

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**

Proposal Details

Date Planning Proposal Received :	09-Sep-2013	LGA covered :	Rockdale
Region :	Sydney Region East	RPA :	Rockdale City Council
State Electorate :	ROCKDALE	Section of the Act :	55 - Planning Proposal
LEP Type :	Precinct		

Location Details

Street :	471-511 Princes Highway		
Suburb :	Rockdale	City :	NSW
		Postcode :	2216
Land Parcel :			
Street :	6 Geeves Avenue		
Suburb :	Rockdale	City :	NSW
		Postcode :	2216
Land Parcel :			
Street :	Tramway Arcade		
Suburb :	Rockdale	City :	NSW
		Postcode :	2216
Land Parcel :			
Street :	Princes Highway		
Suburb :	Rockdale	City :	NSW
		Postcode :	2216
Land Parcel :			
Street :	Lister Avenue		
Suburb :	Rockdale	City :	NSW
		Postcode :	2216
Land Parcel :			
Street :	George Street		
Suburb :	Rockdale	City :	NSW
		Postcode :	2216
Land Parcel :			

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Street : **Bryant Street**
Suburb : **Rockdale** City : **NSW** Postcode : **2216**
Land Parcel :

Street : **King Edward Street**
Suburb : **Rockdale** City : **NSW** Postcode : **2216**
Land Parcel :

Street : **Walz Street**
Suburb : **Rockdale** City : **NSW** Postcode : **2216**
Land Parcel :

Street : **Frederick Street**
Suburb : **Rockdale** City : **NSW** Postcode : **2216**
Land Parcel :

Street : **Railway Street**
Suburb : **Rockdale** City : **NSW** Postcode : **2216**
Land Parcel :

Street : **Parker Street**
Suburb : **Rockdale** City : **NSW** Postcode : **2216**
Land Parcel :

Street : **Plaza Drive**
Suburb : **Rockdale** City : **NSW** Postcode : **2216**
Land Parcel :

Street : **Chapel Street**
Suburb : **Rockdale** City : **NSW** Postcode : **2216**
Land Parcel :

DoP Planning Officer Contact Details

Contact Name : **Deewa Baral**
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RPA Contact Details

Contact Name : **Jacky Wilkes**
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DoP Project Manager Contact Details

Contact Name :
Contact Number :
Contact Email :

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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro South subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	1,100
Gross Floor Area :	0	No of Jobs Created :	295

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : **The Department is not aware of any meetings or communications with registered lobbyists concerning this planning proposal.**

Supporting notes

Internal Supporting Notes : **The planning proposal seeks to amend Rockdale Local Environmental Plan 2011 to facilitate the implementation of the Rockdale Town Centre Masterplan. The Masterplan was adopted by Council at its meeting on 5 December 2012. The Masterplan outlines future strategies and identifies areas requiring revitalisation within the Rockdale town centre. The summary of key points for each precinct referred to in the Masterplan are illustrated at Tag Masterplan.**

Council has requested delegation to make the plan and has submitted 'Attachment 4- Evaluation Criteria For Delegation'. Council's request of delegation for making this LEP is supported.

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The objective of the planning proposal is to provide incentives and flexibility for the redevelopment within the town centre by amending the Rockdale Local Environmental Plan 2011 (RLEP 2011) by:**

- 1. increasing the maximum building height controls;**
- 2. permitting additional building height for large development sites;**
- 3. rezoning land;**
- 4. removing the maximum FSR controls; and**
- 5. facilitating the provision of new public open space.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment :

The proposal seeks to make the following amendments to RLEP 2011:

1. Amend the Land Use Table for Zone B2-Local Centre by deleting the fourth objective and replacing it with two new objectives, as follows:

- a) 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**
- b) To create a lively Centre with an amenable and pedestrian focused public domain activated by building uses which engage with the street.**

2. Amend Height of Building clause 4.3(2A) by adding new areas as Area G, Area H, Area I, Area J and Area F to provide incentive sub-clauses for additional building height as follows:

- a) 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 sqm;**
- b) 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 sqm;**
- c) 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 sqm;**
- d) 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 sqm; and**
- e) height incentive for Area F to be determined in consultation with Sydney Airport Corporation Ltd prior to the exhibition of the planning proposal.**

3. Amend Height of Buildings Map as follows (Tag Map-Fig 5):

- a) Remove properties at 471-511 Princes Highway, 6 and 14 Geeves Avenue and 2-16 & 5 Tramway Arcade, Rockdale from existing Area A and rename them as Area F;**
- b) Increase the maximum building height at 6, 8, 10 & 12 Lister Avenue, Rockdale from 14.5m to 28m;**
- c) Increase the maximum building height at 35, 37 & 39-47 George Street and 21-25, 27, 29 and 31 Bryant Street, Rockdale from 22m to 28m;**
- d) Increase the maximum building height at 1 King Edward Street from 8.5m to 14.5m; and**
- e) Increase the maximum building 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, Rockdale from 16m to 22m.**

