Arncliffe**

Current HER\_003 map extract



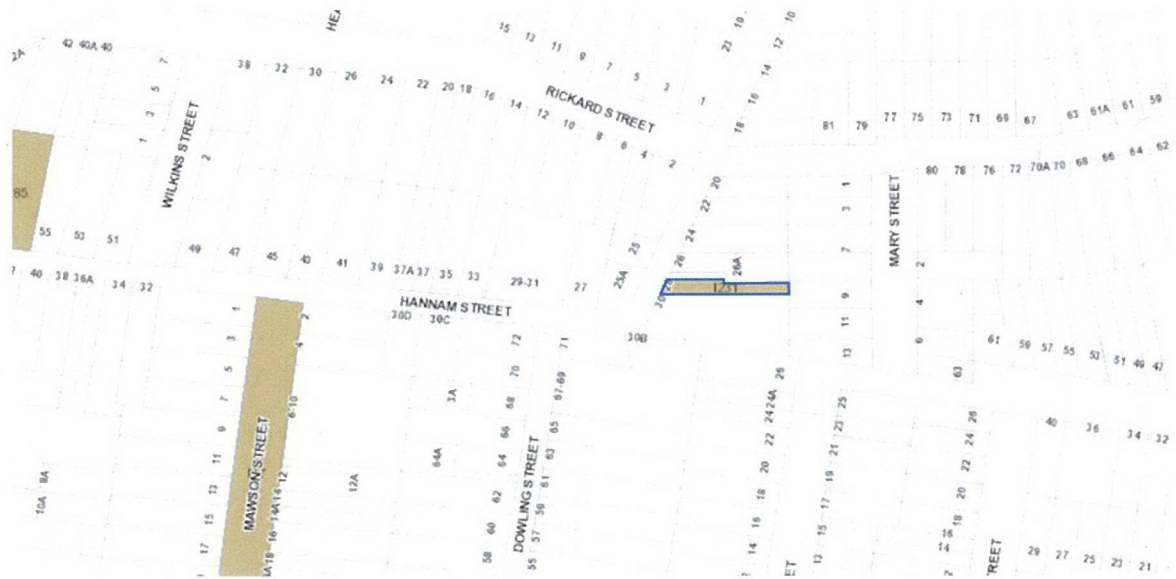
**ITEM 12 – Land zoned B4 Mixed Use Zone between 286A Forest Road & 159 Frederick Street, Bexley**

Current LZN\_003 map extract



**ITEM 13 – Lot 11 DP 1015728 (No. 28) Hannam Street, Turella**

Current HER\_003 map extract





***Proposed Draft RLEP 2011 Maps***

## Part 5 - Community Consultation

The Planning Proposal would be placed on public exhibition in accordance with the provisions stipulated in the Gateway Determination.

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 in the Gateway determination;
- Notification letters to adjoining landowners (for items that are site specific);
- Notification and exhibition of the Planning Proposal on Council's "Have Your Say" website; and
- Exhibition of the Planning Proposal at all of Council's branch libraries, and at Council's Customer Service Centre, 2 Bryant Street, Rockdale.

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



## Part 6 – Project Timeline

The table below provides a proposed timeframe for the project.

**Table–** Approximate Project Timeline

| Task                                                                                                                           | Timing        |
|--------------------------------------------------------------------------------------------------------------------------------|---------------|
| Date of Gateway determination                                                                                                  | February 2016 |
| Anticipated timeframe for the completion of required technical information                                                     | February 2016 |
| Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)                    | April 2016    |
| Commencement and completion dates for public exhibition period                                                                 | April 2016    |
| Dates for public hearing (if required)                                                                                         | N/A           |
| Timeframe for consideration of submissions                                                                                     | May 2016      |
| Timeframe for the consideration of a PP following exhibition                                                                   | May 2016      |
| Consideration of PP by Council (Council Meeting)                                                                               | June 2016     |
| Date of submission to the department to finalise the LEP                                                                       | June 2016     |
| Anticipated date RPA will make the plan (if delegated) or Anticipated date RPA will forward to the department for notification | August 2016   |
| Anticipated publication date                                                                                                   | August 2016   |





# Rockdale Local Environmental Plan 2011

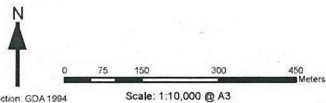
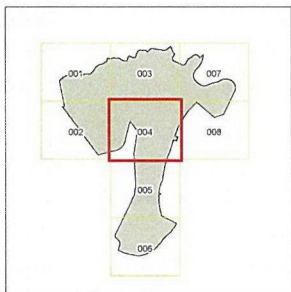
## Floor Space Ratio Map - Sheet FSR\_004

