



New South Wales

Rockdale Local Environmental Plan 2000 (Amendment No 46)

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*. (P06/00297/PC)

FRANK SARTOR, M.P.,
Minister for Planning

2008 No 295

Clause 1 Rockdale Local Environmental Plan 2000 (Amendment No 46)

Rockdale Local Environmental Plan 2000 (Amendment No 46)

under the

Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Rockdale Local Environmental Plan 2000 (Amendment No 46)*.

2 Aims of plan

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

- (a) to rezone certain land to Zone 3 (b)—the Highway Business zone, and
- (b) to reclassify part of the land referred to in paragraph (a) from community land to operational land within the meaning of the *Local Government Act 1993*, and
- (c) to apply floor space ratio and height controls and to permit mixed use premises and shops as additional uses on all the land to which this plan applies so as to facilitate the economic redevelopment of the land.

3 Land to which plan applies

- (1) With respect to the aim referred to in clause 2 (a), this plan applies to land known as 213 Princes Highway and 4 Wardell Street, Arncliffe, as shown coloured light blue with red edging and lettered “3 (b)” on Sheet 1 of the map marked “Rockdale Local Environmental Plan 2000 (Amendment No 46)” deposited in the office of Rockdale City Council.
- (2) With respect to the aim referred to in clause 2 (b), this plan applies to land known as 4 Wardell Street, Arncliffe (Lot 1, DP 652922), as shown edged heavy black on Sheet 3 of that map.
- (3) With respect to the aim referred to in clause 2 (c), this plan applies:
 - (a) to the land referred to in subclause (1), as shown distinctively coloured, edged and lettered on Sheet 1 of that map, and
 - (b) to land known as 108 Princes Highway, Arncliffe, as shown edged heavy black on Sheet 2 of that map.

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

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(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 46)—Sheet 1

[2] Part 1, Appendix 4 (Classification or reclassification of land)

Insert in Part 2 in alphabetical order of locality:

Arncliffe

4 Wardell Street

Lot 1, DP 652922, as shown edged heavy black on Sheet 3 of the map marked “Rockdale Local Environmental Plan 2000 (Amendment No 46)”—*Rockdale Local Environmental Plan 2000 (Amendment No 46)*.

[3] Clause 37 Floor space ratios

Omit “5 or 6” from clause 37 (3). Insert instead “5, 6, 7 or 8”.

[4] Clause 37 (4)

Insert after clause 37 (3):

- (4) *State Environmental Planning Policy No 1—Development Standards* does not apply to the requirement that the residential component of any mixed use premises must not exceed a floor space ratio of 1:1 as provided for in Diagrams 7 and 8 in Appendix 1 to this Part.

[5] Clause 39 Development within the Highway Business zone

Insert after clause 39 (5):

- (6) Notwithstanding any other provisions of this plan, consent may be granted to development for the purposes of mixed use premises and shops on land within Zone 3 (b) shown shaded on Diagrams 7 and 8 in Appendix 1 to this Part.

[6] Clause 41B

Insert after clause 41A:

41B Development of 213 Princes Highway, 4 Wardell Street and 108 Princes Highway, Arncliffe

- (1) This clause applies to land within Zone 3 (b) at:
 - (a) 213 Princes Highway and 4 Wardell Street, Arncliffe, as shown coloured light blue with red edging and lettered “3 (b)” on Sheet 1 of the map marked “Rockdale Local Environmental Plan 2000 (Amendment No 46)”, and
 - (b) 108 Princes Highway, Arncliffe, as shown edged heavy black on Sheet 2 of that map.
- (2) Despite any other provision of this plan, a building or other structure to be erected on the land to which this clause applies is not to exceed 9 storeys in height.

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Schedule 1 Amendments

[7] Part 3, Appendix 1 (Special floor space requirements)

Insert after Diagram 6:

Diagram 7

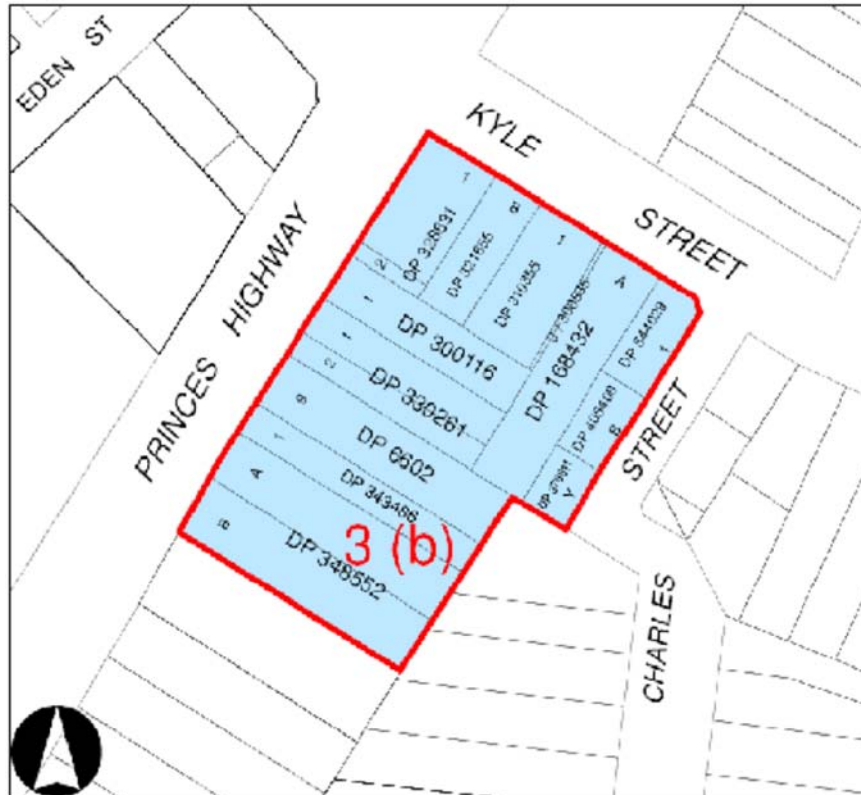


213 Princes Highway and 4 Wardell Street, Arncliffe

The floor space ratio in respect of the land shown shaded on Diagram 7 and zoned Highway Business (Zone 3 (b)) must not exceed 2.5:1.

The residential component of any mixed use premises situated on that land must not exceed a floor space ratio of 1:1.

Diagram 8



108 Princes Highway, Arncliffe

The floor space ratio in respect of the land shown shaded on Diagram 8 and zoned Highway Business (Zone 3 (b)) must not exceed 2.5:1.

The residential component of any mixed use premises situated on that land must not exceed a floor space ratio of 1:1.