



New South Wales

## **Rockdale Local Environmental Plan 2000 (Amendment No 37)**

under the

**Environmental Planning and Assessment Act 1979**

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (9040954/S69)

FRANK SARTOR, M.P.,  
Minister for Planning

## 2007 No 546

Clause 1            Rockdale Local Environmental Plan 2000 (Amendment No 37)

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## Rockdale Local Environmental Plan 2000 (Amendment No 37)

under the

Environmental Planning and Assessment Act 1979

### 1 Name of plan

This plan is *Rockdale Local Environmental Plan 2000 (Amendment No 37)*.

### 2 Aims of plan

The aims of this plan are:

- (a) to rezone the land to which this plan applies as Zone 3 (a)—General Business zone under *Rockdale Local Environmental Plan 2000*, and
- (b) to limit the height of any building erected on the land to which this plan applies, and
- (c) to specify a maximum floor space ratio of the residential component of any mixed use premises erected on the land to which this plan applies.

### 3 Land to which plan applies

This plan applies to land at 524–544 Rocky Point Road, Sans Souci, being Lots A and B, DP 380002, Lots 1–3, DP 5933, Lots 143 and 144, DP 2452 and Lots A–C, DP 949012, as shown coloured light blue on the map marked “Rockdale Local Environmental Plan 2000 (Amendment No 37)” kept at the office of Rockdale City Council.

### 4 Amendment of Rockdale Local Environmental Plan 2000

*Rockdale Local Environmental Plan 2000* is amended as set out in Schedule 1.

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## Schedule 1 Amendments

(Clause 4)

**[1] Clause 8 Definitions**Insert in appropriate order in the definition of *the map* in clause 8 (1):

Rockdale Local Environmental Plan 2000 (Amendment No 37)

**[2] Clause 41A**

Insert after clause 41:

**41A Development of 524–544 Rocky Point Road, Sans Souci**

- (1) This clause applies to land within Zone 3 (a), known as 524–544 Rocky Point Road, Sans Souci, being Lots A and B, DP 380002, Lots 1–3, DP 5933, Lots 143 and 144, DP 2452 and Lots A–C, DP 949012.
- (2) Despite any other provision of this plan, a building erected on land to which this clause applies must not:
  - (a) in respect of any part of the building that is not more than 27.5 metres from the boundary of the land fronting Rocky Point Road, have a height in excess of 13.3 metres measured vertically from the highest point on the boundary of the land fronting Rocky Point Road, or
  - (b) in respect of any other part of the building, have a height in excess of 10.05 metres measured vertically from the highest point on the boundary of the land fronting Jameson Lane.
- (3) Despite subclause (2) (a), plant and lift overruns located in or on the part of the building referred to in that paragraph may exceed the maximum height specified in that paragraph but only if any such structures:
  - (a) have a total floor area not exceeding 870 square metres, and
  - (b) do not exceed the height specified in that paragraph by more than 3.5 metres.
- (4) Despite any other provision of this plan, the floor space ratio of the residential component of any mixed use premises erected on land to which this clause applies must not exceed 1:1.
- (5) *State Environmental Planning Policy No 1—Development Standards* does not apply to this clause.

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Schedule 1 Amendments

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- (6) For the purposes of this clause, the height of a building is to be measured including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

BY AUTHORITY

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