

Planning Proposal

Rockdale Local Environmental Plan 2011 - Rockdale Town Centre



9 September 2013

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Table of revisions

19 June 2013	Section 56(1) Submission
9 September 2013	Revised section 56(1) submission (on account of DP&I comments)

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

Background

Rockdale Town Centre Masterplan

Rockdale City Council adopted the Rockdale Town Centre Masterplan on 5 December 2012. The Masterplan sets out the vision and strategies for the growth and revitalisation of the Centre, focusing on a number of key precincts where redevelopment is most likely and would have the most positive impact.

To add to the vibrancy of the Centre and accommodate population and jobs growth near existing services and a major public transport interchange, the Masterplan envisages significant growth within the Centre itself and at the Centre's edge. In these areas where significant growth is proposed, and redevelopment is likely to occur, the Masterplan identifies the need to provide infrastructure which delivers a public benefit for the Centre. This includes new public open space, expanded pedestrian connections, more convenient access to public transport, and rationalised public carparking.

The Masterplan also covers the entirety of the Centre's role and function, and includes actions for increasing the Centre's vibrancy as well as its profile and function as the Civic, cultural and economic heart of the LGA. These actions are intended to work in conjunction with redevelopment to improve the amenity, quality, and experience of the Centre.

Implementing the Masterplan

A detailed Implementation Plan has been prepared to progress the actions of the Masterplan. It provides details on how Council will work with the community and other stakeholders to implement the Masterplan.

It sets out further studies and tasks necessary to implement the Masterplan, including amendments to Council's Planning Framework, specifically Rockdale LEP 2011 and Rockdale DCP 2011, as well as Council's Developer Contributions Plan.

It also includes details on the priority, delivery method, and funding strategies for major projects on Council owned land and the public domain improvements which Council will deliver. In addition to covering on-ground works it provides direction for Council's place making role for the Centre. This will inform Council's future Community Strategic Planning and covers economic development, events and installations, and creative and cultural programs.

As identified in the Implementation Plan, one of the first steps is making the necessary amendments to Council's Planning Controls to put in place the framework for redevelopment in the Centre consistent with the Masterplan.

Subject properties

The Rockdale Town Centre Masterplan applies to the existing commercial area within the Rockdale Town Centre as well as adjoining land as shown in *Figure 1*. For much of this area, the current planning controls are consistent with the vision and strategies of the Masterplan.

This Planning Proposal is seeking to amend the planning controls for a number of key precincts within the Rockdale Town Centre detailed in Parts 1 to 4.

Part 1 - Objectives or Intended Outcomes

The objectives of the Planning Proposal are to:

- Provide flexibility and incentive for redevelopment within desirable building envelopes by:
 - o amending the maximum building height controls for certain land within the centre; and
 - o removing the maximum FSR control for land in the Centre*

Note: this amendment works in conjunction with proposed RDCP 2011 built form controls which address setbacks, building depth and separation, and floor to ceiling heights.

- Encourage and facilitate efficient and logical redevelopment which is capable of delivering public benefit by permitting additional building height for large development sites
- Create a transition in land use and density from the Centre core to the surrounding residential areas by rezoning land and increasing permissible building heights at the edge of the Centre, and
- Facilitate the provision of new public open space through the rezoning and identification of land for acquisition where identified by the Masterplan.

A copy of the Rockdale Town Centre Masterplan will accompany Council's Section 56(1) submission to the Department of Planning and Infrastructure (DP&I).

Part 2 - Explanation of Provisions

A Part 2 – B2 zone objectives

The objectives for the B2 Local Centre zone are proposed to be amended by deleting the existing local fourth objective to be replaced with the following two objectives:

- To accommodate population growth through high density mixed use development which complements the role of retail, commercial, civic, and cultural premises in the Centre; and
- To create a lively Centre with an amenable and pedestrian focused public domain activated by building uses which engage with the street.

B Part 2 – Zoning Map

The proposed outcome will be achieved by amending the Rockdale LEP 2011 Land Zoning Map as per Figure 3 in Part 4.

C Part 4 - Height of buildings clause (clause 4.3) and map

The proposed outcome will be achieved by amending exception clause 4.3(2A) - which provides amalgamation incentives - as follows:

- Create a new Area F (Interchange Precinct) to permit buildings to exceed the current 22 metre building height but only in the case where a development proposal occurs on a site which has an area of at least 3,000 square metres. The height is intended to exceed Sydney Airport's Obstacle Limitation Surface (OLS). The OLS averages 37metres above ground level across Area F. The height will be determined in consultation with SACL prior to the exhibition of the planning proposal.

- Add new areas to be notated as Area G, Area H, Area I, and Area J - which make up the Green Gateway Precinct at the south of the town centre - to provide incentive sub-clauses for exceeding the maximum building height as follows:
 - o 9 metres—if development occurs within Area G identified on the Height of Buildings Map and on a lot having an area of at least 1000 square metres.
 - o 12 metres— if development occurs within Area H identified on the Height of Buildings Map and on a lot having an area of at least 2000 square metres.
 - o 3 metres— if development occurs within Area I identified on the Height of Buildings Map and on a lot having an area of at least 1000 square metres.
 - o 9 metres— if development occurs within Area J identified on the Height of Buildings Map and on a lot having an area of at least 2000 square metres.

The proposed outcome will also be achieved by amending the Height of Buildings Map as follows:

- Amend Area A by:
 - o removing properties at 471-511 Princes Highway, 6 and 14 Geeves Avenue, and 2-16 & 5 Tramway Arcade; and
 - o extending the area to include land at 397-431A Princes Highway.
- Create a new area to be notated “Area F” which is known as the Interchange Precinct at 471-511 Princes Highway, 6 and 14 Geeves Avenue, and 2-16 & 5 Tramway Arcade.

Note: this amendment works in conjunction with proposed RDCP 2011 built form controls which address setbacks, building depth and separation, and floor to ceiling heights.

- Replace the 14.5 metre height with the 28 metre height at 6, 8, 10, & 12 Lister Avenue
- Replace the 22 metre height with the 28 metre height at 35, 37, & 39-47 George Street and 21-25, 27, 29 and 31 Bryant Street
- Replace the 8.5 metre height with the 14.5 metre height at 1 King Edward Street.
- Replace the 16 metre height with the 22 metre height at 8-40 Walz Street, 2-28 and 23-25 Frederick Street, 88-99, 75-87 and 102 Railway Street and 2-4 Parker Street.