4. Amend the RLEP 2011 Land Zoning Map as follows (Tag Map-Fig 3):

- a) Rezone 4 areas of land from B2-Local Centre to B4- Mixed Use;**
- b) Rezone an area of land from R2-Low Density Residential to R4-High Density Residential (Tag Map-Fig 3)**
- c) Rezone an area of land from R4-High Density Residential to B4-Mixed Use (Tag Map-Fig 3)**
- d) Rezone an area of land from B2-Local Centre to RE1-Public Recreation (Tag Map-Fig 3)**

5. Remove FSR controls for land within the Rockdale Town Centre (Tag Map-Fig 7).

6. Amend FSR of an area of land from 0.5:1 to 1:1 (Tag Map-Fig 7)

7. Amend clause 4.4 - Floor space ration of RLEP 2011 by deleting the subclause 4.4 (2C)(a) and subsequently renumbering remaining subclauses.

8. Amend Land Reservation Acquisition Map by adding the following land (Tag Map-Fig 9):

- a) land at 481-511 Princes Highway, 6-14 Geeves Avenue and 2-4 Tramway Arcade, Rockdale; and**
- b) land at 5, 9, 9a and 11 Bryant Street and 1B Market Street, Rockdale.**

9. Amend the Active Street Frontages Map to include a active street frontage strip (Tag Map-Fig 11).

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

- 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**

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

- SEPP No 6—Number of Storeys in a Building**
- SEPP No 55—Remediation of Land**
- SEPP No 64—Advertising and Signage**
- SEPP No 65—Design Quality of Residential Flat Development**
- SEPP No 70—Affordable Housing (Revised Schemes)**
- SEPP (Building Sustainability Index: BASIX) 2004**
- SEPP (Exempt and Complying Development Codes) 2008**
- SEPP (Housing for Seniors or People with a Disability) 2004**
- SEPP (Infrastructure) 2007**

e) List any other matters that need to be considered :

Direction 3.5 'Development near Licensed Aerodromes' is applicable to the planning proposal as it proposes to increase residential densities within the ANEF 20-25 range. The proposed height within Area F (Tag Maps - Fig 5) is intended to exceed Sydney Airport's Obstacle Limitation Surface (OLS). Council proposes to determine the height in consultation with Sydney Airport Corporation Ltd prior to exhibition.

RLEP 2011 comprises clause 6.3 'Development in areas subject to aircraft noise' ensuring developments meet AS 2021 regarding interior noise levels which is consistent with sub clause (6) the Direction 3.5.

In addition, consultation will be required with the (Commonwealth) Department of Infrastructure and Regional Development prior to exhibition.

Otherwise, the planning proposal is consistent with all relevant SEPPs and s117 Directions.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

- All maps provided are considered adequate. These include:**
- 1. Map showing land subject to the planning proposal (Fig 1)**
 - 2. Map showing current land use zone (Fig 2)**
 - 3. Map showing proposed land use zone (Fig 3)**
 - 4. Map showing current maximum building height controls (Fig 4)**
 - 5. Map showing proposed maximum building height controls (Fig 5)**
 - 6. Map showing current floor space ratio controls (Fig 6)**
 - 7. Map showing proposed floor space ratio controls (Fig 7)**
 - 8. Map showing current Land Acquisition Reservation Map extract (Fig 8)**
 - 9. Map showing proposed changes to the Land Reservation Map (Fig 9)**
 - 10. Map showing current Active Street Frontages Map (Fig 10)**
 - 11. Map showing proposed changes to the Active Street Frontages Map (Fig 11)**

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Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council proposes to consult with the community through a comprehensive engagement strategy and includes:**

- Advertisement in a local newspaper
- A supporting information brochure
- Notification in writing to land owners within and adjoining the Masterplan and proposed area
- Advertisement and exhibition of the planning proposal on Council's website
- Exhibition of the planning proposal at Council's Customer Services Centre
- Organising an interactive community workshop
- Undertaking other appropriate consultation methods
- Notification in writing to relevant State Agencies and other authorities nominated by the Department

These arrangements are considered satisfactory.

Council has proposed a 28 day exhibition period for this planning proposal which is supported.

