

Planning Proposal

Rockdale Local Environmental Plan 2011

**16-20 & 22-28 Princess Street
Brighton Le Sands**



March 2015

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Table of revisions	
25/02/2015	For Council comment
11/03/2015	For Council approval

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 Infrastructure guides, including 'A Guide to Preparing Local Environment Plans' and 'A Guide to Preparing Planning Proposals'.

Background

This Planning Proposal applies to 16-20 Princess Street (Lots 3,4 and 5, DP 435253) and 22-28 Princess Street (Lots 1-15 SP 11172) Brighton Le Sands and proposes to amend land use zone, height and floor space provisions to allow development to a scale similar to that of the south, east and west of the subject site. The adjacent streets, Moate Avenue and Saywell Lane with the same existing zoning are also anticipated to be amended as a matter of 'housekeeping' to maintain continuous zoning.

- The existing land use zoning is understood to be a translation of existing development/provisions. The current zoning of 22-28 Princess Street makes this site unlikely to change. The existing development is out of character of the other development on the southern side of Princess Street.
- By increasing height and FSR for the site along with change to the land use zoning to B4 Mixed use, active ground floor uses are encouraged along with street defining development forms that contribute to the Brighton Le Sands village character.
- The proposed rezoning is anticipated to result in a net increase of approximately 60 dwellings and active ground floor uses.
- The landowner of 16 -20 Princess St, Brighton Le Sands seeks to rezone their site which is subject to Rockdale Local Environment Plan 2011. Rezoning of 16-20 and 22-28 Princess St, Brighton Le Sands and adjoining streets to will establish a more consistent land zoning pattern on the southern side of Princess Street and to establish more active ground floor uses in the Brighton Le Sands village core.

The proposal includes changes to the following controls:

- Land Use Zone map from R4 High Density Residential to B4 Mixed Use.
- Height of Building map from T1 (26.5 metres) and N2 (14.5 metres) to T3 (28 metres).
- Floor Space Ratio map from T1 (2:1) and N (1:1) to V1 - 3:1.

The rationale of this Planning Proposal is to:

- Make zoning provisions continuous and consistent for the street block.
- Encourage active ground floor uses through redevelopment of the subject sites by increasing the scale of development permissible.
- Encourage development that provides a more consistent streetscape.
- Provide additional mixed use opportunities in the Brighton Le Sands centre which includes housing.

Part 1 - Objectives or Intended Outcomes

The objective of the Planning Proposal is to amend Rockdale LEP 2011 to enable the redevelopment of 16-20 Princess Street (Lot 3,4 & 5 DP 435253) and 22-28 Princess Street (Lots 1-15 SP 11172) to a scale consistent with the existing and potential desired built form to south, east and west of the site. This includes rezoning the land from R4 High Density Residential to B4 Mixed Use and increasing the FSR from 2:1 and 1:1 to 3:1 and height from 26.5 metres and 14.5 metres to 28 metres.

The objectives of this proposal are to:

- a) Enable and encourage redevelopment of 16-20 and 22-28 Princess Street that is responsive to the context of the site and a scale consistent with surrounding development.
- b) Provide a consistency in height and setbacks along the southern edge of Princess Street.
- c) Enable a high-quality, contemporary, street defining development that recognises the role of Princess Street and activates Moate Avenue as a pedestrian and vehicle connection to Bay Street and the Brighton Le Sands village core.
- d) Provide new living opportunities within an existing centre, with access to key services, amenities, and infrastructure within a 400 metre walking distance.

Part 2 - Explanation of Provisions

The proposed outcomes will be achieved through amending the Rockdale Local Environment Plan 2011 mapping.

Maps are shown in Part 4.

The adjacent streets, Moate Avenue and Saywell Lane with the same existing zoning are also proposed to be amended as a matter of 'housekeeping' to maintain continuous zoning.

A Map

The Rockdale LEP 2011 Land Zoning Map (Sheet LZN_004), Floor Space Ratio Map (Sheet FSR_004) and Height of Building Map (Sheet HOB_004) are proposed to be amended as per Table 1 below.

Table 1 – Proposed Map amendments

Rockdale LEP 2011 Map Tile No.	Amendment	Explanation
LZN_004 Land Zoning Map	Change R4 (High Density Residential) to B4 Mixed Use for 16-20 & 22-28 Princess St, Brighton Le Sands	Proposed change to improve consistency in streetscape and encourage active ground floor uses through zone objectives.
FSR_004 Floor Space Ratio Map	Change N(1:1) and T1(2:1) to V1 (3:1) for 16-20 & 22-28 Princess St, Brighton Le Sands	Proposed change to increase density to match adjoining and adjacent sites and proposed building height. Increasing this provision will also accelerate redevelopment to contribute to streetscape.
HOB_004 Height of Building Map	Change N2(14.5 metres) and T1(26.5 metres) to T3 (28 metres) for 16-20 & 22-28 Princess St, Brighton Le Sands	Proposed change to increase height to match adjoining and adjacent sites and proposed FSR. Increasing this provision will also accelerate redevelopment to contribute to streetscape.

