

## Council Meeting

13/11/2019

Item No	8.2
Subject	<b>Planning Proposal - Rockdale Town Centre: Interchange Precinct (471-511 Princes Highway; 2-14 Tramway Arcade; and 6 &amp; 14 Geeves Avenue, Rockdale)</b>
Report by	Michael McCabe, Director City Futures
File	F14/310

## Summary

A draft Planning Proposal has been submitted for land within the Interchange Precinct at Rockdale. The Interchange Precinct incorporates the Rockdale Railway Station, Bus Interchange and land bounded by the Princes Highway to the east, Geeves Avenue to the north and west and Tramway Arcade to the south (also known as 471-511 Princes Highway, 2-14 Tramway Arcade and 6 & 14 Geeves Avenue). The land within the precinct is the subject of this draft Planning Proposal.

It is noted that Council is the owner of one parcel being 493 Princes Highway which functions as a through site link south of the Commonwealth Bank site. The site area being 126m<sup>2</sup>.

The Draft Planning Proposal has been subject to an Independent Planning Consultant's merits-based assessment (see **Attachment 2**). That report provides detailed information about the proposal, including key amenity and urban design considerations.

The Bayside Local Planning Panel (the BLPP) considered the draft Planning Proposal on Thursday 15 August 2019, recommending that it proceed to Gateway Determination (see **Attachment 1**).

The subject draft Planning Proposal (see **Attachment 3**) applies to the land within the Interchange Precinct and proposes:

- A 5m increase in the applicable maximum height of building (HOB) development standard in the Rockdale Local Environmental Plan 2011 (RLEP 2011) from 22m to 27m. Along with the height incentive which applies to the area, which allows an additional 12m of height for sites with an area of at least 1,500sq.m (allowed under clause 4.3 (2A)), the proposed amendment would allow for a maximum building height of 39m (approximately RL55m); and
- Removal of the existing maximum Floor Space Ratio control from the land in keeping with the strategy applied throughout the remainder of the Rockdale Town Centre area.

An amendment to the Rockdale Development Control Plan 2011 (the RDCP) is also proposed, which includes a draft site-specific Development Control Plan (the draft DCP - see **Attachment 4**) in support of the draft Planning Proposal. The draft DCP amendments seek to define key requirements for the development of the Precinct.

A Heritage Impact Assessment is to be undertaken for buildings known as 471-477 Princes Highway and 6-14 Geeves Avenue, Rockdale prior to the draft Planning Proposal being referred for a Gateway Determination. The outcome/recommendations of the assessment

should be reflected in any revised draft forwarded for a Gateway Determination from the Department of Planning, Industry and Environment (the DPIE).

Similarly, additional work is required to the draft Planning Proposal Report and the draft DCP, and it is intended that this work also be completed before the draft Planning Proposal is sent to the DPIE for a Gateway Determination.

## Officer Recommendation

That Council acknowledges the recommendations of both the Independent Planning Consultant and the BLPP, and supports the draft Planning Proposal subject to the proponent:

1. Updating the Planning Proposal Report to the satisfaction of the Independent Planning Consultant and Council staff prior to referral of the draft Planning Proposal to the DPIE for a Gateway Determination;
2. Amending the Draft DCP to the satisfaction of the Independent Planning Consultant and Council staff prior to referral of the draft Planning Proposal to the DPIE for a Gateway Determination; and
3. Preparing a Heritage Assessment of buildings at 471-477 Princes Highway and 6-14 Geeves Avenue, Rockdale to the satisfaction of the Independent Planning Consultant and Council staff prior to referral of the draft Planning Proposal to the DPIE for a Gateway Determination.
4. That Council note that a draft letter of offer for a Voluntary Planning Agreement has not been submitted to Council, by the proponent.

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## Background

### Draft Planning Proposal Outcomes

The Proponent has indicated that the indicative massing and built form of the draft Planning Proposal could facilitate a high-density mixed-use development of approximately 246 residential units, including 70 one-bed units, 145 two-bed units and 31 three-bed units. A future development could also provide approximately 4,015sq.m. of retail floor space and 377sq.m. of commercial floor space.

The proposed 4,392sq.m of retail and commercial floor space in the indicative scheme would represent a reduction in retail/commercial floor space from approximately 6,000sq.m. of retail/commercial floor space that currently exists in the Precinct. This is largely due to the reduction in the overall footprint of the buildings that would be necessary to accommodate the required setbacks on the Princes Highway and Geeves Avenue frontages and the widened through-site link required between the Princes Highway and Geeves Avenue.