The above proposed amendments are illustrated in Figure 5, Part 4.

D Part 4 - Floor Space Ratio clause (clause 4.4) and map

The proposed outcome will be achieved by amending clause 4.4 (2C) in Rockdale LEP 2011 by deleting sub-clause (2C(a)) and subsequently renumbering remaining subclauses, as well as by amending the Rockdale LEP 2011 Floor Space Ratio Map as illustrated in Figure 7, Part 4.

The impact of this change will be to remove FSR controls from much of the land within the Rockdale Town Centre and rely on maximum building height, building setbacks and other built form controls to guide development.

E Part 5 - Land Reservation Acquisition Map

The proposed outcome will be achieved by amending the Rockdale LEP 2011 Land Reservation Acquisition (LRA) Map as follows:

- land for the purposes of a road widening at of 481-511 Princes Highway, 6-14 Geeves Avenue, and 2-4 Tramway Arcade; and
- land for the purposes of local open space – which is also proposed to be rezoned to RE1 Public Open Space - at 5, 9, 9a, and 11 Bryant Street and 1B Market Street.

The amendments proposed to the Land Reservation Acquisition (LRA) Map are illustrated in Figure 9, Part 4.

F Part 6 - Active Street Frontages Map

The proposed outcome will be achieved by amending the Rockdale LEP 2011 Active Street Frontages (ASF) Map as illustrated in Figure 11, Part 4.

At present, ASFs are not mandated in the B4 zone. In this section of B4 land, Council is requiring the provision of ground floor commercial uses to activate the street.

Part 3 - Justification

A Need for the planning proposal

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

Yes. The planning proposal is facilitating the implementation of the Rockdale Town Centre Masterplan, adopted by Council 5 December 2012. The Masterplan is consistent with the Metropolitan Plan 2036 and draft Sydney South Subregional Strategy, and is based on thorough urban design and economic analysis. It is the basis for a new urban design vision for the centre as delivered by the planning proposal and draft DCP.

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

The Rockdale Town Centre Masterplan proposes zoning changes and density increases for properties in the Centre and close proximity. As this is controlled through Rockdale LEP 2011 this is the best means for facilitating this outcome.

The Rockdale Town Centre Masterplan also proposes additional open space in the Centre which Council will deliver. The best means of achieving this is by zoning the subject properties appropriately and identifying them for acquisition.

To ensure other built form and public domain outcomes envisaged in the Rockdale Town Centre Masterplan are implemented, amendments to Rockdale DCP 2011 and a Public Domain Plan for the Centre have also been prepared. These will complement the Planning Proposal, and are intended to be exhibited and adopted concurrently. This will put in place a comprehensive planning and design framework to deliver the growth and revitalisation of the Centre envisaged in the Masterplan.

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)?

Sydney South Draft Subregional Strategy

The Sydney South Draft Subregional Strategy sets Key Directions and Key Actions for the implementation of the Metropolitan Strategy (for the year 2031) at a subregional level. The Draft Subregional Strategy sets targets for 7,000 new dwellings and 11,000 new jobs to be provided in Rockdale City Council LGA by 2031.

The Planning Proposal is consistent with the intent of objectives of the draft Subregional Strategy. It will facilitate significant population and job growth in a transport oriented Centre. It also includes the provision of infrastructure to support this growth. The Masterplan which informs the Planning Proposal focuses on sites and precincts where development would most likely be able to occur, as well as where it is most needed.

In addition to growth which will occur across the Centre, the estimated growth from the key precincts will be approximately 1100 dwellings and 295. The key precincts include the Target Site, Gateway Precinct and Green Gateways Precinct.

Metropolitan Plan For Sydney 2036

The Metropolitan Plan for Sydney 2036 is the second blueprint for metropolitan Sydney and replaces the Metropolitan Strategy: City of Cities which was the vision for Sydney for the year 2036.

This Planning Proposal is consistent with the Plan, in particular the second Strategic Direction B: Growing and renewing centres, and objective B1. This direction and objective is concerned with utilising existing Centres to deliver growth and change.

This Planning Proposal implements the Rockdale Town Centre Masterplan which envisages significant growth and revitalisation of the Centre. It proposes increased densities and activity within the Centre's walking catchment, in line with the Metropolitan Plan.

Draft Metropolitan Strategy for Sydney 2031

This Planning Proposal, and the Masterplan which it implements, are consistent with the draft Metro Strategy 2031, in particular outcome 2: A liveable City.

This outcome relates primarily to the delivery of growth within centres and the creation of vibrant places by concentrating people and services in accessible locations. This is precisely what the Masterplan for the Rockdale Town Centre aims to achieve. It proposes significant growth in the Centre as well as an increase in community, civic, and cultural facilities to capitalise on the Centre's existing role and significant public transport.

Specifically the Rockdale Town Centre Masterplan and this Planning Proposal meets the following Draft Strategy objectives:

- Objective 5: Deliver new housing to meet Sydney's growth
- Objective 7: Deliver well-designed centres that attract investment and growth
- Objective 8: Create socially inclusive places that promote social, cultural and recreational opportunities

B2 Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Rockdale City Community Strategic Plan 2013-2025

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:

- 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 1 below identifies the Planning Proposal's consistency with the Plan's community outcome/s.

Table 1 – Consistency with Rockdale City Community Strategic Plan 2013-2025

Outcome	Objective	Strategy	Consistency
2	2.2 Our City has a well managed and sustainable built environment, quality and diverse development with effective housing choice in liveable neighbourhoods	2.2.2 Promote high quality, well designed and sustainable development and places that enhances the City	Consistent. The Planning Proposal seeks to facilitate the Masterplan vision which is to create a vibrant town centre that is central to the Council's civic and cultural activity – an appropriate vision for the Council's highest order centre.
3	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	Consistent. Council's Operational Plan (Action 3.3.1.A.1) requires the development and execution of an Implementation Plan for the Rockdale Town Centre Masterplan. This Planning Proposal forms part of this implementation.

B3 Is the planning proposal consistent with applicable state environmental planning policies?

Consistency with the State Environmental Planning Policies is provided in Table 7, below.