B Other Provisions

No amendments are proposed to the written Environmental Planning Instrument.

Part 3 - Justification

A Need for the planning proposal

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

This planning proposal is not in direct response to a study or report.

The land to the west and south of the site is zoned B4 Mixed Use, the subject land is the only land on the street block zoned R4 High Density Residential.

Approval has been granted and construction has commenced for a mixed use development adjoining the site to the east (6-14 Princess Street) containing residential units and ground floor non-residential units which is consistent with the B4 Mixed Use zoning.

Amending the land use zoning to B4 Mixed Use will encourage the active ground floor uses opposite and adjacent to land where active street frontage are proposed and required under clause 6.11 Active street frontages of Rockdale LEP 2011. This will contribute to the streetscape by improving the pedestrian walking environment at the Southern End of Moate Street which is desired by the Brighton Le Sands Parking Strategy.

Presently, the subject site is surrounded by 3:1 FSR and 28m maximum building height zones to the east, west, and south. Development on these sites is substantially higher in FSR and height than the existing buildings on the subject site.

Therefore, this proposal is considered appropriate for the following reasons:

- 16-20 Princess Street is currently zoned with a maximum building height of 26.5m and an FSR of 2:1, and 22-28 Princess Street is zoned with a maximum building height of 14.5m and FSR of 1:1.
The allowable FSR and height provides little impetus for change.
- The subject sites are the only sites on the street block defined by The Grand Parade, Princess Street, Moate Ave and Bay Street that have an FSR less than 3:1 and Maximum Building height less than 28m.
- The proposal facilitates the transition of the subject site from low-medium density dwellings to high density mixed use development which is consistent with the land use zoning and changing character of Brighton Le Sands.
- The proposal encourages redevelopment opportunity for an active street front which will further contribute to improving the streetscape on Princess Street and Moate Avenue, providing a building that is consistent with development to the immediate east and mixed use development on east of Moate Avenue and south of Saywell Lane.
- Additional height facilitates the opportunity to provide a more consistent height profile and streetscape along Princess Street with the redevelopment of the site.
- The bulk and scale of development with an FSR of 3:1 will have minimal impact on the amenity surrounding properties as:
 - o Existing surrounding development is an equivalent or higher density.
 - o The lower storeys of development to the south of the site is the services are to the existing retail and commercial service areas that will not be affected by potential overshadowing.

- o Development on the site can achieve Council DCP building separation controls for the existing development on adjacent sites to ensure that adjoining properties can achieve adequate solar access and privacy
- o Development on the site will not result in any public domain view loss.
- o A minor net increase in population and
- The adjoining site, 6-14 Princess Street is currently under construction for an approval and exceeds the maximum FSR 3:1 and 28m maximum height proposed.

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

Consultation with Rockdale Council officers 8 May 2014 confirmed a planning proposal was the most appropriate means of achieving the objectives and intended outcomes. Council officers also confirmed that this proposal should progress separately from any other proposal that may result from investigations currently being undertaken into master planning and public domain works in the Brighton Le Sands village centre.

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 A Plan for Growing Sydney and exhibited draft strategies)?

A Plan for Growing Sydney

The proposed amendments to the Rockdale LEP 2011 are consistent with the Goals of A Plan for Growing Sydney.

GOAL 1: A competitive economy with world-class services and transport

GROW STRATEGIC CENTRES - PROVIDING MORE JOBS CLOSER TO HOME

Invest in strategic centres across Sydney to grow jobs and housing and create vibrant hubs of activity. Brighton Le Sands is an established centre, highly visible on approach to/ departure from Sydney (via aircraft). More employment at the ground floor in the centre will increase vitality and demand for higher quality homes (and buildings) in the centre.

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

ACCELERATE URBAN RENEWAL ACROSS SYDNEY – PROVIDING HOMES CLOSER TO JOBS

Use the Greater Sydney Commission (once established) to support council-led urban infill projects. The proposal proposes to increase the potential ground floor spaces for employment uses in the Brighton Le Sands village. This will create more jobs closer to home and vice versa – home offices will ultimately meet this goal.

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

REVITALISE EXISTING SUBURBS

Support urban renewal by directing local infrastructure to centres where there is growth.

The proposal has existing social and community infrastructure which doesn't need to be expanded based on the proposed increase in dwellings. Developer contributions will support this.

GOAL 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources

PROTECT OUR NATURAL ENVIRONMENT AND BIODIVERSITY

The site is existing urban and does not compromise the natural environment or biodiversity.