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

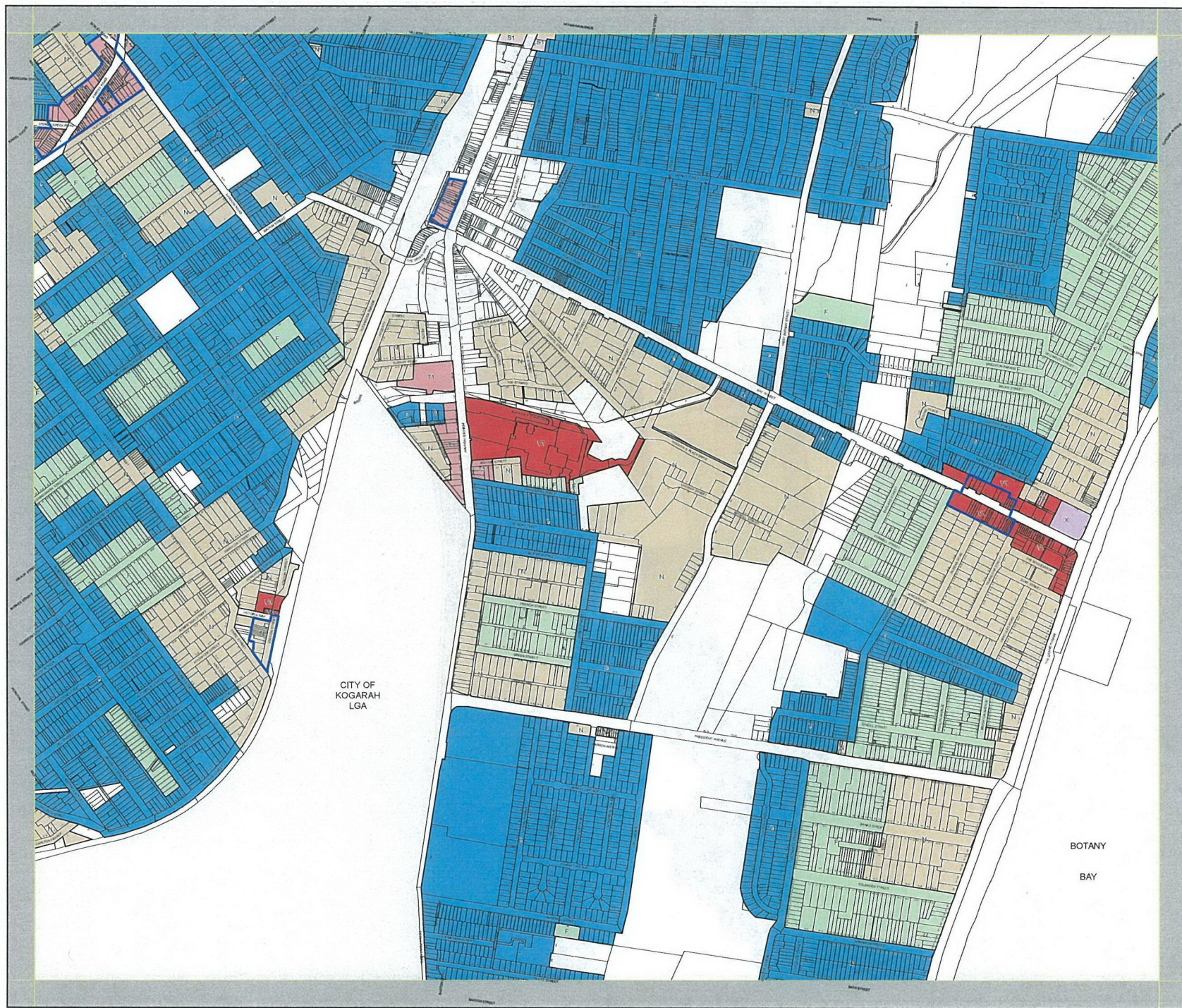
|    |                     |
|----|---------------------|
| D  | 0.5                 |
| F  | 0.6                 |
| N  | 1                   |
| S1 | 1.5                 |
| S2 | 1.8                 |
| T1 | 2                   |
| T2 | 2.2                 |
| U1 | 2.5                 |
| U2 | 2.85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

