

30 November 2012



Our Ref: F12/478
Contact: Ms S. Wren, ph: 9562 1750

Ms Juliet Grant
Regional Director - Sydney East
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Juliet

Re: Rockdale Local Environmental Plan 2011 (Amendment for 432 West Botany Street Rockdale)

At its meeting of 21 November 2012 Council resolved to support a Planning Proposal to amend *Rockdale Local Environmental Plan 2011* that will insert a new item into Schedule 1 Additional permitted uses to permit with consent a **shop** associated with a charitable organisation at 342 West Botany Street Rockdale.

In accordance with section 56 of the *Environmental Planning & Assessment Act 1979*, find attached the planning proposal inclusive of Council's report and meeting minutes for your consideration.

If you have any further queries, please telephone Suzanne Wren, Council's Urban Planner on 9562 1750.

Yours faithfully

Erika Roka
Manager Urban and Environmental Strategy



Planning Proposal

Rockdale Local Environmental Plan 2011 432 West Botany Street, Rockdale Amendment



21 November 2012

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 -** Details of the Community Consultation that is to be undertaken on the planning proposal

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 (DP&I) guides, including 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals'.

Background

The Salvation Army at Rockdale has operated a church and community facility on the subject site since 1990. The Salvation Army has been providing community and social services to the local community and the wider St George region since 1889. Although the site is zoned IN2 Light Industrial under Rockdale Local Environmental Plan ('RLEP') 2011 the existing uses on the site are not traditional 'industrial' uses.

The site currently comprises the following primary uses:

- Place of public worship
- Community facility
- Recreation facility (indoor)

And the following ancillary uses:

- Office premises
- Take away food and drink premises
- Storage premises
- Respite day care centre
- Signage
- Car park

On 8 October 2012, Council received a Planning Proposal from Daintry Associates for the Salvation Army. The planning proposal seeks to add **shop** associated with a charitable organisation as a permissible use on Lots 3 and 4 SP 34276 at 342 West Botany Street Rockdale under Schedule 1 of RLEP 2011. This use is proposed to be a primary use on the site in conjunction with the other primary and ancillary uses.



Aerial photo – 432 West Botany Street, Rockdale

Due to increased demand for charitable services the Salvation Army is seeking to generate funds from selling donated furniture, household items and clothing on the site. This use is most appropriately defined as a **shop** under the Standard Instrument. The large indoor recreation facility area on site is the proposed location for the second hand store and will be subject to development approval.

There is ample parking on the site currently. Under Rockdale Development Control Plan 2011 ('RDCP') the on site parking requirements for a recreation facility (indoor) are the same as the requirements for **shops**. Therefore the shop use will not require an additional parking provision. The requirements are:

- 1 vehicle space per 40m² Gross Floor Area ('GFA')
- 1 bicycle space per 200m² GFA, with 15% to be accessible by visitors
- 1 motorcycle space per 20 car spaces

The properties are zoned IN2 Light Industrial under Rockdale LEP 2011 and will be retained. The draft South Subregional Planning Strategy identifies land zoned IN2 Light Industrial in West Botany Street, Rockdale as an Employment Lands Precinct Category 1, "Land to be retained for Industrial Purposes". Council highly values these employment lands and seeks to retain and protect them across the Local Government Area. The proposed **shop** use is supported as it will create employment opportunities. The Salvos Store will generate approximately one full time paid job (store manager) and four to five part time paid jobs. There will be approximately twelve volunteer positions with hours determined on a needs basis. Salvos Stores also engage people on "work for the dole" and "community service" programs. There will also be a social benefit of generating funds to support the charitable services which the Salvation Army provides to the community.

Steve
Hogan
X 20/49

This Planning Proposal is considered the most appropriate, low impact avenue to address this land use issue, as a rezoning approach is not appropriate in this case.

Summary and recommended action

The recommendation is to list **shop** as permissible on Lot 3 and 4, SP 34276 at 342 West Botany Street Rockdale under Schedule 1 Additional Permitted Uses in Rockdale LEP 2011.

Part 1 - Objectives or Intended Outcomes

The purpose of this Planning Proposal is to amend *Rockdale LEP 2011* to list **shop** as permissible on Lots 3 and 4, SP 34276, at 342 West Botany Street Rockdale, under Schedule 1 Additional Permitted Uses.