Table 7 - Consistency with State Environmental Planning Policies

No.	Title	Consistency
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>). Consistent with remainder

6	Number of Storeys in a Building	Consistent. The Planning Proposal does not seek to hinder the application of this SEPP
14	Coastal Wetlands	Not applicable
15	Rural Landsharing Communities	Not applicable
19	Bushland in Urban Areas	Not applicable
21	Caravan Parks	Not applicable
22	Shops and Commercial Premises	Not applicable
26	Littoral Rainforests	Not applicable
29	Western Sydney Recreation Area	Not applicable
30	Intensive Aquaculture	Not applicable
32	Urban Consolidation (Redevelopment of Urban Land)	Not applicable
33	Hazardous and Offensive Development	Not applicable
36	Manufactured Home Estates	Not applicable
39	Spit Island Bird Habitat	Not applicable
41	Casino Entertainment Complex	Not applicable
44	Koala Habitat Protection	Not applicable
47	Moore Park Showground	Not applicable
50	Canal Estate Development	Not applicable
52	Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable
55	Remediation of Land	Consistent. The planning proposal does not seek to hinder the application of this SEPP
59	Central Western Sydney Regional Open Space and Residential	Not applicable
60	Exempt and Complying Development	(Repealed by <i>RLEP 2011</i>)
62	Sustainable Aquaculture	Not applicable
64	Advertising and Signage	Consistent. The planning proposal does not seek to hinder the application of this SEPP
65	Design Quality of Residential Flat Development	Consistent. The planning proposal does not seek to hinder the application of this SEPP
70	Affordable Housing (Revised Schemes)	Consistent. The planning proposal does not seek to hinder the application of this SEPP
71	Coastal Protection	Not applicable
	(Affordable Rental Housing) 2009	Consistent. The planning proposal does not seek to hinder the application of this SEPP
	(Building Sustainability Index: BASIX) 2004	Consistent. The planning proposal does not seek to hinder the application of this SEPP
	(Exempt and Complying Development Codes) 2008	Consistent. The planning proposal does not seek to hinder the application of this SEPP
	(Housing for Seniors or People with a Disability) 2004	Consistent. The planning proposal does not seek to hinder the application of this SEPP
	(Infrastructure) 2007	Consistent. The planning proposal does not seek to 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	Not applicable

	Extractive Industries) 2007	
	(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
	(Temporary Structures) 2007	Not applicable
	(Urban Renewal) 2010	Not applicable
	(Western Sydney Employment Area) 2009	Not applicable
	(Western Sydney Parklands) 2009	Not applicable
	(Port Botany) 2013	Not applicable

See Table 8 below which reviews the consistency with the State Regional Environmental Plans, now deemed SEPPs.

Table 8 - Consistency with deemed State Environmental Planning Policies

No.	Title	Consistency
5	(Chatswood Town Centre)	Not applicable
8	(Central Coast Plateau Areas)	Not applicable
9	Extractive Industry (No.2 – 1995)	Not applicable
16	Walsh Bay	Not applicable
18	Public Transport Corridors	Not applicable
19	Rouse Hill Development Area	Not applicable
20	Hawkesbury-Nepean River (No.2 – 1997)	Not applicable
24	Homebush Bay Area	Not applicable
25	Orchard Hills	Not applicable
26	City West	Not applicable
28	Parramatta	Not applicable
30	St Marys	Not applicable
33	Cooks Cove	Not applicable
	(Sydney Harbour Catchment) 2005	Not applicable

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

See Table 9 below which reviews the consistency with the Ministerial Directions for LEPs under section 117 of the *Environmental Planning and Assessment Act 1979*.

Table 9 - Consistency with applicable Ministerial Directions

1. Employment and Resources

No.	Title	Consistency
1.1	Business and Industrial Zones	Consistent. The Planning Proposal seeks to retain commercially zoned land through either B2 or B4 zonings. The The increases in available commercial floor area have been justified by the Rockdale Town Centre Masterplan.
1.2	Rural Zones	Not applicable
1.3	Mining, Petroleum Production & Extractive Industries	Not applicable
1.4	Oyster Aquaculture	Not applicable
1.5	Rural Lands	Not applicable

2. Environment and Heritage

No.	Title	Consistency
2.1	Environmental Protection Zones	Not applicable
2.2	Coastal Protection	Not applicable

2.3	Heritage Conservation	Not applicable
2.4	Recreation Vehicle Areas	Not applicable

3. Housing, Infrastructure and Urban Development

No.	Title	Consistency
3.1	Residential Zones	Consistent. The proposed changes will increase housing choice close to existing services. The density increases are strategically justified by the Rockdale Town Centre Master Plan.
3.2	Caravan Parks and Manufactured Home Estates	Not applicable
3.3	Home Occupations	Not applicable
3.4	Integrating land use and Transport	Consistent. Rockdale Town Centre is well serviced by public transport via the Rockdale Station on the Illawarra Railway Line and accompanying bus interchange. The planning proposal is consistent with this direction and is justified by the Rockdale Town Centre Master Plan.
3.5	Development near Licensed Aerodromes	Justifiably inconsistent. (1) Consultation will be undertaken with the Department of Infrastructure and Transport prior to undertaking community consultation under section 57 of the Act. (2) The planning proposal proposes an increase in residential densities within the ANEF 20-25 range, as per subclause (6)(a) of this direction. However, RLEP 2011 comprises clause 6.3 which calls on AS 2021. (3) A building height beyond the OLS is recommended for the Interchange site. The exact height will be determined in consultation with SACL prior to the exhibition.
3.6	Shooting ranges	Not applicable

4. Hazard and Risk

No.	Title	Consistency
4.1	Acid Sulfate Soils	Consistent. The land is identified as Class 5 Acid Sulfate Soils in LEP 2011. Clause 6.1 of LEP 2011 specifies when an Acid Sulfate Soils Management Plan is required to be submitted for approval by Council as a part of any subsequent development application.
4.2	Mine Subsidence and Unstable Land	Not applicable
4.3	Flood Prone Land	Consistent. A small number of lots affected by the Planning Proposal are subject to flooding (high flood risk) and will have required minimum floor levels. Council will endeavour to be consistent with its draft Flood Risk Management Plan which is prepared concurrently with the planning proposal. Advice will also be sought from Sydney Water as part of consultation with key agencies.
4.4	Planning for Bushfire Protection	Not applicable

5. Regional Planning

No.	Title	Consistency
5.1	Implementation of Regional Strategies	Not applicable
5.2	Sydney Drinking Water Catchments	Not applicable
5.3	Farmland of State and Regional	Not applicable

	Significance on the NSW Far North Coast	
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
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	Not applicable

6. Local Plan Making

No.	Title	Consistency
6.1	Approval and Referral Requirements	Consistent. No approval or referral requirements are proposed to be introduced.
6.2	Reserving land for Public Purposes	Consistent. The Planning Proposal includes land reserved for public open space and local road widening to be acquired by Council.
6.3	Site Specific Provisions	Consistent. The proposed controls are not intended to deliver a single specific outcome.