### Cadastre

□ Cadastre 11/11/2015  
● Land & Property Information (LPI)



Map identification number:  
6650\_CCM\_FSR\_004\_010\_20151212







# Rockdale Local Environmental Plan 2011

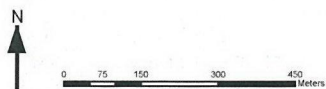
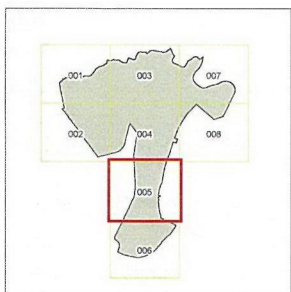
## Floor Space Ratio Map - Sheet FSR\_005

### 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 |

### Cadastral

Cadastral 11/11/2015  
© Land & Property Information (LPI)



Projection: GDA 1994  
Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
6650\_COM\_FSR\_005\_010\_20151212







# Rockdale Local Environmental Plan 2011

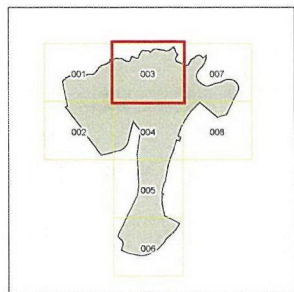
Heritage Map - Sheet HER\_003

## Heritage

Item - General

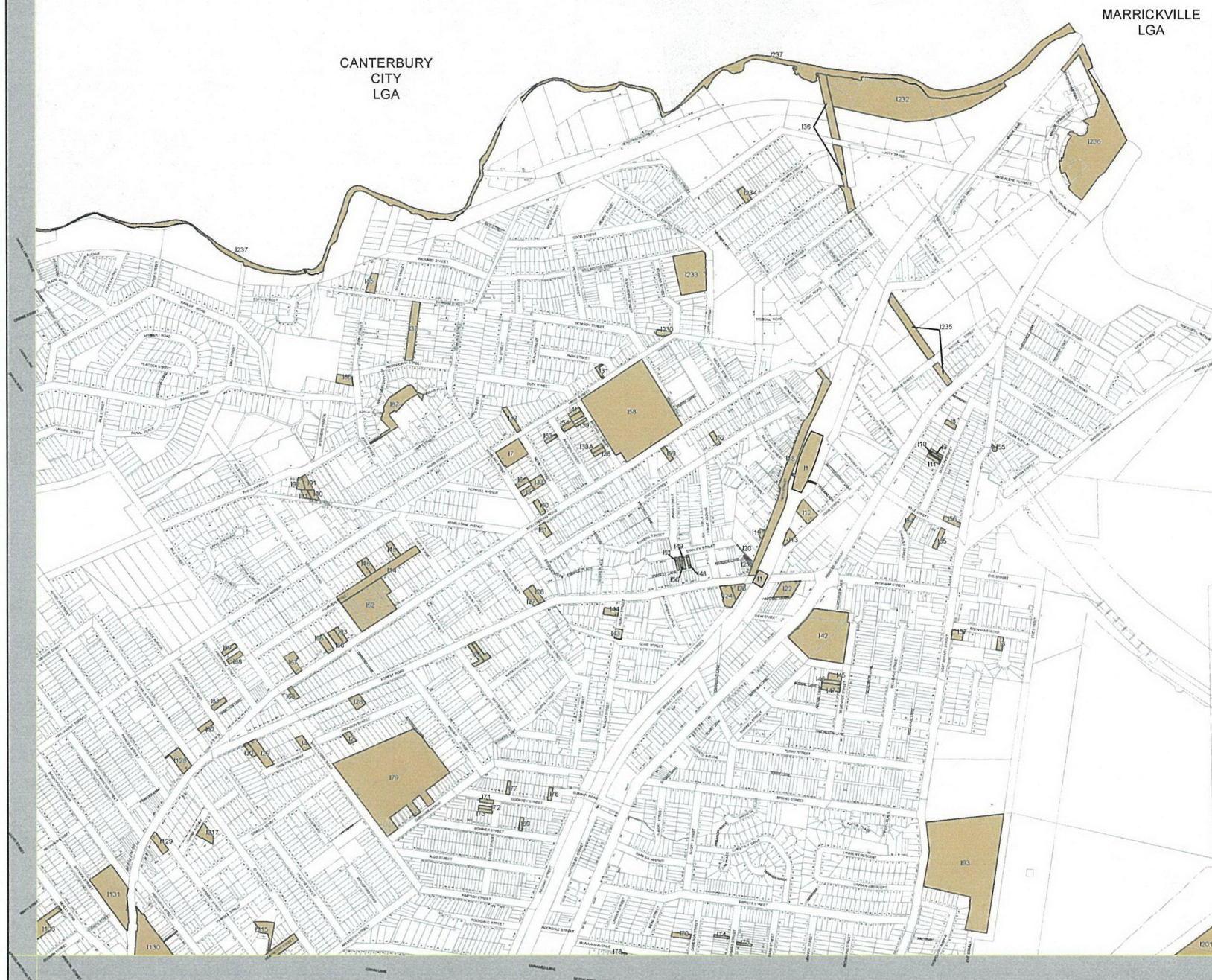
## Cadastre

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



Projection: GDA 1994  
Zone 56  
Scale: 1:10,000 @ A3

Map identification number:  
6650\_C0M\_HER\_003\_010\_20151212







# Rockdale Local Environmental Plan 2011

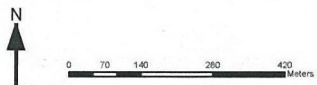
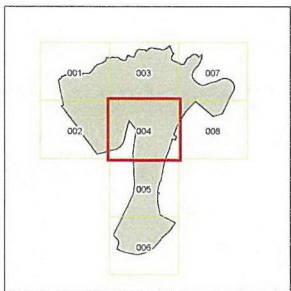
## Heritage Map - Sheet HER\_004

### Heritage

Item - General

### Cadastre

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



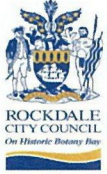
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Zone 56

Map identification number