Sydney South Draft Subregional Strategy

The proposed amendments to the Rockdale LEP 2011 are consistent with the objectives of the Sydney South Draft Subregional Strategy.

The proposal will provide an increase to housing and jobs by way of additional floor space area within the existing Brighton Le Sands Village Centre.

The proposal has significant merit as sites immediately adjacent have the equivalent height and FSR zoning. The proposed amendments will provide a logical extension of maximum height and FSR provisions with adjacent land. This will enable a built form consistent with the desired future character, existing urban form and approvals in the locality.

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
Outcome 1	1.1 Our community's health and well being will increase.	1.1.1 Build a healthy community where people of all ages and abilities can enjoy an environment free of public health risks.	Remove ACM when sites are redeveloped, encourage casual surveillance that discourages littering and promotes recycling.
		1.1.2 Work with the community and increase the cleanliness of Rockdale City.	
		1.1.3 Build a healthy community with people of all ages and abilities.	
	1.2 Our community feels safe in their homes, workplace and in public spaces.	1.2.1 Work with partners and the community to identify and address community safety issues.	Proposed development includes SO/HO which addresses this issue and reduces the need for travel.
		1.3.1 Ensure we value and support our Aboriginal and Torres Strait Islander Communities.	
		1.3.2 Build a welcoming and empowered community that embraces cultural diversity.	
	1.3 Our community is welcoming and inclusive and celebrates its cultural diversity and community harmony.	1.3.3 Build a vibrant and exciting City that reflects the range of cultures, entertainment, events and networks that contribute to the wellbeing of its community.	Promotion of SO/HO units will promote cultures, entertainment, events and networks in the community.
		1.4.1 Ensure that community buildings and facilities are designed, delivered and maintained in a manner that is sustainable and reflects the needs of the community.	
		1.4.2 Provide parks, reserves and recreation areas which reflect the qualities of the City's social and environmental needs.	
	1.4 Our City has quality and accessible services, community and recreational facilities.		

		1.4.3 Ensure equitable and affordable access to services facilities for our established and emerging communities.	The promotion of zero lot line development will encourage this.
	2.1 Our City protects and enhances our natural environment including our beaches, waterways, bushland and foreshore areas.	N/A	N/A – drains to street – no impact.
	2.2 Our City has a well managed and sustainable built environment, quality and diverse development with effective housing choice.		
	2.3 Our community will demonstrate leadership in maximising efficient use of resources and minimising waste.		
	2.4 Our City will value and protect our Heritage.	Not heritage items are compromised by the proposal.	
	2.5 Our community will be able to get around and connect with a range of effective linkages across the City and beyond.		
	3.2 Our city comprises a thriving and robust economy with diverse industry and employment.	3.2.1 Develop effective partnerships to build a prosperous economy.	
		3.2.2 Identify and enhance opportunities for diverse employment and income generation through business growth and investment.	
	3.3 Our City has vibrant town centres that provide a range of services and experiences for our residents, workers and visitors.	3.3.1 Ensure Town Centres are improved on a rolling program.	There is a strategy to review Brighton Le Sands however council has advised that this process is likely to exceed June 2015, therefore a planning proposal is still warranted.

		3.3.2 Provide a strategic approach to tour	Provide an active street front by way of changed zoning which will encourage visitors to explore centre from SP3 tourist zone.
	4.1 Rockdale City's citizens are enabled, encouraged and able to participate in planning and decision making that affects the city.	4.1.1 Council engages the community in decision making, planning and delivery of outcomes.	The Planning Proposal, by way of exhibition, encourages public involvement.
		4.1.2 Build a sound partnership between council and the community and other stakeholders.	N/A
	4.2 Increase understanding and value of democratic processes and role of elected representatives.	4.2.1 Ensure high level of Council representation exists to adequately advocate and lobby on issues relevant to the City and the community.	Noted.
	4.3 Rockdale City Council ensures and implements an effective governance framework for the delivery and management of its services and infrastructure.	4.3.1 Enable continuous improvement through technology, service and process review to deliver effective services to meet community needs.	Noted.
	4.4 Rockdale City Council ensures transparent and effective human resource, financial, asset and risk management.	4.4.1 Ensure that Council has effective and efficient financial planning and management that ensures a sustainable future for the community.	Noted – no additional costs.
		4.4.2 Ensure effective planning and management of Council's assets to meet current and future community needs.	Noted – no additional costs.
		4.4.2 Ensure effective planning and management of Council's assets to meet current and future community needs.	Noted – no additional costs.
		4.4.3 Ensure Council undertakes effective risk	Noted – no additional costs.

		management planning and Processes.	
		4.4.4 Ensure that Council has a capable and motivated workforce committed to excellence in customer service and service delivery.	Noted – no additional costs.