Council is required to consult with the (Commonwealth) Department of Infrastructure and Regional Development and Sydney Airport Corporation Ltd prior to the exhibition to determine the maximum height limit for Area F.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **The Principal LEP was notified on 5 December 2011.**

Assessment Criteria

Need for planning proposal :

The planning proposal is a result of the Rockdale Town Centre Masterplan, adopted by Council on 5 December 2012. The Masterplan identifies key areas with high redevelopment potential, areas that needed revitalisation and areas with greatest impact to town centre improvements.

The planning proposal is the best means of achieving the intended outcome of redeveloping the town centre. This can be achieved through rezoning, providing increased height incentives and additional open space through land acquisition.

The planning proposal seeks to rezone 2 parcels of land (Tag Map-Fig 3)) from B2 - Local Centre to B4 - Mixed Use to realise the 'Green Gateway' and 'Residential Revitalisation' initiatives of the Masterplan and is supported. 2 other parcels of land are proposed to be rezoned from B2 - Local Centre to B4 - Mixed Use to improve the area adjoining the town centre and to provide desired land uses at the edge of the centre and is supported.

The proposal seeks to rezone a parcel of land from R4 - High Density Residential to B4 - Mixed Use (Fig 3) to realise the 'Residential Revitalisation' initiative of the Masterplan by specifically including the remaining properties within the Chapel Street Precinct and is supported.

The planning proposal seeks to rezone a parcel of land from R2 - Low Density Residential to R4 - High Density Residential (Fig 3) to correct an anomaly in the Walz Street Precinct and is supported.

The planning proposal seeks to rezone a parcel of land from B2-Local Centre to RE1 - Public Recreation (Fig 3) to realise the 'Town Heart and Civic Precinct' initiative of the Masterplan and is supported.

The planning proposal seeks to remove FSR controls for land within the Rockdale Town Centre (Tag Map - Figure 7) and be controlled through the maximum building height standards and Rockdale DCP 2011 controls. This is in line with the intent of the 'White Paper' to abolish the FSR provisions and guide urban form through building envelope and is supported.

The planning proposal seeks to provide new height incentives to Area G, Area H, Area I and Area J and expand Area A (Tag Map- Fig 5) to realise the 'Green Gateway' initiative of the Masterplan and is supported.

The planning proposal seeks to increase the maximum permissible height of 3 parcels of land (Tag Map-Fig 5) to realise the vision of the Masterplan and to correct an anomaly of height control in the precinct and is supported.

The planning proposal seeks to provide new height incentives to Area F in consultation with Sydney Airport Corporation Ltd prior to the exhibition. the current height control limited to 22m with 12m height incentives if the lot area is greater than 1500sqm. The proposal intends to exceed the Sydney Airport's Obstacle Limitation Surface (OLS)(37m) if the lot area is greater than 3000sqm within the Area F.

The planning proposal seeks to add land for acquisition (Tag Map-Fig 9) to create a new town square to realise the 'Town Heart and Civic Precinct' initiative of the Masterplan and is supported.

The planning proposal seeks to create additional active street frontage (Tag Map-Fig 11) to realise the 'Residential Revitalisation' initiative of the Masterplan and is supported.

Consistency with strategic planning framework :

The proposal is consistent with the 'Direction B' of 'Metropolitan Plan For Sydney 2036' that sets key policy settings for growing and renewing centres. 'Objective B1' of the direction specifically puts emphasis on focusing activities on accessible centres.

The proposal is consistent with 'Outcome 2- A Liveable City' of the 'Draft Metropolitan Strategy for Sydney 2031' that supports the delivery of new housing and well designed active centres.

The draft South Subregional Strategy sets a target for 7,000 new dwellings and 13,000 new jobs for Rockdale. The planning proposal is consistent with the Objectives of the draft Strategy by facilitating population and job growth in a transport oriented Centre.

The planning proposal implements the Rockdale Town Centre Masterplan that envisages growth and revitalisation of the Centre.

The planning proposal is consistent with the Council's Community Strategic Plan which promotes high quality, well designed and sustainable development which enhances the City.

Environmental social economic impacts :

Council has recently prepared 'Flood Risk Management Plan' (FRMP) that identifies a small number of properties within the town centre as a high flood risk land. These individual

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properties may require certain measures to reduce the risk. Council has advised these properties will be reviewed in greater detail and any amendments will be made in the Rockdale DCP 2011, subsequent to obtaining the gateway approval.

The outcome of the planning proposal stimulates redevelopment and will have a positive economic impact. The provision of new open space close to the existing Town Hall and Council Administration Building will help create a hub for the community which will have a positive social effect.

Assessment Process

Proposal type : **Precinct** Community Consultation Period : **28 Days**

Timeframe to make LEP : **9 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) : **Transport for NSW - Roads and Maritime Services
Sydney Water**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
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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**

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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.

Signature: 

Printed Name: Megan Hollingsworth Date: 18 October 2013