7. Metropolitan Planning

No.	Title	Consistency
7.1	Implementation of the Metropolitan Plan for Sydney 2036	Yes. The Planning Proposal is consistent with the Metropolitan Plan for Sydney 2036 as detailed in Part 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 concerns a Centre which is already significantly developed, and some distance from any natural area.

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

The Planning Proposal will facilitate growth near public transport in a well serviced Centre, accommodating population growth in an environmentally sustainable manner. The Planning Proposal is complemented by an amendment to Rockdale DCP 2011 which will contain controls to ensure potential environmental impacts are addressed by new development, in addition to existing environmental controls in Rockdale DCP 2011 that will deal with flooding.

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

The Masterplan and Planning Proposal will have a positive economic effect by stimulating redevelopment and encouraging retail and commercial floor space to improve the economy of Rockdale Town Centre.

The Masterplan and Planning Proposal facilitates the provision of new open space in the Centre which will have a Civic role and strong relationship with the existing Town Hall and Council Administration Building as well as a future new library, to which Council has committed funding and is in the design stage. This will help create a civic and cultural hub for the community which will have a positive social effect.

D State and Commonwealth interests

D1 Is there adequate public infrastructure for the planning proposal?

The Centre is currently served by a significant bus interchange and major railway station. The Masterplan also envisages improvements to this transport interchange to improve its function. The Planning Proposal also seeks to increase the provision of public open space within the Rockdale Town Centre.

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 begun with preliminary discussions occurring with RMS and Transport NSW as part of the Rockdale Town Centre Masterplan Implementation Plan process. Formal consultation with key agencies is anticipated as part of the Planning Proposal process.

Part 4 - Mapping

Figures 1 to 11 below illustrate both the current controls along with the proposed controls. Specifically, the zoning, development standards and acquisition are proposed to be modified by this planning proposal.

Figure 1 below shows the land affected by the planning proposal.

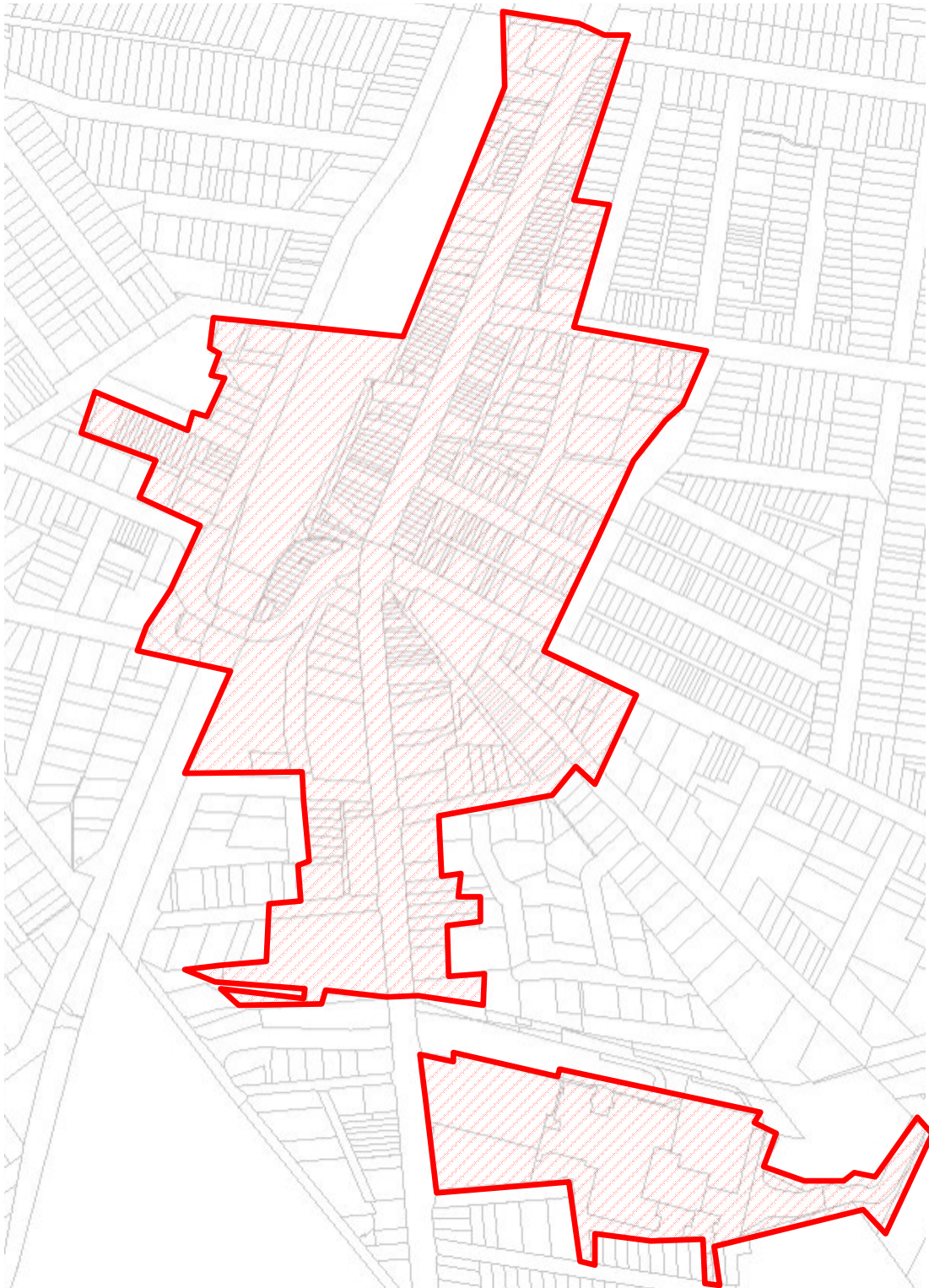


Figure 1 – Land subject to the planning proposal

Figure 2 below shows the current zoning as per Rockdale LEP 2011.