Brighton Le Sands Village Centre Plan

Council has commenced a master planning process for Brighton Le Sands. The first stage of the process is a parking strategy. The proposal is consistent with strategies proposed. Council have advised that the next stage of the master planning process is anticipated to be complete in June 2015.

This Planning Proposal will not impact on the implementation of any future master plan for the area.

B3 Is the planning proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent with applicable State Environmental Planning Policies. 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
1	Development Standards.	(Repealed by <i>RLEP 2011</i>).
4	Development Without Consent and Miscellaneous Exempt and Complying Development.	(Clause 6 and Parts 3 and 4 repealed by <i>RLEP 2011</i>). Remainder N/A.
6	Number of Storeys in a Building.	Repealed.
14	Coastal Wetlands.	N/A
15	Rural Landsharing Communities.	N/A
19	Bushland in Urban Areas.	YES – there is no bushland on the site, any trees forming part of the community are specimens and are to be retained at DA stage where possible.
21	Caravan Parks.	N/A
22	Shops and Commercial Premises.	Repealed.
26	Littoral Rainforests.	N/A
29	Western Sydney Recreation Area.	N/A
30	Intensive Aquaculture.	N/A
32	Urban Consolidation (Redevelopment of Urban Land).	The Planning Proposal is considered to be consistent with this SEPP for the following reasons: The increase in development standards will facilitate the orderly development of multi-unit housing appropriate for the subject area.

		Development of the subject site will in part contribute to an increase in residential dwellings within Brighton Le Sands. • The location of the subject area is close to a range of employment opportunities, leisure and recreational spaces, whilst having good access to existing transit routes. • The Village currently does not provide sufficient housing opportunity or meet the demographic or housing needs of the area. The additional housing provided through the planning proposal will in part address these issues. • The subject site is not a site of environmental significance.
33	Hazardous and Offensive Development.	N/A
36	Manufactured Home Estates.	N/A
39	Spit Island Bird Habitat.	N/A
41	Casino Entertainment Complex.	Repealed.
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.	The Planning Proposal is considered to be consistent with this SEPP for the following reasons: • A preliminary contamination and groundwater assessment has been prepared for this site, which indicates that the subject site is appropriate for multi-unit residential development. • The site may be impacted by groundwater which will need to be mitigated during deep excavation in the construction period. This will be addressed in the Development Application stage. • The site may be impacted by acid sulphate soils when excavating deeper than four metres, which will be addressed in the development application stage.
59	Central Western Sydney Regional Open Space and Residential.	N/A
60	Exempt and Complying Development.	(Repealed by <i>RLEP 2011</i>).
62	Sustainable Aquaculture.	N/A
64	Advertising and Signage.	N/A

65	Design Quality of Residential Flat Development.	The Planning Proposal is considered to be consistent with this SEPP for the following reasons: - The envelopes developed in accordance with the Residential Flat Design Code result in a matching height and FSR with that proposed. - The design of future buildings will address the principles of the SEPP and address the requirements of the Residential Flat Code at the Development Application stage.
70	Affordable Housing (Revised Schemes).	YES – should a Development Application include affordable housing, this may be accommodated on the site.
71	Coastal Protection.	N/A
	(Affordable Rental Housing) 2009.	YES - should a Development Application include affordable housing, this may be accommodated on the site.
	(Building Sustainability Index: BASIX) 2004.	YES - all housing on the site will need to address BASIX at Development Application Stage.
	(Exempt and Complying Development Codes) 2008.	YES.
	(Housing for Seniors or People with a Disability) 2004.	YES.
	(Infrastructure) 2007.	YES.
	(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
	(Penrith Lakes Scheme) 1989.	N/A
	(Rural Lands) 2008.	N/A
	(Sydney Drinking Water Catchment) 2011.	N/A
	(Sydney Region Growth Centres) 2006.	N/A
	(Temporary Structures) 2007.	N/A
	(Urban Renewal) 2010.	N/A
	(Western Sydney Employment Area) 2009.	N/A
	(Western Sydney Parklands) 2009.	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.	N/A
2.4	Recreation Vehicle Areas.	N/A

3. Housing, Infrastructure and Urban Development

No.	Title	Consistency with Planning Proposal
3.1	Residential Zones.	YES- (1) The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, (c) and to minimise the impact of residential development on the environment and resource lands.
3.2	Caravan Parks and Manufactured Home Estates.	N/A
3.3	Home Occupations.	YES as per SEPP/117 direction.
3.4	Integrating land use and Transport.	YES
3.5	Development near Licensed Aerodromes.	YES
3.6	Shooting ranges.	N/A

4. Hazard and Risk

No.	Title	Consistency with Planning Proposal
4.1	Acid Sulfate Soils.	YES.
4.2	Mine Subsidence and Unstable Land.	N/A
4.3	Flood Prone Land.	YES.
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.	(Revoked).
5.6	Sydney to Canberra Corridor.	(Revoked).
5.7	Central Coast.	(Revoked).
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.
6.3	Site Specific Provisions.	YES.