Part 2 - Explanation of Provisions

A Schedule 1 Additional permitted uses

Council seeks to insert the following clause in *Rockdale Local Environmental Plan 2011*:
Schedule 1 Additional permitted uses:

- 9 Use of certain land at 432 West Botany Street, Rockdale**
- (1) *This clause applies to land at 432 West Botany Street, Rockdale being:*
 - (a) *Lots 3 and 4, SP 34276*
 - (2) *Development for the purposes of shop associated with a charitable organisation is permissible with consent.*

Council has considered the DP&I Draft LEP Practice Note *Schedule 1 Additional Permitted Uses* and deems that amending Schedule 1 is the best approach for this proposal.

Part 3 - Justification

A Need for the planning proposal

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

No. However, the Planning Proposal allows the Salvation Army to carry out a second hand store on the site as a fund raising initiative. This use is compatible with the existing uses on the site and does not impact on the viability of the employment lands. The wording of the clause also ties the proposed new **shop** use to a charitable organisation so that the use can not carry over to a new tenant or owner that does not seek to use the site to operate a charity.

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

Yes. A planning proposal is considered the best means of achieving the objectives or intended outcomes.

A3 Is there a net community benefit?

Yes, by allowing the shop use as permissible with consent the Salvation Army will be able to generate funds to support ongoing provision of a range of community and social services for people in the local area and the wider St George region. The proposal also generates employment opportunities.

The following table (Table 2) addresses the evaluation criteria for conducting a net community benefit test within the Draft Centres Policy (2009) as required by the Department's guidelines.

Table 2 - Consistency with Net Community Benefit Evaluation Criteria

Evaluation Criteria	Comment
Will the LEP be compatible with agreed State	Yes. The draft South Subregional Strategy's

and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800m of a transit node)?	direction to protect and support employment lands in West Botany Street will be upheld.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	No.
Is the LEP likely to create a precedent or create or change the expectations of the landowners or other landholders?	Yes. The PP seeks to allow shop as a permissible use in Schedule 1 for the purposes of a second hand store, limited to a charitable organisation. This use is in keeping with the operations of the Salvation Army and will only apply to two strata lots. The proposed use is compatible with the other primary and ancillary uses on the site and will generate employment opportunities.
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	Not applicable
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	The proposed shop use will generate employment opportunities and will not result in a loss of employment lands.
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	Not applicable
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposal site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?	Yes the existing public infrastructure can support the uses on site. Pedestrian and cycling access is available. Buses currently service the area.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	No, as the community already travels to this destination to access a range of services.
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact	Not applicable
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	The site falls within an employment lands precinct that Council proposes to retain and as identified in the DP&I's draft South Subregional Strategy. The proposal will not detract from the role of this employment lands precinct and will generate jobs through the shop use. The land is affected by flooding, Class 3 Acid Sulfate Soils. The PP will not impact these environmental factors and any issues can be addressed through the development assessment process.
Will the LEP be compatible / complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?	The PP will be compatible with surrounding land uses and will have no impact on amenity.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	Yes, the PP will increase choice and competition in the area by allowing shop for the retailing of second hand furniture, household goods and clothing.
If a stand-alone proposal and not a centre, does the proposal have the potential to	Not applicable

develop into a centre in the future?

What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?

The PP will allow the Salvation Army to generate additional funds to provide services to the community. The implications of not proceeding will hinder the delivery of community and social services by the Salvation Army.

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)?**

Metropolitan Plan for Sydney 2036

Objective E4 To provide for a broad range of local employment types in dispersed locations:

Council values the West Botany Street employment lands precinct. The PP will not undermine employment lands and will actually generate employment opportunities by allowing a **shop** (second hand Salvos Store) to operate on site. Furthermore, the wording of the clause also ties the proposed new use to a charitable organisation so that the use can not carry over to a new tenant or owner that does not seek to use the site to operate a charity.

Sydney South Draft Subregional Strategy

Key Direction – Retain Strategic Employment Lands including those required for utilities and local services

Employment Lands in the South – (51) Rockdale (West Botany Street Precinct) – local Industry, Utilities, Urban Services

The draft Subregional Strategy states that this area is strategically important and is to be retained for future employment uses. The precinct is identified as 'Category 1, land to be retained for Industrial Purposes'. Council fully supports this direction and seeks to retain employment lands in the LGA. Therefore, the approach of scheduling the additional permitted use for Lots 3 and 4 SP 34276 is preferred, rather than a rezoning which would undermine the West Botany Street employment lands precinct and establish a precedent for all of Council's important employment lands.