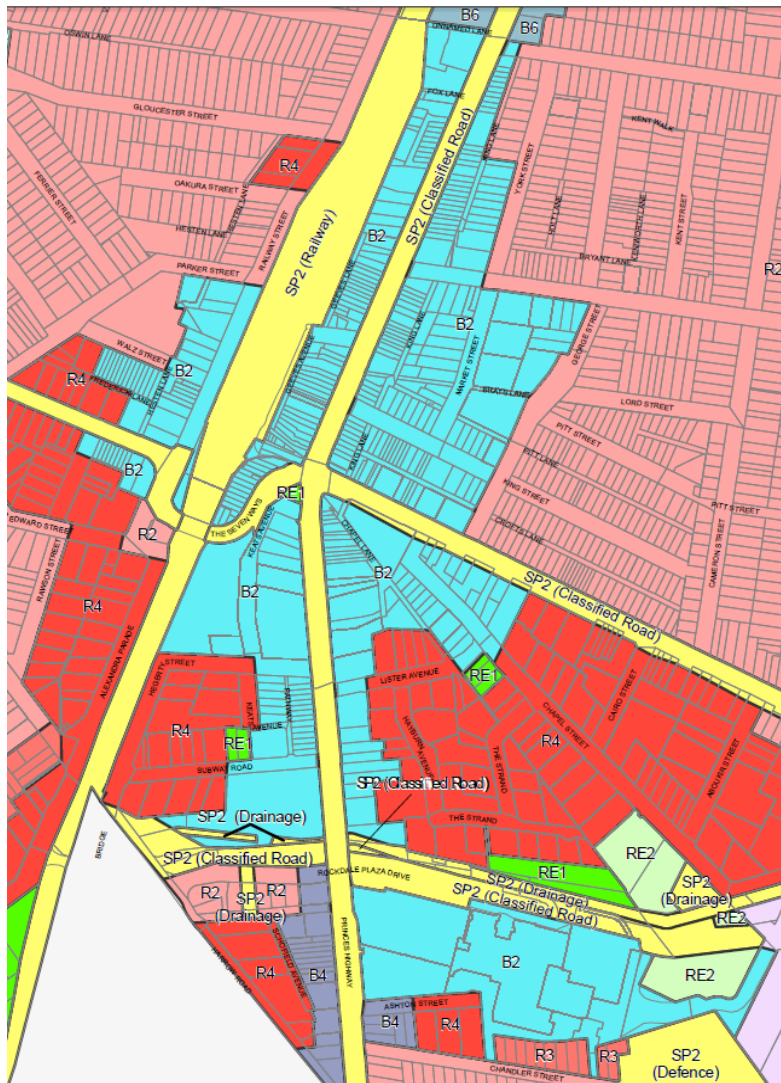


Figure 2 – Current land use zone

Figure 3 below shows the proposed zoning changes.

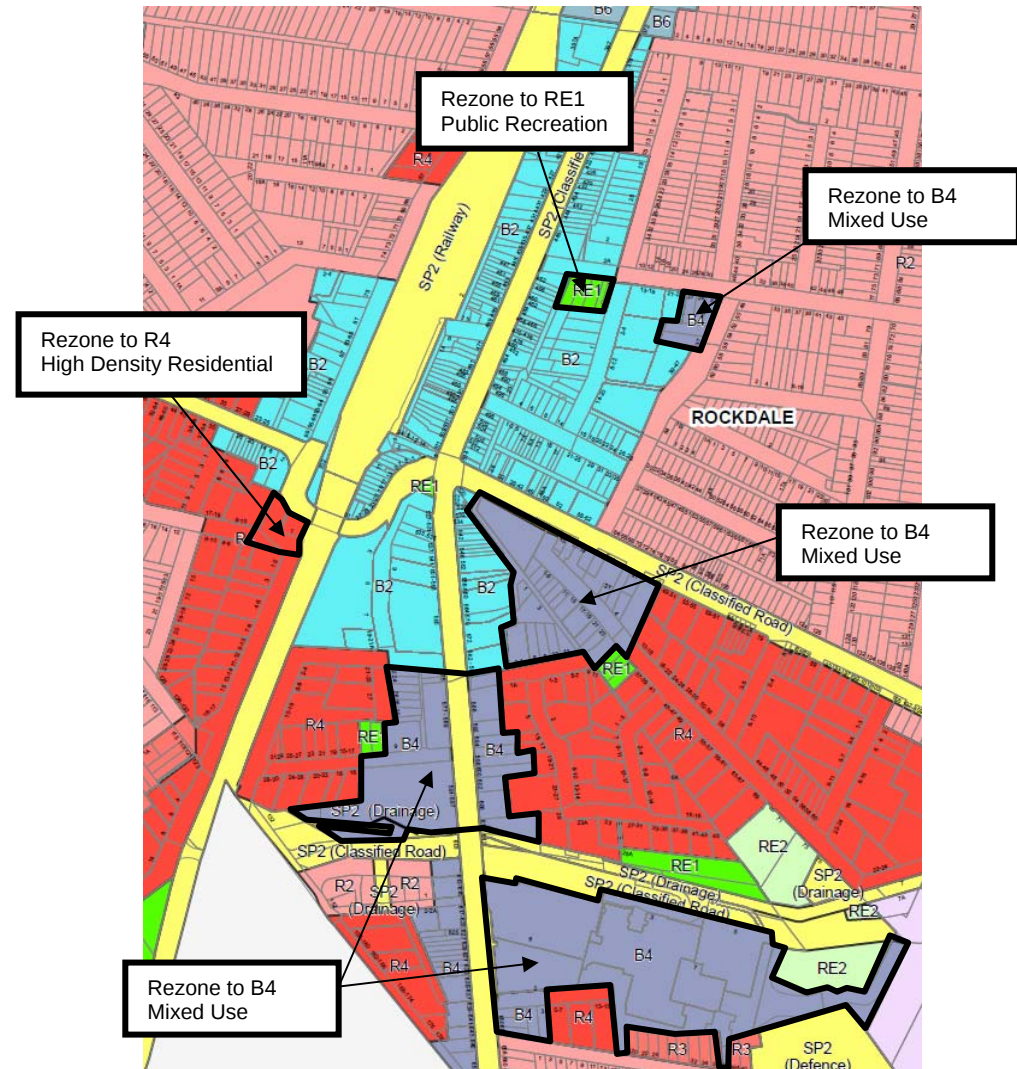


Figure 3 – Proposed land use zone

Figure 4 below shows the current maximum building height controls as per Rockdale LEP 2011.

