



New South Wales

Rockdale Local Environmental Plan 2000 (Amendment No 45)

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*. (P06/00141/PC)

FRANK SARTOR, M.P.,
Minister for Planning

2008 No 114

Clause 1 Rockdale Local Environmental Plan 2000 (Amendment No 45)

Rockdale Local Environmental Plan 2000 (Amendment No 45)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Rockdale Local Environmental Plan 2000 (Amendment No 45)*.

2 Aims of plan

This plan aims to amend *Rockdale Local Environmental Plan 2000*:

- (a) to remove requirements for the provision of staging plans in relation to certain development within Zone 10 (a1) while retaining the requirements that were to be addressed by such plans, and
- (b) to amend what development may be carried out on development site 1 within Zone 10 (a1) to bring it into line with the development that may be carried out on development sites 2–9 within that zone, and
- (c) to clarify that commercial and retail development permitted on certain development sites within Zone 10 (a1) includes development for restaurants, and
- (d) to replace three superseded diagrams that were incorrectly gazetted in *Rockdale Local Environmental Plan 2000 (Amendment No 13)*, and
- (e) for the purposes of statute law revision.

3 Land to which plan applies

This plan applies to land within the City of Rockdale to which *Rockdale Local Environmental Plan 2000* applies.

4 Amendment of Rockdale Local Environmental Plan 2000

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

Schedule 1 Amendments

(Clause 4)

[1] Clause 28 Residential zone particulars

Omit “urban design for” from item 1 (e) of the matter relating to Zone No 2 (d).

Insert instead “urban design from”.

[2] Clause 28

Insert “it” after “solar access to” in item 1 (f) of the matter relating to Zone No 2 (d).

[3] Clause 35A Development in Zone No 2 (d)

Insert “of” after “floor space ratio” in clause 35A (2) (a).

[4] Clause 35A (3)

Insert “of” after “building on part”.

[5] Clause 55B Mixed Use zone particulars

Omit “, major supermarket” from item 1 (f) of the matter relating to Zone 10 (a1).

[6] Clause 55C Development in Zone 10 (a1)

Omit “excluded” from clause 55C (2) (f). Insert instead “exceeded”.

[7] Clause 55C (2) (g) (i)

Insert “will be provided” after “Schedule 2”.

[8] Clause 55C (2) (j)

Omit “in accordance with a staging plan”.

[9] Clause 55C (6)

Omit “via a staging plan, to the satisfaction of the Council,”.

Insert instead “to the satisfaction of the Council”.

[10] Clause 55C (8)

Omit “the parking spaces are not above finished ground level and”.

[11] Clause 55D Development in Zone 10 (a)

Insert “of” after “building on part” in clause 55D (5).

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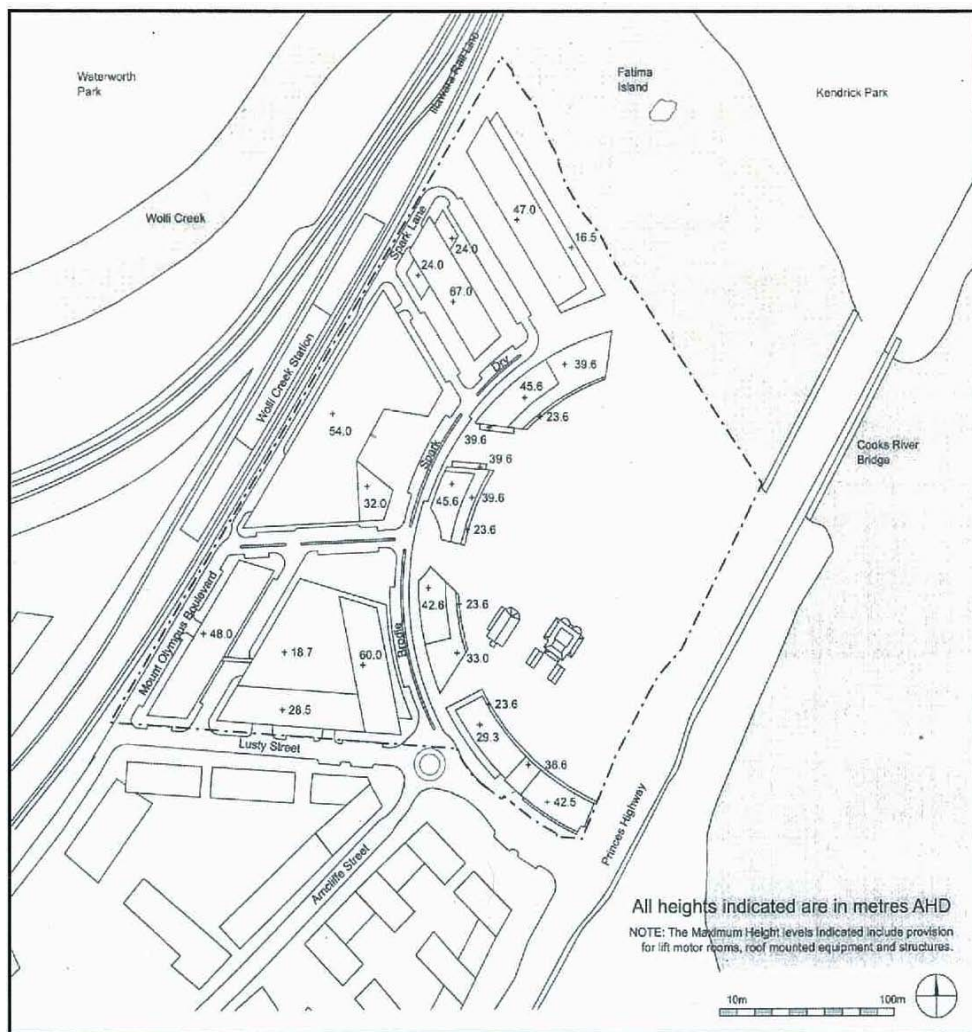
Rockdale Local Environmental Plan 2000 (Amendment No 45)