A1 Provide suitable commercial sites and employment lands in strategic areas

A1.2 Plan for sufficient zoned land and infrastructure to achieve employment capacity targets in employment lands

West Botany Street is an important employment lands precinct. The planning proposal seeks to retain the IN2 zoning for the subject sites and schedule additional permitted uses that will contribute to employment. The **shop** use will generate employment opportunities that contribute to achieving employment targets and will not detract from the role of the precinct.

Employment Lands Task Force report 2012

The Employment Lands Task Force released a report in February 2012 giving an account of current stocks of employment lands in the Sydney Metropolitan Region. Table 2 in the report indicates that the West Botany Street Precinct is 21.9ha. At January 2011, 21.8ha of the precinct was identified as 'developed'. As stated above, the PP does not seek to reduce the land zoned IN2 and its role as critical employment lands.

- 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 five community outcomes:

1. A vibrant, healthy and socially connected City of many cultures
2. A sustainable City
3. A strong economy
4. Appropriate infrastructure
5. A leading organisation

Table 3 below identifies the Planning Proposal's consistency with the Plan's relevant community outcomes.

Table 3 – Consistency with Rockdale City Community Strategic Plan

Outcome	Strategy	Consistency
2	2.1 Strategic planning for a sustainable future Protect, preserve and promote the City's built and natural environment	Consistent. The PP will not undermine strategic employment lands.
3	3.2 Attraction of investment and employment in the City Promote investment opportunities for the City, its projects and the local economy	Consistent. The PP seeks to allow uses that will attract investment in the City and generate employment opportunities

B3 Is the planning proposal 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

	Title	Consistency with Planning Proposal
	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>). <u>Not applicable</u> as the PP seeks to add permissible uses for the subject sites in Schedule 1. Development Application to follow at a later stage.
	Number of Storeys in a Building	Not applicable
	Coastal Wetlands	Not applicable
	Rural Landsharing Communities	Not applicable
19	<u>Bushland in Urban Areas</u>	Consistent. The PP will have no impact on bushland in Rockdale LGA.
	Caravan Parks	Not applicable
22	Shops and Commercial Premises	<u>Not applicable</u> as the PP does not relate to a site within a business zone.
	Littoral Rainforests	Not applicable
	Western Sydney Recreation Area	Not applicable
	Intensive Aquaculture	Not applicable
	Urban Consolidation (Redevelopment of Urban Land)	<u>Not applicable</u> as the PP seeks to retain the employment lands role of the site
	Hazardous and Offensive Development	Not applicable
	Manufactured Home Estates	Not applicable
	Spit Island Bird Habitat	Not applicable
	Casino Entertainment Complex	Not applicable
44	Koala Habitat Protection	Not applicable

	Moore Park Showground	Not applicable
	Canal Estate Development	Not applicable
	Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable
55	<u>Remediation of Land</u>	Consistent. The PP does not hinder the application of this SEPP. Any remediation requirements would be addressed through the Development Assessment process.
59	Central Western Sydney Regional Open Space and Residential	Not applicable
	Exempt and Complying Development	(Repealed by RLEP 2011)
	Sustainable Aquaculture	Not applicable
64	<u>Advertising and Signage</u>	Consistent. The PP does not hinder the application of this SEPP
65	Design Quality of Residential Flat Development	Not applicable
	Affordable Housing (Revised Schemes)	Not applicable
	Coastal Protection	Not applicable
	(Affordable Rental Housing) 2009	Not applicable
	(Building Sustainability Index: BASIX) 2004	Not applicable.
	<u>(Exempt and Complying Development Codes) 2008</u>	Consistent. The PP does not hinder the application of this SEPP
	(Housing for Seniors or People with a Disability) 2004	Not applicable
	<u>(Infrastructure) 2007</u>	Consistent. The PP does not hinder the application of this SEPP
	(Kosciuszko National park Alpine Resorts) 2007	Not applicable
	(Kurnell Peninsula) 1989	Not applicable
	(Major Development) 2005	Not applicable
	(Mining, Petroleum Production and Extractive Industries) 2007	Not applicable
	(Penrith Lakes Scheme) 1989	Not applicable
	(Rural Lands) 2008	Not applicable
	(Sydney Drinking Water Catchment) 2011	Not applicable
	(Sydney Region Growth Centres) 2006	Not applicable
	<u>(Temporary Structures) 2007</u>	Consistent. The PP does not hinder the application of this SEPP
	(Urban Renewal) 2010	Not applicable
	(Western Sydney Employment Area) 2009	Not applicable
	(Western Sydney Parklands) 2009	Not applicable

Consistency with deemed State Environmental Planning Policies is provided in Table 5, below.