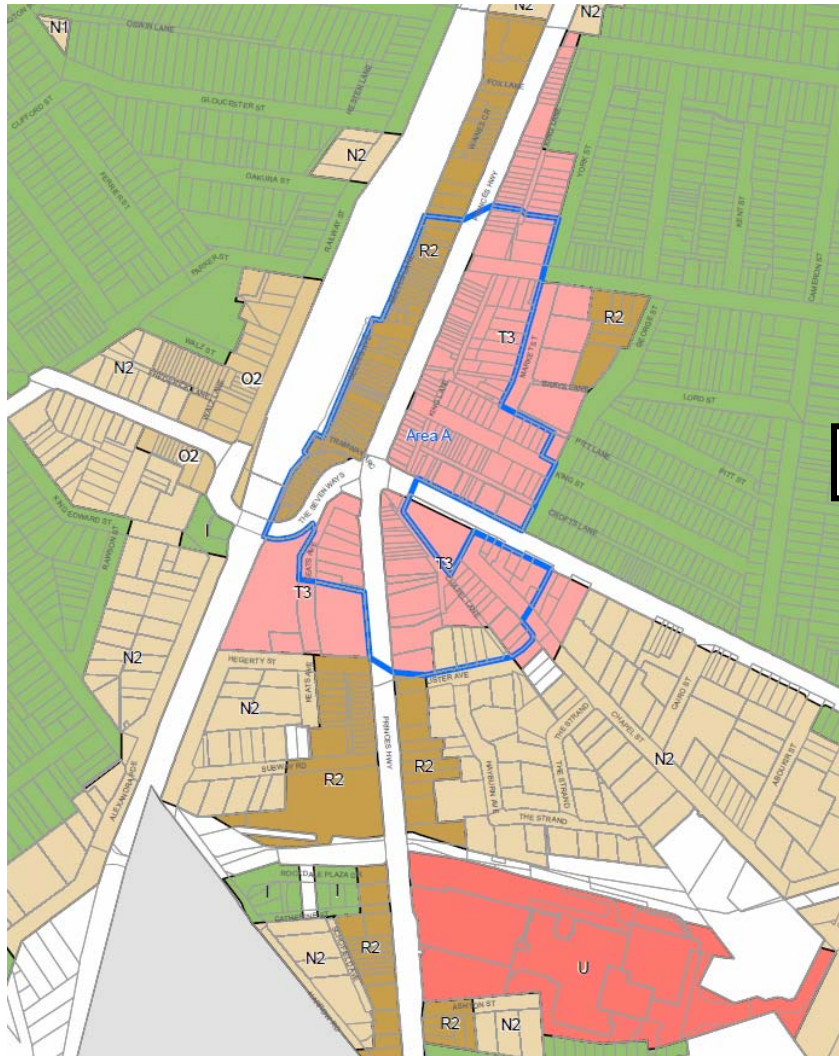


Figure 4 – Current maximum building height controls

Figure 5 below shows the proposed maximum building height controls.

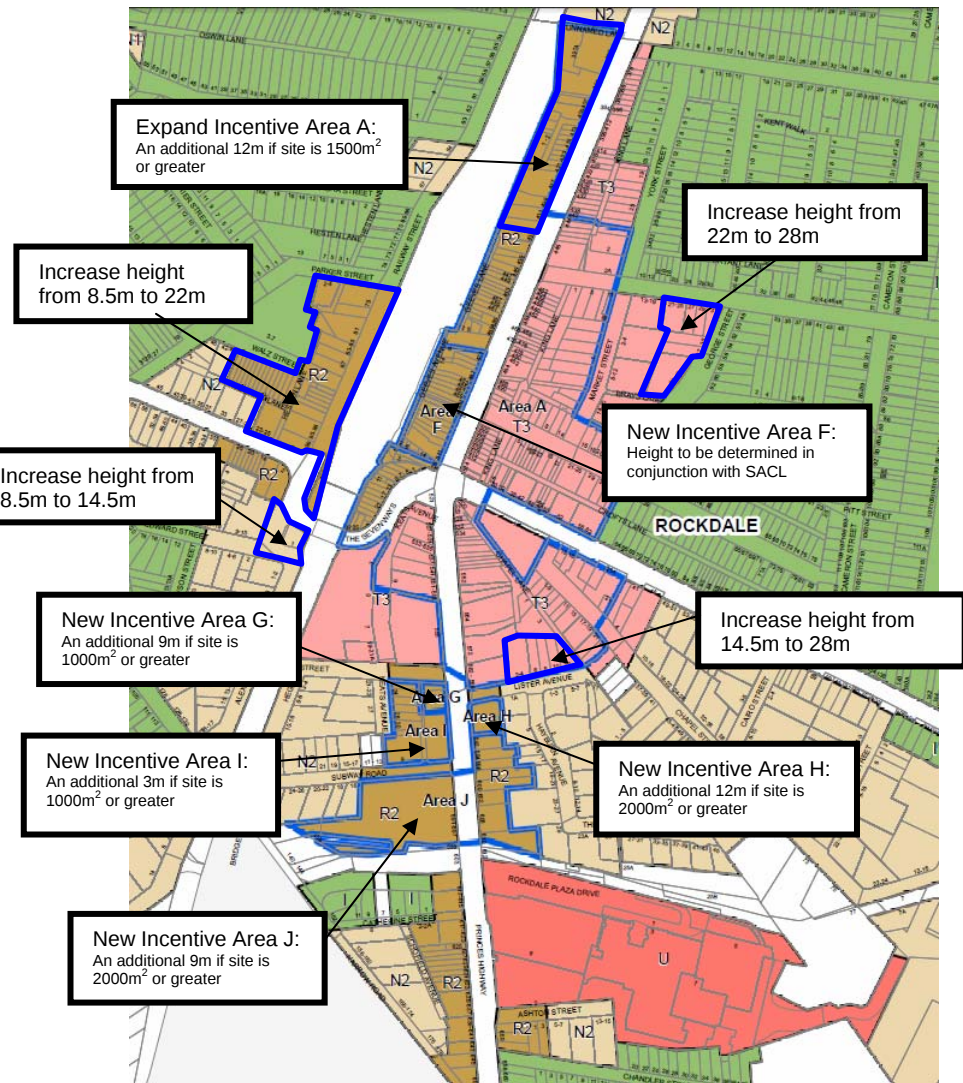


Figure 5 – Proposed maximum building height controls

Figure 6 below shows the current maximum floor space ratio controls as per Rockdale LEP 2011.