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# Rockdale Local Environmental Plan 2011

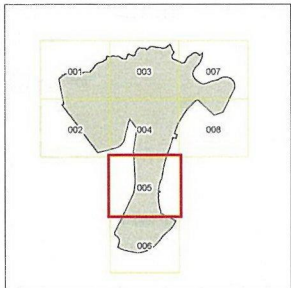
## Height of Buildings Map - Sheet HOB\_005

### 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 |

### Cadastral

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



0 62.5 125 250 375 Meters

Projection: GDA 1994  
Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
6650\_COM\_HOB\_005\_010\_20151212

KOGARAH  
CITY  
LGA

BOTANY  
BAY







# Rockdale Local Environmental Plan 2011

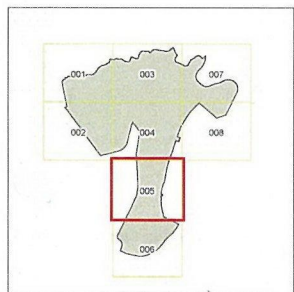
## Lot Size Map - Sheet LSZ\_005

### Minimum Lot Size (sq m)

|   |     |
|---|-----|
| B | 230 |
| D | 340 |
| G | 450 |
| S | 840 |

### Cadastral

|  |                                     |
|--|-------------------------------------|
|  | Cadastral 11/11/2015                |
|  | © Land & Property Information (LPI) |



0 62.5 125 250 375 Meters

Projection: GDA 1994  
Zone 56

Scale: 1:10,000 @ A3

Map identification number:

6650\_CGM\_LSZ\_005\_010\_20151212







# Rockdale Local Environmental Plan 2011

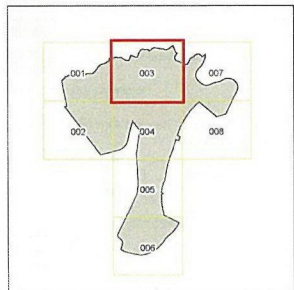
## Land Zoning Map - Sheet LZN\_003

### 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 Rural Small Holdings
- SP2 Infrastructure
- SP3 Tourist
- REP 33 Sydney Regional Environmental Plan No 33