Table 5 - Consistency with deemed State Environmental Planning Policies

	Title	Consistency with Planning Proposal
	(Chatswood Town Centre)	Not applicable
	(Central Coast Plateau Areas)	Not applicable
	Extractive Industry (No.2 – 1995)	Not applicable
	Walsh Bay	Not applicable
	Public Transport Corridors	Not applicable
	Rouse Hill Development Area	Not applicable
	Hawkesbury-Nepean River (No.2 – 1997)	Not applicable
	Homebush Bay Area	Not applicable
25	Orchard Hills	Not applicable

City West	Not applicable
Parramatta	Not applicable
St Marys	Not applicable
Cooks Cove	Not applicable
(Sydney Harbour Catchment) 2005	Not applicable

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

Consistency with the Ministerial Directions for LEPs under section 117 of the *Environmental Planning and Assessment Act 1979* is provided in Table 6, below.

Table 6 - Consistency with applicable Ministerial Directions

1. Employment and Resources

	Title	Consistency with Planning Proposal
1.1	<u>Business and Industrial Zones</u>	Consistent. The PP will result in employment growth in a suitable location, protect land in industrial zones and support the viability of the West Botany Street employment precinct strategic centre, therefore achieving the objectives of this direction. The industrial zone will be retained. The total potential floor space area for industrial uses will not be reduced.
	Rural Zones	Not applicable
1.3	Mining, Petroleum Production & Extractive Industries	Not applicable
	Oyster Aquaculture	Not applicable
	Rural Lands	Not applicable

2. Environment and Heritage

	Title	Consistency with Planning Proposal
	Environmental Protection Zones	Not applicable
	Coastal Protection	Not applicable
	Heritage Conservation	Not applicable
	Recreation Vehicle Areas	Not applicable

3. Housing, Infrastructure and Urban Development

	Title	Consistency with Planning Proposal
	Residential Zones	Not applicable
	Caravan Parks and Manufactured Home Estates	Not applicable
	Home Occupations	Not applicable
	Integrating land use and Transport	Not applicable
3.5	Development near Licensed Aerodromes	Not applicable
	Shooting ranges	Not applicable

4. Hazard and Risk

	Title	Consistency with Planning Proposal
4.1	<u>Acid Sulfate Soils</u>	Consistent. The site is affected by Class 3 Acid Sulfate Soils. Any potential impact on Acid Sulfate Soils by proposed development will be addressed through the Development Assessment process.
	Mine Subsidence and Unstable Land	Not applicable
4.3	<u>Flood Prone Land</u>	Consistent. The site is identified as 'Flood Planning Area' on the Rockdale LEP 2011 Flood Planning Map. The site is therefore subject to provisions in RLEP 2011 Clause

		6.6 which give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> .
	Planning for Bushfire Protection	Not applicable

5. Regional Planning

	Title	Consistency with Planning Proposal
	Implementation of Regional Strategies	Not applicable
	Sydney Drinking Water Catchments	Not applicable
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
5.5	Development on the vicinity of Ellalong...	(Revoked)
	Sydney to Canberra Corridor	(Revoked)
	Central Coast	(Revoked)
5.8	Second Sydney Airport: Badgerys Creek	Not applicable

6. Local Plan Making

	Title	Consistency with Planning Proposal
6.1	Approval and Referral Requirements	Consistent. The PP does not require concurrence or referral of a Minister or public authority prior to community consultation.
	Reserving land for Public Purposes	Not applicable
6.3	Site Specific Provisions	Consistent. The PP seeks to allow <i>shop</i> as permissible on the land without imposing any development standards or requirements in addition to those already in RLEP 2011.

7. Metropolitan Planning

	Title	Consistency with Planning Proposal
	Implementation of the Metropolitan Plan for Sydney 2036	Consistent (see comment in Part 3, Section B1)

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?**

No. The Planning Proposal seeks to add appropriate permissible uses to two strata lots only and will have no affect on the environment.

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

No. (See comment in Section C1 above).

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

The Planning Proposal will have positive economic and social effects by allowing the Salvation Army to continue operating on the site and providing many social services to the disadvantaged within our community. The creation of a second hand store by way of permitting *shop* on the site will have positive social effects by providing affordable

goods to low income earners as well as a positive economic effect by providing job opportunities in the daily operations of the store.