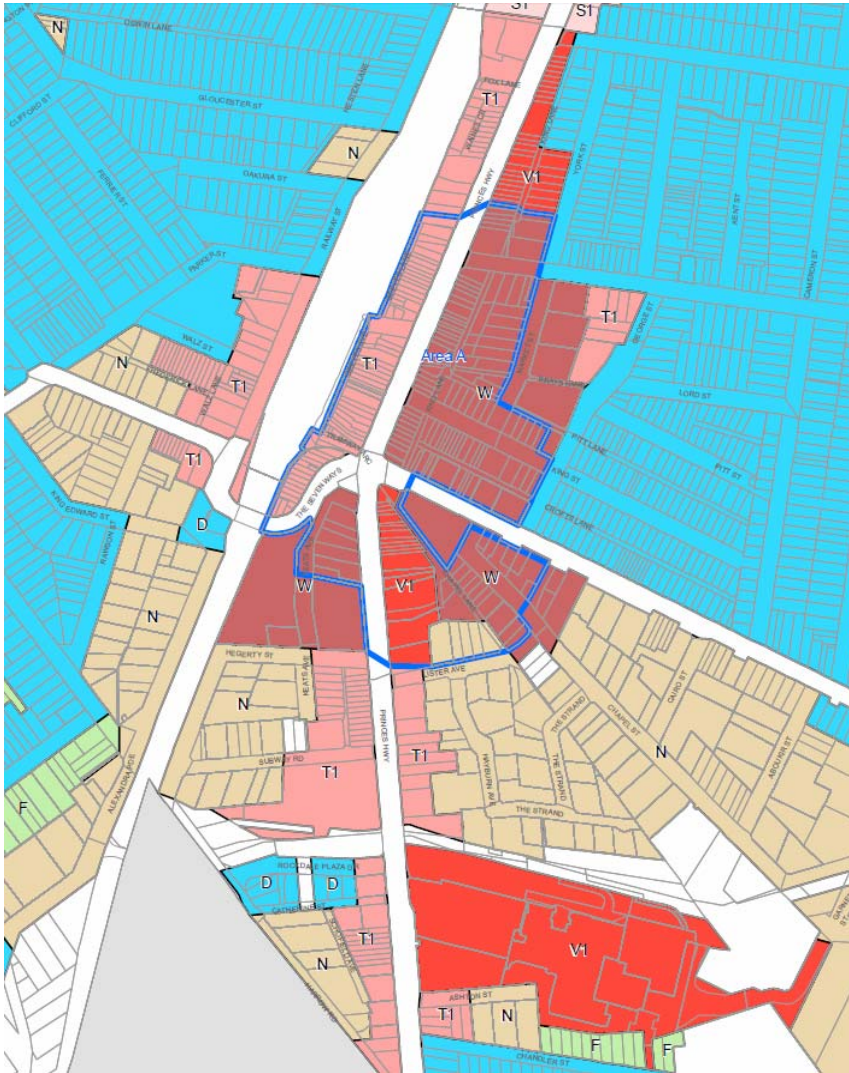


Figure 6 – Current floor space ratio controls

Figure 7 below shows the proposed floor space ratio controls.

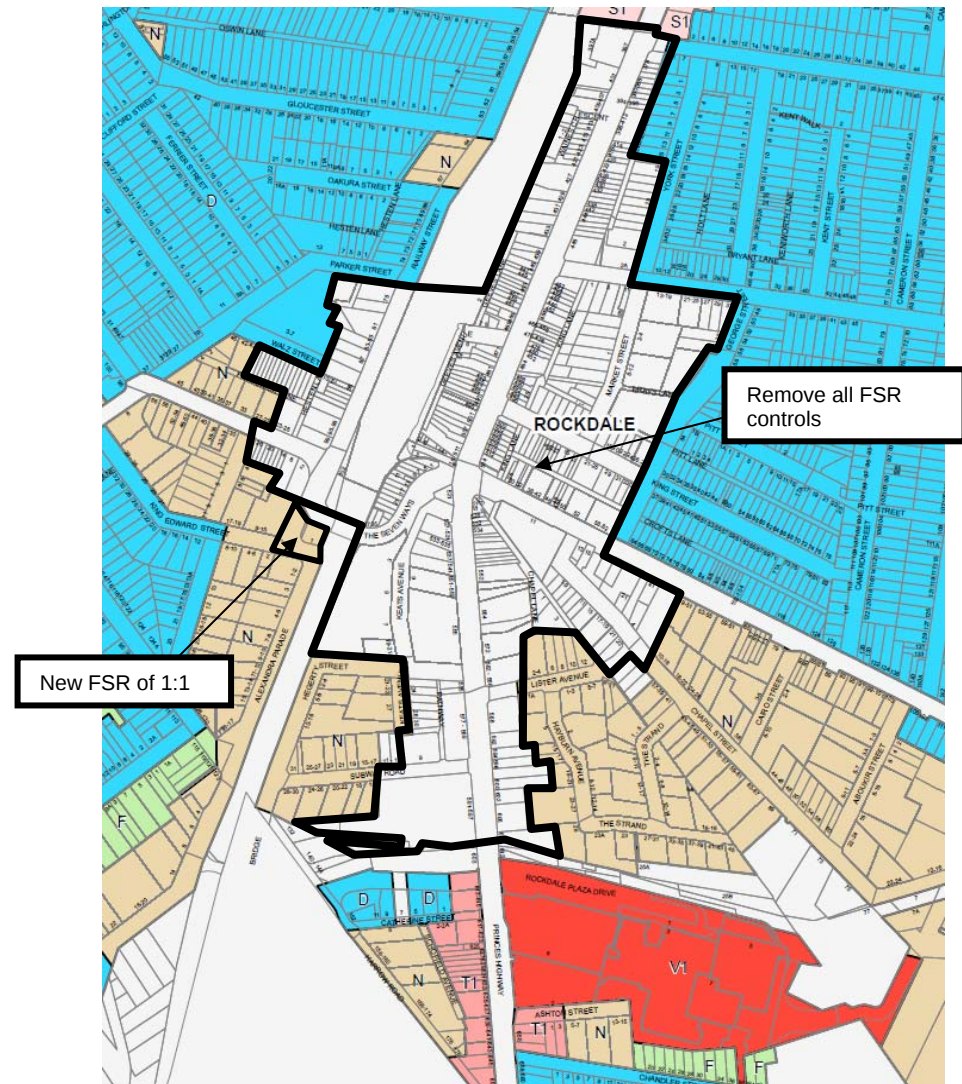


Figure 7 – Proposed floor space ratio controls

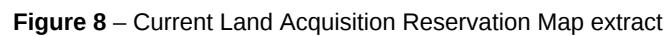


Figure 10 below shows the current land within the town centre affected by the Active Street Frontages clause.