### Cadastre

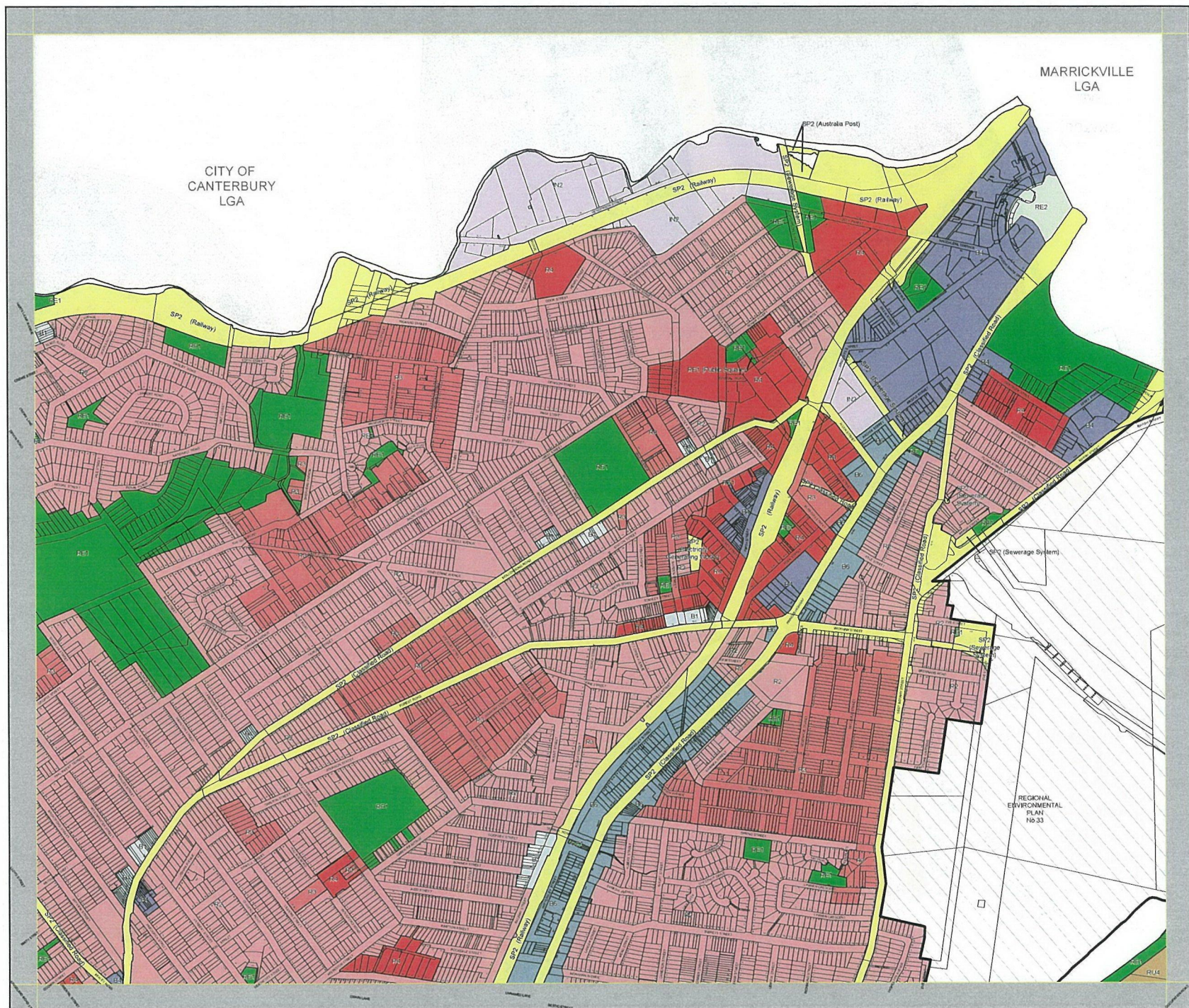
- Cadastre 11/11/2015
- Land & Property Information (LPI)



0 80 160 320 480 Meters

Projection: GDA 1994  
Zone 56

Map identification number  
6650\_COM\_LZN\_003\_010\_20151212







# Rockdale Local Environmental Plan 2011

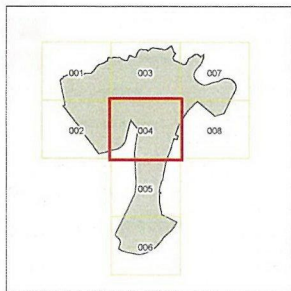
## Land Zoning Map - Sheet LZN\_004

### 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 Rural Small Holdings
- SP2 Infrastructure
- SP3 Tourist
- REP 33 Regional Environmental Plan No 33