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

The cumulative impact of the increased population will support the local and wider community and maintain the vibrancy and vitality of Brighton Le Sands.

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 site is urban and the proposal will not result in adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats.

The site is not flood affected and is suitable for multi-unit residential development.

- A preliminary contamination and groundwater assessment has been prepared for this site and indicates that the subject site is appropriate for multi-unit residential development.
- Stormwater can be to be managed through on site detention and potentially on site re-use.
- Existing trees may be retained subject to detailed design of future buildings.

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

Amenity:

The desired future character for the site and surrounds is for high density residential development as per the existing land use zone. The proposal would have minimal impacts on the surrounding development, accommodating ground floor uses and potential of adjoining site redeveloping.

- There are no unreasonable shadow impacts on surrounding property as a result of the proposal.
- Proposed development of can be designed to be compliant with the Residential Flat Design Code and SEPP 65.
- The amenity of neighbouring buildings will need to be managed through careful design as with any development in a high density zone. Council has acknowledged in the development assessment report of 6-14 Princess Street (December 2012) that low scale development is not consistent with the desired future character of the area. 6-14 Princess Street was approved with an FSR exceeding 3:1 and maximum building height 28 metres and zero side setbacks.

Traffic:

Clause 102 of Infrastructure SEPP (2007) does not apply for this planning proposal. As Princess Street and Moate Avenue are not classified roads.

A traffic report has been prepared by Varga Traffic Planning Pty Ltd for 16-20 and 22-28 Princess St, which considers the traffic generation and parking implications of the proposal.

The net increase of traffic potential based upon a net increase of 61 dwellings will be 23 vehicle trips per hour which is minimal. The proposed development *“will not have any unacceptable traffic implications in terms of road capacity, and that no road improvements or intersection upgrades will be required as a consequence of the planning proposal”* (Varga Traffic Planning November 2014, Traffic and Parking Assessment, p12).

The findings of SIDRA analysis is that surrounding intersections will continue to operate at satisfactory levels.

Council's parking requirements for development of the site can be satisfied. Parking will be in basements which are to be accessed from Saywell Lane.

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

Redevelopment of the site through the amended development conditions will have positive social and economic implications. Redevelopment of the subject site will:

- Contribute slightly to Brighton Le Sands as a tourist hotspot with popular retail and restaurant strip on Bay Street and the Grand Parade.
 - o The amendment to land use zoning will encourage active ground floor uses such as restaurants, cafes, retail and commercial tenancies.
 - o The increase in FSR and height will encourage redevelopment of the site which in turn will increase the number of residents who will use local businesses such as restaurants, cafes, retail and supermarkets that are important to attracting visitors to Brighton Le Sands.

- Provide housing choice with adaptable housing to meet Brighton Le Sand's future dwelling needs and improve housing affordability in an accessible location.
- The minor increase in population of approximately 150 people as a result of the FSR to 3:1 is small and considered to have a minor impact on educational and community facilities.

D State and Commonwealth interests

D1 Is there adequate public infrastructure for the planning proposal?

The site is located within an existing centre, where access to public transport and existing social infrastructure is currently available.

The proposed amendments to the Rockdale LEP 2011, will result in a minor increase demand for infrastructure. It is anticipated that the minor increase in net residential development of approximately 60 - 70 dwellings will have a minimal impact as it is less than 18% of the Rockdale LGA housing target of approximately 400 dwelling per year as defined by the Metropolitan Strategy.

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

No consultation has occurred with State authorities or Commonwealth authorities. Relevant authorities will be consulted as part of the exhibition of this Planning Proposal.

