

Rockdale Local Environmental Plan 2011 Amendment 1 (Housekeeping)

Proposal Title : Rockdale Local Environmental Plan 2011 Amendment 1 (Housekeeping)

Proposal Summary : The first amendment to the Rockdale Local Environmental Plan 2011 proposes to amend:

- Land use table anomalies (Part 2)
- Zone objective for the R2 Low Density Residential and R3 Medium Density Residential zones (Part 2)
- Subdivision requirements for dual occupancy development (Part 4)
- Wolli Creek development incentive clause (Part 4)
- Exempt Development requirements for A-frame signs (Schedule 2)
- Heritage schedule (Schedule 5)
- Various maps.

PP Number : PP_2012_ROCKD_001_00

Dop File No : 10/03660

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

- S.117 directions :
- 1.1 Business and Industrial Zones
 - 2.3 Heritage Conservation
 - 5.1 Implementation of Regional Strategies
 - 6.1 Approval and Referral Requirements
 - 6.2 Reserving Land for Public Purposes
 - 6.3 Site Specific Provisions
 - 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the planning proposal proceed subject to the following conditions:

1. The planning proposal is exhibited for 14 days
3. The planning proposal should be completed within 6 months of Gateway Determination
4. The planning proposal is considered to be consistent with the Section 117 Directions and Council does not need to address these Directions further
5. No consultation with Public Authorities is required
6. No further studies are required to be carried out
7. Council is to consider whether the addition of A frames signs and sandwich boards as exempt development in Schedule 2 should require the following:
 - compliance with the Roads Act 1993
 - the signs are not erected on classified roads
 - the signs are not illuminated
8. Council is to ensure that the proposed zone objectives for the R2 and R3 Medium Density zones have a regard for the overall character of the area, while still supporting uses such as places of public worship, community facilities.

Supporting Reasons : The planning proposal is the first proposal to amend the Rockdale LEP 2011. It aims to correct inconsistencies and clarify Council's policy position within the Rockdale LEP 2011. The various changes will add to the consistency and legibility of the plan, making it easier to use.

Panel Recommendation

Recommendation Date : **10-May-2012**

Gateway Recommendation : **Passed with Conditions**

Panel

The Planning Proposal should proceed subject to the following conditions:

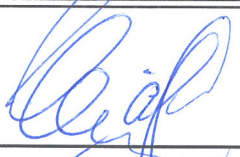
Recommendation :

1. Council should consider including as a condition that development for the purpose of A-frame signs and sandwich boards should comply with the requirements of the Roads Act 1993, should not be erected on classified roads and should not to be illuminated. Council is to amend the planning proposal prior to the commencement of public exhibition to indicate consideration of including reference to these additional development standards.
2. Council is to amend the planning proposal to remove references to the correction of anomalies under the 'Explanation' column of Table 1 – Proposed land use table amendments, and include an accurate explanation for the amendment. Council is to undertake the amendments to Table 1 of the planning proposal prior to the commencement of public exhibition and provide a copy of the revised planning proposal to the Department's Regional Team.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for 28 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).
4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.
5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:

Printed Name:



 Date: 18.5.12