Figure 10 – Current Active Street Frontages Map

Figure 11 below shows the land at 11 to 45 Bay Street proposed to have the Active Street Frontages clause apply.

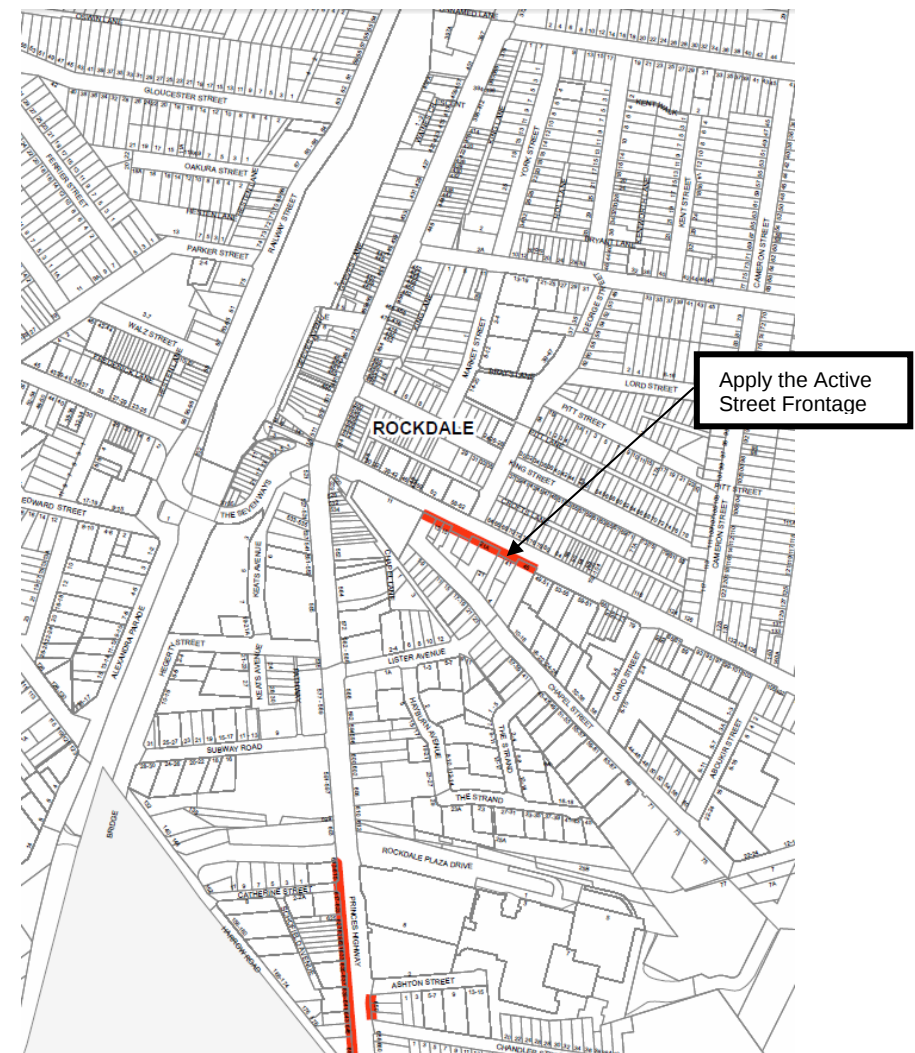


Figure 11 – Rockdale LEP 2011 Extract – Active Street Frontages Map

Part 5 – Community Consultation

The Planning Proposal will be placed on public exhibition in accordance with the Gateway Determination, should the Department of Planning and Infrastructure support this proposal.

A comprehensive engagement strategy will be prepared by Council which would include the following mechanisms:

- Advertisement in a local newspaper – *St George and Sutherland Leader*
- Notification letters to relevant State Agencies and other authorities nominated by the Department.
- A supporting Information Brochure.
- Notification (via letter) to land holders of properties within and adjoining the Masterplan/Planning Proposal area
- Advertise and exhibit the Planning Proposal on Council's website.
- Exhibit the Planning Proposal at Council's Customer Services Centre, 2 Bryant Street, Rockdale.
- Hold an interactive community workshop.
- Undertake any other consultation methods appropriate for the proposal.

A 28 day exhibition period is recommended for this Planning Proposal (and accompanying draft DCP).

Part 6 – Project Timeline

Table 10 below provides a proposed timeframe for the project.

Table 10 – Approximate Project Timeline

Task	Timing
Anticipated commencement date (date of Gateway determination)	4 November 2013 (anticipated to be 6-7 weeks from second lodgement)
Anticipated timeframe for the completion of required technical information	(TBA – pertaining to flooding and SACL consultation on height for interchange site)
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	8 weeks (estimated)
Commencement and completion dates for public exhibition period	Mid November to mid December 2013
Dates for public hearing (if required)	(TBA)
Timeframe for consideration of submissions	4 weeks (estimated)
Timeframe for the consideration of a PP following exhibition	4 weeks (estimated)
Consideration of PP by Council (Council Meeting)	February 2014
Date of submission to the department to finalise the LEP	February 2014
Anticipated date RPA will make the plan (if delegated)	April 2014
Anticipated date RPA will forward to the department for notification	April 2014

*

Appendix 1

Council report and Minutes from Council Meeting 5 December 2012

(Adoption of Rockdale Town Centre Masterplan)

Appendix 2

Council report and Minutes from Council Meeting 19 June 2013

(Consideration of Planning Proposal and Rockdale DCP 2011
Amendment for the Rockdale Town Centre)