D State and Commonwealth interests

D1 Is there adequate public infrastructure for the planning proposal?

The impacts of the PP are very minor and will cause no additional demand for public infrastructure.

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

Consultation with appropriate State and Commonwealth public authorities has not yet been undertaken. The level of consultation will be determined by the DP&I when it makes its Gateway determination. However, because the impacts of this Planning Proposal are considered to be very minor, it is considered that consultation with public authorities is not required.

Part 4 - Community Consultation

The Planning Proposal seeks to add **shop** as permissible with consent under Schedule 1, Additional Permitted Uses of Rockdale LEP 2011. The Planning Proposal is considered low impact based on the definition in "*A guide to preparing local environmental plans*" by the DP&I. Therefore, Council proposes a 14 day exhibition period with the following targeted consultation mechanisms:

1. **Public exhibition material** to be made available at the Rockdale Library for the exhibition period.
2. **Public notice** in the local newspaper, *St George and Sutherland Leader*.
3. **Council's website** – all exhibition material to be made available on Council's website for the duration of the exhibition period.
4. **Letter** to adjoining landowners.

These consultation mechanisms are considered sufficient for the purposes of the Planning Proposal.

Attachment 1 Approximate Project Timeline

Approximate Project Timeline		
a)	Anticipated commencement date (date of Gateway determination)	20 December 2012
b)	Anticipated timeframe for the completion of required technical information	N/A
c)	Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	General consultation during 4 – 17 February 2013 (2 weeks)
d)	Commencement and completion dates for public exhibition period	4 – 17 February 2013 (2 weeks)
e)	Dates for public hearing (if required)	N/A
f)	Timeframe for consideration of submissions	18 February 2013 – 1 March 2013 (2 weeks)
g)	Timeframe for the consideration of a PP following exhibition	18 February 2013 – 1 March 2013 (2 weeks)
h)	Date of submission to the department to finalise the LEP	4 March 2013
i)	Anticipated date RPA will make the plan (if delegated)	N/A
j)	Anticipated date RPA will forward to the department for notification	As above

Appendix 1

Council report and Minutes from Council Meeting, 21 November 2012 Item – ORD07

Council Meeting

Meeting Date 21/11/2012

Item Number: ORD07
Subject: PLANNING PROPOSAL - 432 WEST BOTANY STREET, ROCKDALE
File Number: F12/478
Report by: Manager Urban & Environmental Strategy (Erika Roka)
Contributors: Temporary Urban Planner (Suzanne Wren)
Community Engagement Yes - Consult
Financial Yes
Implications:

Precis

On 8 October 2012 Council received a Planning Proposal for land at 432 West Botany Street, Rockdale on behalf of the Salvation Army. The Planning Proposal seeks to add **shop** associated with a charitable organisation as permissible on strata Lots 3 and 4 SP 34276 under Schedule 1, Additional Permitted Uses, in Rockdale LEP 2011 (RLEP 2011).

The site currently comprises the following primary uses:

- Place of public worship
- Community facility
- Recreation facility (Indoor)

And the following ancillary uses:

- Office premises
- Take away food and drink premises
- Storage premises
- Respite day care centre
- Signage
- Car park

Due to increased demand for charitable services, the Salvation Army is seeking to generate funds from selling donated furniture, household items and clothing on the site. This use is best defined as a **shop** under the Standard Instrument. The large indoor recreation facility area on site is the proposed location for the shop, subject to the Planning Proposal proceeding to notification stage (i.e. gazettal) and subsequent development approval. The land is zoned IN2 Light Industrial and the draft South Subregional Strategy indicates that West Botany Street Rockdale is an employment lands precinct. The **shop** use will enhance

the employment role of the precinct by generating job opportunities as well as generating funds to support the Salvation Army to deliver of many social and community services.

This report is seeking Council's endorsement of the Planning Proposal for the purpose of public consultation. before public consultation can take place it must be forwarded to the Department of Planning and Infrastructure for review by the LEP Gateway. It is recommended that the Council fees associated with this Planning Proposal are waived.

Council Resolution

NOTE:

Councillor Mickovski had previously declared a Significant Non-Pecuniary Interest in this item and left the Chamber for discussion and voting.

Councillors Nagi and L Sedrak were absent for the voting on this item.