Schedule 1 Amendments

[12] Schedule 2 Wollie Creek

Omit the Diagram under the heading "Diagram 2—Height control—Zone 10 (a1)" in Part 1.

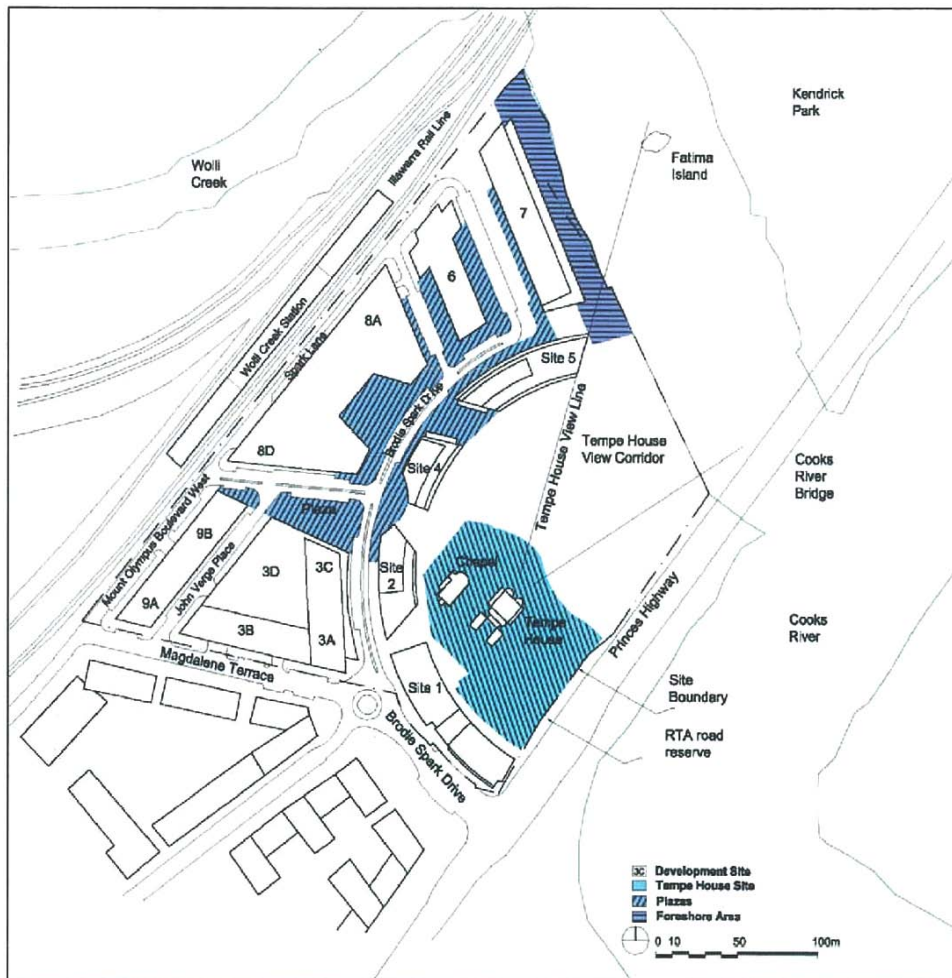
Insert instead:



[13] Schedule 2, Part 1

Omit the Diagram under the heading “Diagram 3—Land use—Zone 10 (a1)”.

