

9 September 2013

Our Ref: F12/479
Contact: Jacky Wilkes, 9562 1683

Mr Tim Archer
Acting Regional Director - Sydney East
Department of Planning
GPO Box 39
SYDNEY NSW 2001



Dear Tim,

Re: Draft Rockdale Local Environmental Plan 2011 (Rockdale Town Centre) – revised planning proposal

Following discussions and correspondence between the Department of Planning and Infrastructure (DP&I) and council staff on the need to clarify aspects of the planning proposal for the Rockdale Town Centre, please find attached the revised proposal. This letter supplements Council's letter of 18 July, 2013.

Note that there have been no policy changes to the planning proposal. Instead, the way in which the policies were expressed have been more clearly articulated. This means that the proposal has not had to go back to Council for endorsement prior to re-issuing to the DP&I.

To reiterate, there are three critical matters associated with this planning proposal:

- Removal of floor space ratio standards: The floor space ratio standards are proposed to be removed and be controlled through the maximum building height standards and detailed Rockdale DCP 2011 controls. This is consistent with the recommendations of the *White Paper: A New Planning System for NSW*.
- Incentive clause for interchange site: One proposed height incentive clauses does not yet specify a maximum building height. The determination of the height will be subject to negotiations with Sydney Airport Corporation Limited as the height may protrude into the Obstacle Limitation Surface. Council proposes that this will be conducted and a preferred height determined prior to the exhibition of the Planning Proposal.
- Flood risk: Further work concerning flood risk reduction will be undertaken to inform the planning controls for the Centre. The Planning Proposal was prepared with regard to Council's current Flood Risk Management Plan (FRMP). However, Council has recently prepared a new draft FRMP. It identifies a small number of properties within the Rockdale Town Centre Area as having a High Flood Risk.

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Council's consultants have recommended that the risk to these individual properties be reviewed in greater detail to determine appropriate measures such as land filling and upgrading of evacuation arrangements to reduce the risk to these properties. It is proposed that this be undertaken subsequent to obtaining Gateway Approval. However it should also be noted that this analysis is more likely to affect DCP controls than the Planning Proposal.

Council also wishes to note that advice will also need to be sought from Sydney Water as part of consultation with key agencies.

It is noted that the following documents were attached with its first submission:

- Council's report and meeting minutes,
- Rockdale Town Centre Master Plan
- Rockdale Town Centre Implementation Plan
- Draft Rockdale DCP 2011 - which complements the proposed amendments to Rockdale LEP 2011.

If you have any further enquiries please contact Jacky Wilkes, Coordinator Urban Strategy, on 9562 1683 or at jwilkes@rockdale.nsw.gov.au

Yours faithfully



Erika Roka
Manager Urban and Environmental Strategy