Mr Brett Daintry, Town Planner for the Salvation Army addressed the Council and raised the following issues:

- on behalf of the Salvation Army they wish to thank the General Manager and the Director of Planning & Development for their assistance in this proposal.

Major Peter Lucas from the Salvation Army addressed the Council and raised the following issues:

- sports area provides good value and services to the community;
- moved into the building in 1990;
- social and charitable services to the community;
- Salvos Stores supports the provision of services by selling affordable household items and clothing, providing job opportunities and generating income to fund other critical social services.

MOTION moved by Councillors Barlow and Ibrahim

1 That Council endorses the Planning Proposal (Attachment 1) for the purpose of undertaking public consultation.

3 That Council waive the usual fee for a planning proposal in recognition of the Salvation Army's charitable work.

4 That a further report be provided to Council following the public exhibition of the Proposal.

DIVISION

DIVISION on the MOTION called for by Councillors Barlow and Ibrahim

FOR THE MOTION

Councillors O'Brien, Macdonald, Bezic, P. Sedrak, Awada, Barlow, Saravinovski, Kalligas, Ibrahim, Hanna

and Tsounis

AGAINST THE MOTION

Nil

The MOTION was ADOPTED 11 votes to 0.

Officer Recommendation

That:

1. Voting on this matter be by way of a Division.
2. Council endorses the Planning Proposal (Attachment 1) for the purpose of undertaking public consultation.
3. Council waive the usual fee for a planning proposal in recognition of the Salvation Army's charitable work.
4. A further report be provided to Council following the public exhibition of the Proposal.

Report Background

The Salvation Army Rockdale has operated a church and community facility at 432 West Botany Street, Rockdale (Lots 3 and 4, SP 34276) since 1990. The Salvation Army has been providing community and social services to the local community and St George region since 1889. The Salvation Army provides many social and charitable services to the community. These services include shelter for the homeless, aged care, employment assistance, refuge for victims of abuse and food for those in need. The Salvos Stores supports the provision of services by selling affordable household items and clothing, providing job opportunities and generating income to fund other critical social services. The Salvos Stores also direct these items away from landfill to be reused.

The subject land forms part of an industrial unit complex with ample car parking on site. Under Rockdale Development Control Plan 2011 ('RDCP') the on site parking requirements for a recreation facility (indoor) are the same as the requirements for **shops**. Therefore the shop use will not require any additional parking provision: The parking requirements are:

- 1 vehicle space per 40m² Gross Floor Area ('GFA')
- 1 bicycle space per 200m² GFA, with 15% to be accessible by visitors
- 1 motorcycle space per 20 car spaces

The on site parking requirements for a bulky goods premises is 1 space per per 75m² GFA. These rates demonstrate that the bulky goods premises use will actually require *less* on site parking than the existing indoor recreation facility use.

The land is zoned IN2 Light Industrial and is identified as an employment lands precinct under the draft South Subregional Strategy. Employment lands in the Rockdale Local Government Area are highly valued

and will not be diminished by this amendment to RLEP 2011. The introduction of a Salvos Store will provide job opportunities and therefore complement this employment lands precinct. Specifically, the store will generate one full time paid job, the store manager, and four to five part time paid positions. Additionally, around twelve volunteers will be engaged with hours determined on a needs basis. Salvos Stores also engage people on "work for the dole" and "community service" programs.

The amendment to Schedule 1 of RLEP 2011 is deemed the most suitable way to allow the Salvation Army Rockdale to continue operating on the site and providing important social services to the City of Rockdale.

Community Engagement

An exhibition period is proposed (as per the EP&A Act 1979) with the following specific mechanisms:

- Public exhibition material available on Council's website and at the Rockdale Library
- Public notice in the *St George and Sutherland Leader*
- Letter to adjoining landowners

Community Strategy

The proposal is consistent with Council's Community Outcome "A Sustainable City" and Community Outcome objective:

- A city with a high quality natural and built environment that reflects the aspirations of the community, now and for future generations.

and is also consistent with the (or is a nominated) strategy in the Community Strategic Plan being:

- Strategic planning for a sustainable future - Protect, preserve and promote the City's built and natural environment.

Financial Implications

It is estimated that the costs associated with the proposed community engagement strategies will cost approximately \$1,500.

Documents, Links & Action Items

1 Attachment(s) (526 Kbytes)

 Planning Proposal - 432 West Bytown Street Rockdale.pdf 526 (Kbytes)
