

Rockdale Local Environmental Plan 2011 (Rockdale Town Centre)

Proposal Title : **Rockdale Local Environmental Plan 2011 (Rockdale Town Centre)**

Proposal Summary :

The planning proposal seeks to provide flexibility for redevelopment within desirable building envelopes by amending the Rockdale Local Environmental Plan 2011 (RLEP 2011) by increasing the maximum building height controls, removing the maximum FSR controls, permitting additional building height for larger development sites, rezoning land and facilitating the provision of new public open space.

PP Number : **PP_2013_ROCKD_001_00** Dop File No : **13/16395**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones**
3.1 Residential Zones
3.4 Integrating Land Use and Transport
3.5 Development Near Licensed Aerodromes
4.3 Flood Prone Land
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 following conditions:**
1. The planning proposal be exhibited for 28 days;
2. The planning proposal be completed within 9 months of the gateway determination;
3. Prior to exhibition Council is to make minor amendments in the planning proposal including:
a) include the proposed FSR 1:1 from FSR 0.5:1 under 'Explanation of Provisions'- D.
b) clearly mention the estimated growth figures in page 6 of the planning proposal.
4. Prior to undertaking public exhibition, Council is to consult Sydney Airport Corporation Ltd to determine the height limit across the Interchange Precinct (Area F);
5. Consultation is required with Sydney Water, Transport for NSW and Department of Infrastructure and Regional Development; and
6. The proposed rezoning and increase in height limit is considered to be of local significance and Council's request for delegation is supported.

Supporting Reasons : **The planning proposal seeks to facilitate redevelopment and is the result of the Rockdale Town Centre Masterplan. It is consistent with Government's objectives and directions and is supported.**

Panel Recommendation

Recommendation Date : **24-Oct-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The planning proposal should proceed subject to the following conditions:**

- 1. Prior to undertaking public exhibition, Council is to update the planning proposal to:**
 - **amend the FSR for land at No. 1 King Edward Street, Rockdale from 0.5:1 to 1:1 and clarify this amendment within the planning proposal and associated map; and**
 - **clarify the estimated job growth figures under Section B (Sydney South Draft Subregional Strategy) of Part 3 Justification on page 6 of the planning proposal.**
- 2. 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 a minimum of 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

- Sydney Water
- Transport for NSW
- Department of Infrastructure and Regional Development (S117 Direction 3.5 Development Near Licensed Aerodromes)
- Sydney Airport Corporation Ltd (S117 Direction 3.5 Development Near Licensed Aerodromes)

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. 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).

5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

JAMES MATTHEWS

Date:

31/10/13