Part 4 – Mapping



Figure 1: Site Context

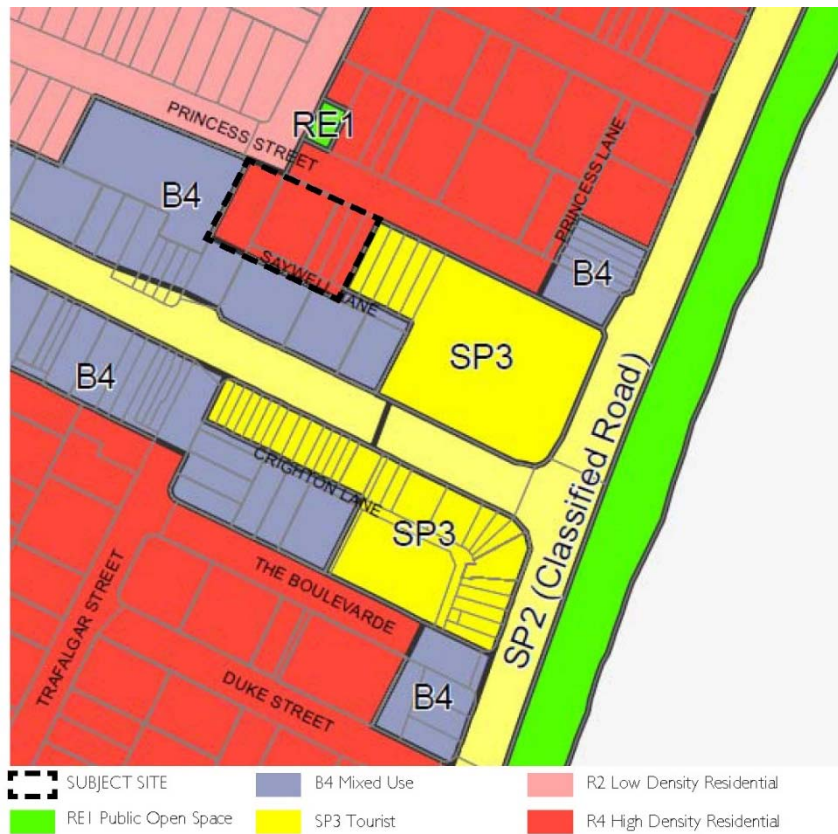


Figure 2: Existing Land Use Zone Map

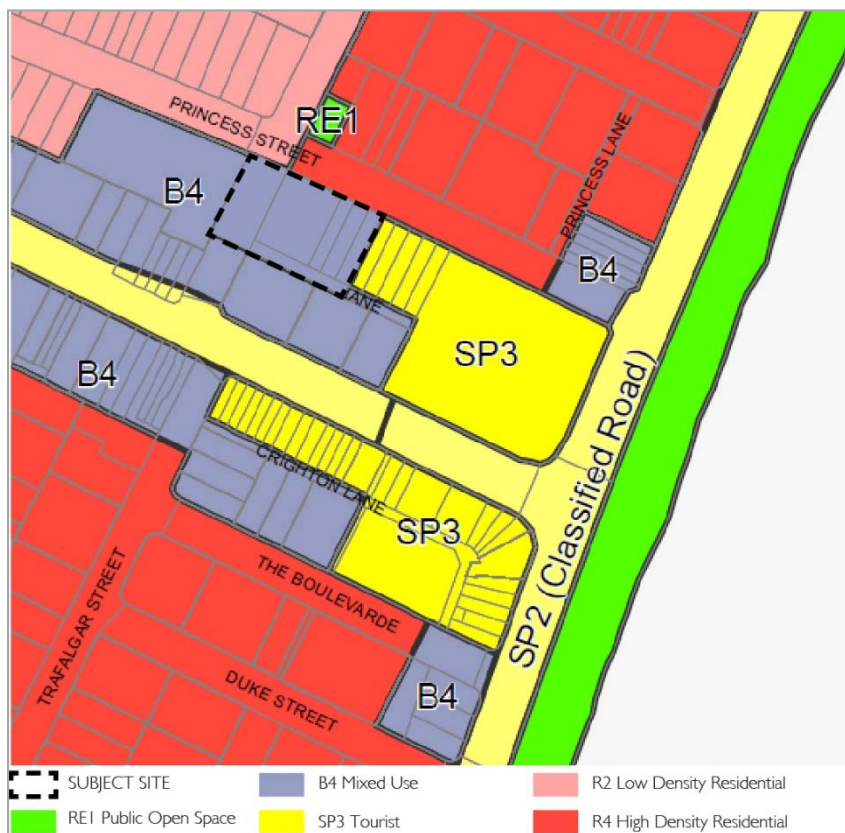


Figure 3: Proposed Land Use Zone Map

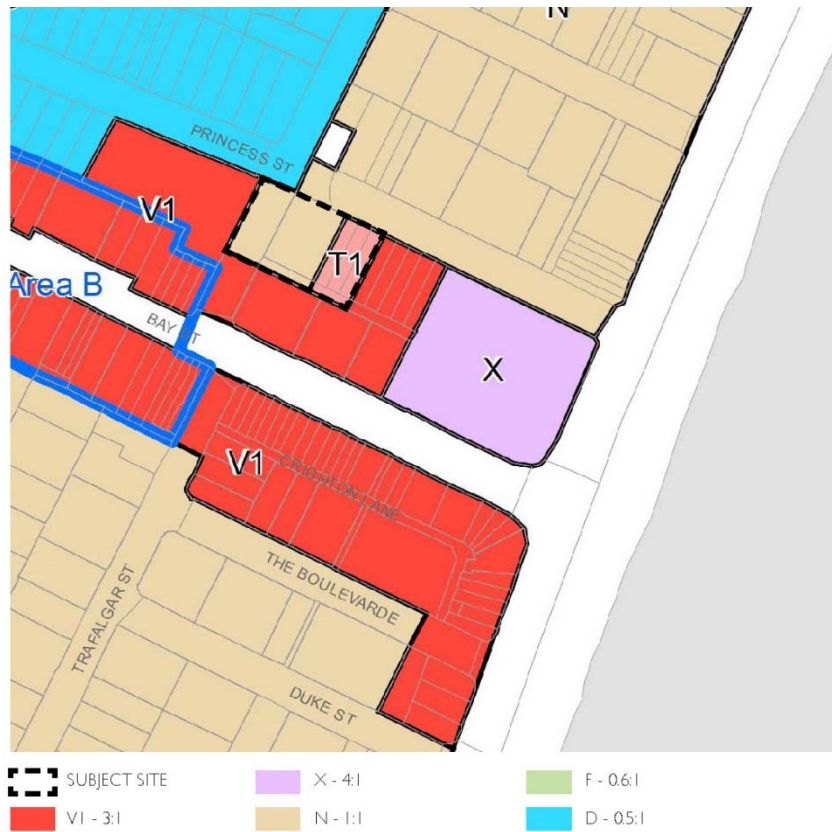


Figure 4: Existing Maximum Floor Space Ratio Map

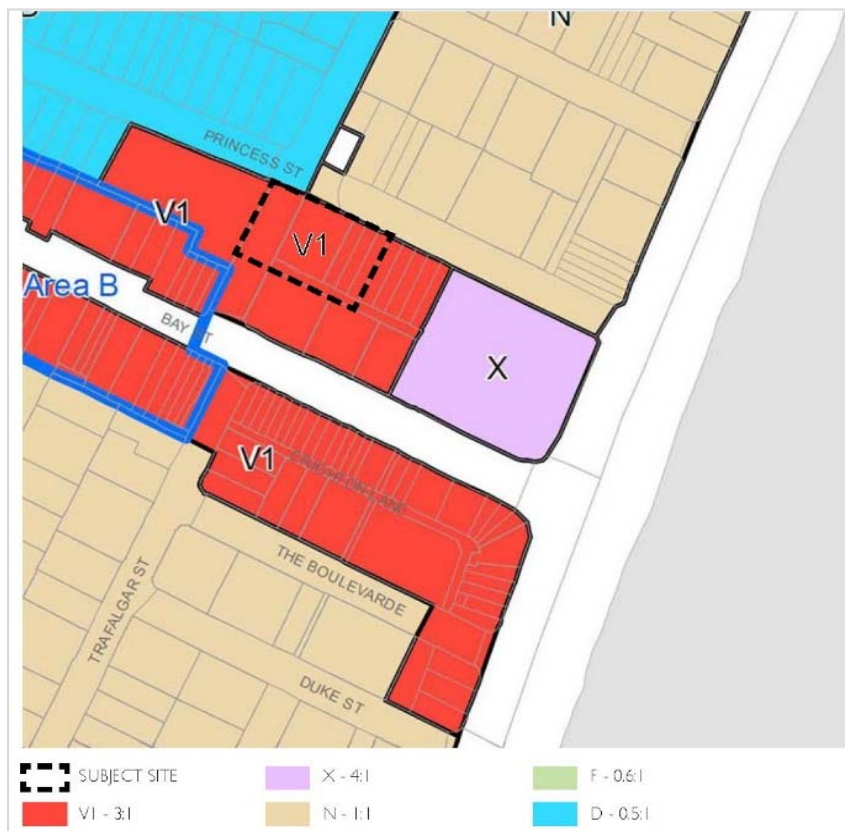


Figure 5: Proposed Maximum Floor Space Ratio Map

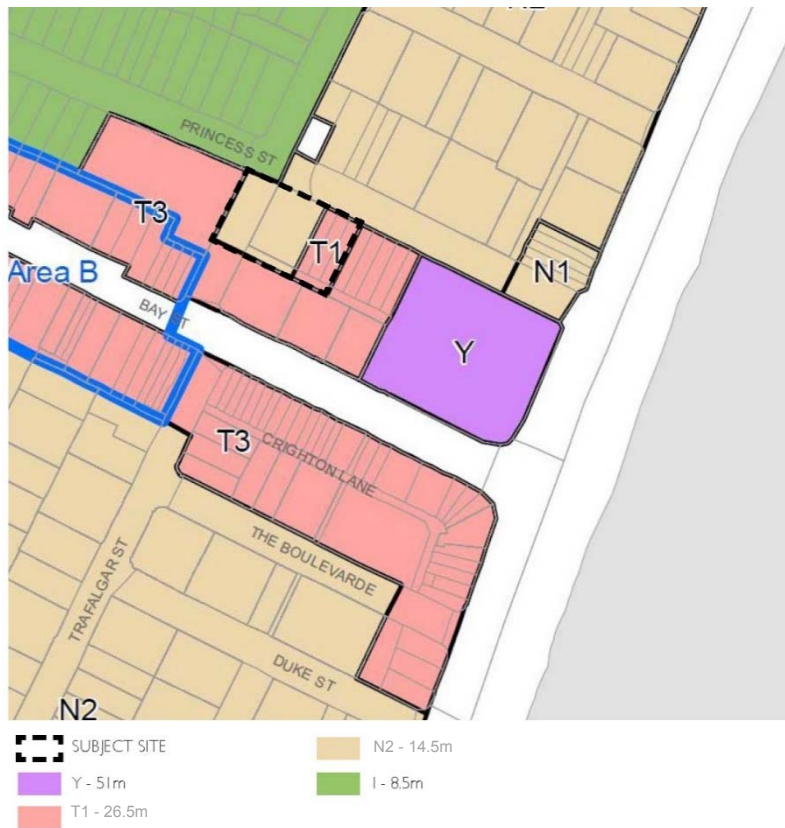


Figure 6: Existing Maximum Building Height Map

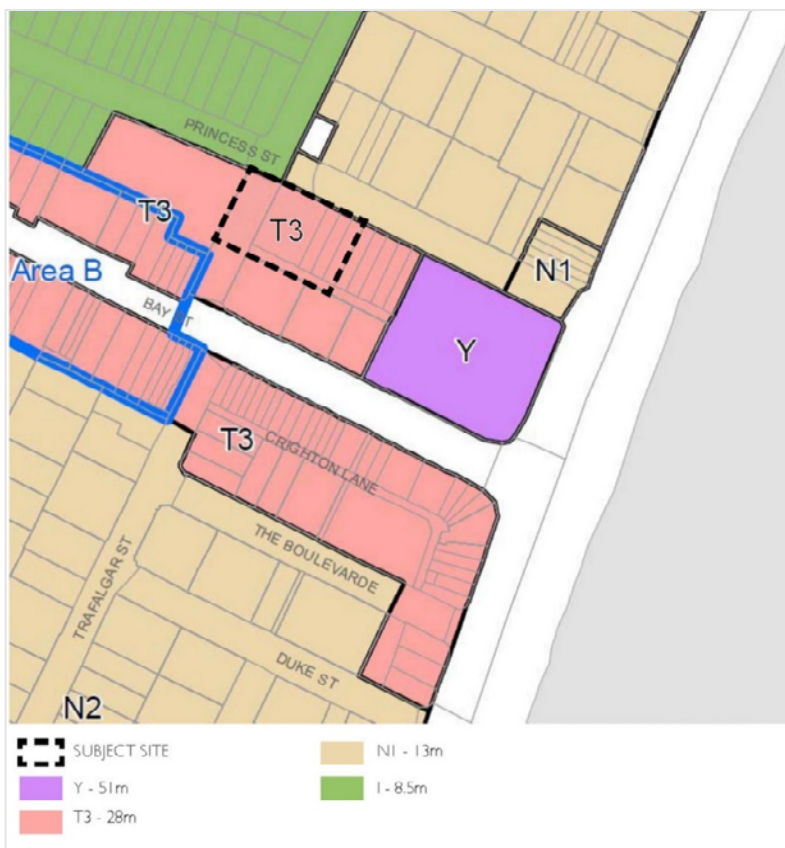


Figure 7: Proposed Maximum Building Height Map

Part 5 - Community Consultation

In accordance with discussions with Rockdale City Council the following consultation will take place:

- Mail-out to adjoining landowners, Newspaper notice and notification on Council website to inform community of proposal.
- Public exhibition period of a minimum 28 days.
- A community information session will be held during the exhibition period.

Part 6 – Project Timeline

The table below provides a proposed timeframe for the project.

Table– Approximate Project Timeline

Task	Timing
Date of Gateway determination.	4-6 weeks after submission to DP&E.
Anticipated timeframe for the completion of required technical information.	Completed.
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination).	21 days – to run concurrently with public exhibition period.
Commencement and completion dates for public exhibition period.	To be determined
Dates for public hearing (if required).	Not Applicable at this stage.
Timeframe for consideration of submissions.	4 weeks.
Timeframe for the consideration of a PP following exhibition.	6 weeks.
Consideration of Planning Proposal by Council (Council Meeting).	4- 6 weeks after the end of exhibition.
Date of submission to the department to finalise the LEP.	4-6 after Council meeting.
Anticipated date RPA will make the plan (if delegated) or Anticipated date RPA will forward to the department for notification.	September 2015.
Anticipated publication date.	September 2015.

Appendix 1 – Urban Design Report

Appendix 2 – Traffic and Parking Assessment Report

Appendix 3 – Preliminary Contamination and Groundwater Assessment Report – 16-20 Princess Street

Appendix 4 – Preliminary Contamination and Groundwater Assessment Report – 22-28 Princess Street