### Cadastre

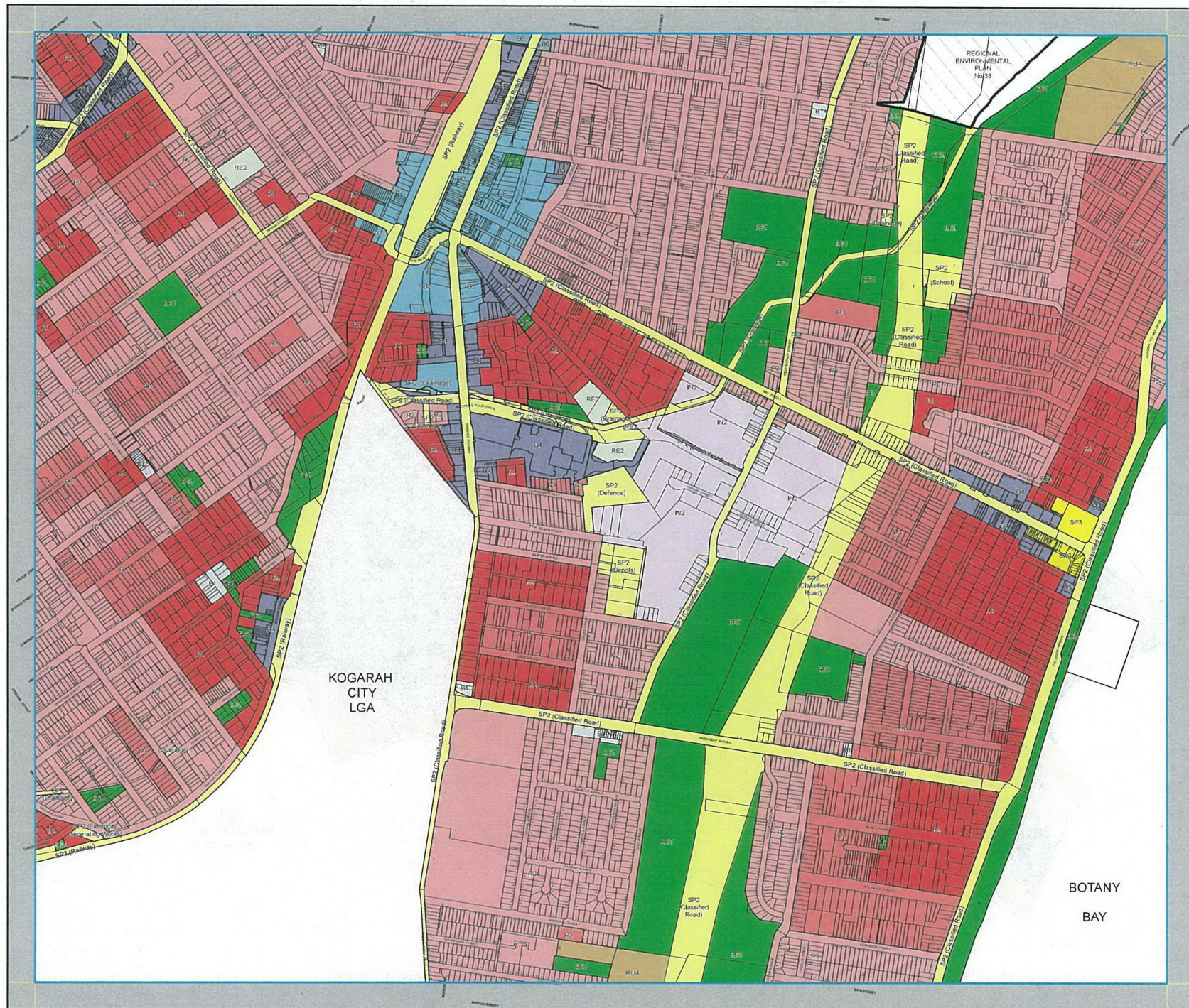
- Cadastre 11/11/2015
- © Land & Property Information (LPI)



0 75 150 300 450 Meters

Projection: GDA 1994  
Zone 56

Map identification number  
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## Rockdale Local Environmental Plan 2011

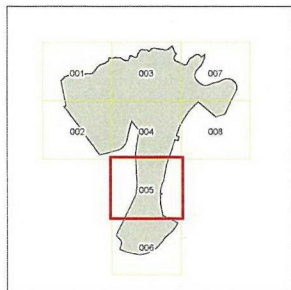
### Land Zoning Map - Sheet LZN\_005

#### 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 Rural Small Holdings
- SP2 Infrastructure
- SP3 Tourist
- REP 33 Sydney Regional Environmental Plan No 33

#### Cadastral

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



0 75 150 300 450 Meters

Projection: GDA 1994  
Zone 56

Scale: 1:10,000 @ A3

Map identification number:  
6660\_COM\_LZN\_005\_010\_20151212

KOGARAH  
CITY  
LGA

BOTANY

BAY