Insert instead:



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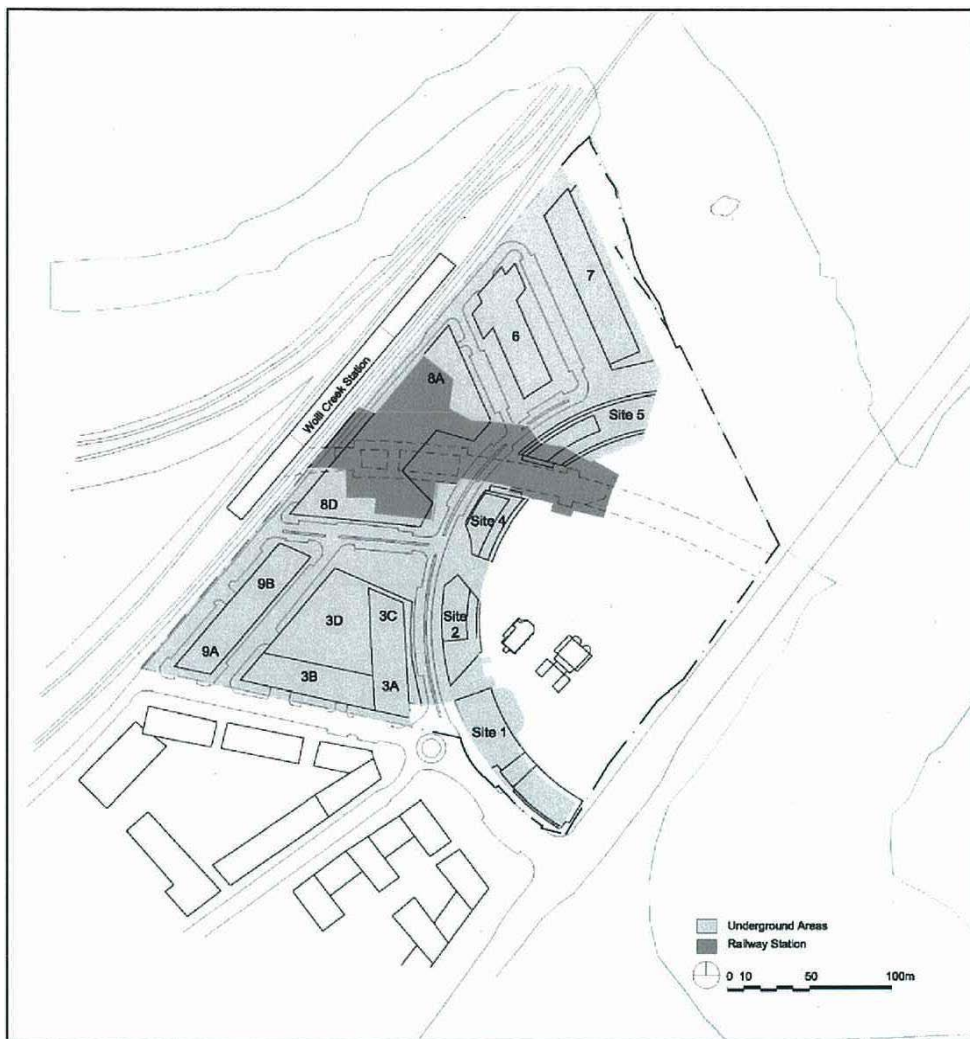
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Schedule 1 Amendments

[14] Schedule 2, Part 1

Omit the Diagram under the heading “Diagram 4—Underground areas—Zone 10 (a1)”.

Insert instead:



[15] Schedule 2, Part 1

Omit “Pacific Highway” wherever occurring in the headings to Diagrams 5–8.
Insert instead “Princes Highway”.

[16] Schedule 2, Part 2

Omit from Column 3 the matter relating to development site 1. Insert instead:
Any development permissible within Zone 10 (a1).

[17] Schedule 2, Part 2

Omit paragraph (a) of the matter relating to development site 6 in Column 2.

[18] Schedule 2, Part 2

Insert “(including restaurants)” after “commercial/retail uses” in paragraph (a) of the matter relating to development site 7 in Column 2.

[19] Schedule 2, Part 2

Omit “and also along the eastern edge of the development” from paragraph (e) of the matter relating to development site 7 in Column 2.
Insert instead “and also along the western edge of the development”.

[20] Schedule 2, Part 2

Insert “(including restaurants)” after “retail uses” in paragraph (f) of the matter relating to development site 7 in Column 2.

[21] Schedule 2, Part 2

Omit paragraph (h) of the matter relating to development site 7 in Column 2.

[22] Schedule 2, Part 2

Insert “(including restaurants)” after “commercial/retail uses” in paragraph (f) of the matter relating to development site 8 in Column 2.

[23] Schedule 2, Part 2

Omit paragraph (g) of the matter relating to development site 8 in Column 2.
Insert instead:

- (g) To provide access to underground parking for the northern end of land in the Railway precinct.

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Schedule 1 Amendments

[24] Schedule 2, Part 2

Omit paragraph (c) of the matter relating to development site 9 in Column 2.

[25] Schedule 2, Part 2

Insert “; development for commercial purposes that is ancillary to any of those purposes” after “shops; clubs” in the matter relating to Foreshore Area (Shown on the Land Use Diagram) in Column 3.

BY AUTHORITY