### Bayside Local Planning Panel

The draft Planning Proposal (see **Attachment 3**), along with the report of the Independent Planning Consultant (see **Attachment 2**), was presented to the Bayside Local Planning Panel (the BLPP) on 15 August 2019 with the following recommendation:

*That the Bayside Local Planning Panel recommends to Council that it and the Proponent finalise and update the Planning Proposal Report, the Draft DCP amendments, and relevant supporting documents as outlined above and prepare a heritage assessment of buildings at 471-477 Princes Highway and 6-14 Geeves Avenue, Rockdale prior to referral of the draft Planning Proposal to the Department of Planning, Industry and Environment for a Gateway Determination.*

The BLPP unanimously supported (see **Attachment 1**) the draft Planning Proposal and gave the following reasons for its recommendation:

- The Panel acknowledges that the site is within a key strategic location for Rockdale and that it is desirable for development controls to be brought into line with those applying to other key sites within the area;
- The public benefit of formalising and enhancing the pedestrian link from Rockdale Station to the Princes Highway is an important aspect of the proposal; and
- The Panel agrees that a heritage assessment should be carried out to further inform the proposal prior to forwarding for a Gateway Determination.

## Conclusion

It has been a long-standing aim of Council to secure a comprehensive mixed-use redevelopment of the land subject of the draft Planning Proposal. It is considered that the proposed amendments to the RLEP are both appropriate on the site, and in the locality, and can assist with facilitating and stimulating the future redevelopment of the Precinct.

The draft Planning Proposal has been the subject of an Independent Planning Consultant's merits-based independent assessment against the strategic and statutory planning framework, as established by the *Environmental Planning and Assessment Act 1979*, relevant guidelines, Planning Circulars and Practice Notes (see **Attachment 2**). In summary, the Independent Planning Consultant's merits-based assessment has identified that the draft Planning Proposal has strategic and site specific merit.

Notwithstanding the above, the Independent Planning Consultant, as well as Council staff, have acknowledged that further work is required to the draft Planning Proposal Report and some of the supporting documentation before the draft Planning Proposal can be sent to the DPIE for assessment for a Gateway Determination. Furthermore, a Heritage Impact Assessment is required of buildings at 471-477 Princes Highway and 6-14 Geeves Avenue, Rockdale prior to the draft Planning Proposal being referred for a Gateway Determination. The outcome/recommendations of the assessment will also be reflected in any revised draft Planning Proposal forwarded for a Gateway Determination.

Subject to the above, it is considered that the draft Planning Proposal is consistent with the relevant strategic directions, policies and regional and local plans and strategies as demonstrated by the merits-based assessment that has been undertaken.

For these reasons, it is recommended that Council supports the draft Planning Proposal and that, following the satisfactory consideration of the additional work as outlined above, the draft Planning Proposal be forwarded to the DPIE for a Gateway Determination.

## Voluntary Planning Agreement

A draft letter of offer for a Voluntary Planning Agreement has not been submitted to Council by the proponent.

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## Financial Implications

Not applicable



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## Community Engagement

Notification letters have been sent to the local community advising that the draft Planning Proposal is being presented to this meeting of Council, which also includes advice on the Planning Proposal/LEP Amendment process.

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## Attachments

- 1 BLPP Minutes - 15.08.19 (under separate cover) [⇒](#)
- 2 Consultant's Report (under separate cover) [⇒](#)
- 3 Attachment 1 to Consultant's Report - Proponent's Draft Planning Proposal (under separate cover) [⇒](#)
- 4 Attachment 2 to Consultant's Report - Proponent's Draft DCP (under separate cover) [⇒](#)
- 5 Attachment 3 to Consultant's Report - Proponent's Urban Design Report (under separate cover) [⇒](#)
- 6 Attachment 4 to Consultant's Report - Rockdale Town Centre Masterplan (under separate cover) [⇒](#)
- 7 Attachment 5 to Consultant's Report - RTCPP Council Report & Resolution 15.10.14 (under separate cover) [⇒](#)
- 8 Attachment 6 to Consultant's Report - TfNSW Comments on Transport Study Scope (under separate cover) [⇒](#)
- 9 Attachment 7 to Consultant's Report - Proponent's Transport Study (under separate cover) [⇒](#)
- 10 Attachment 8 to Consultant's Report - Proponent's Transport Study Addendum Letters [↓](#)
- 11 Current Rockdale Town Centre DCP (under separate cover) [⇒](#)