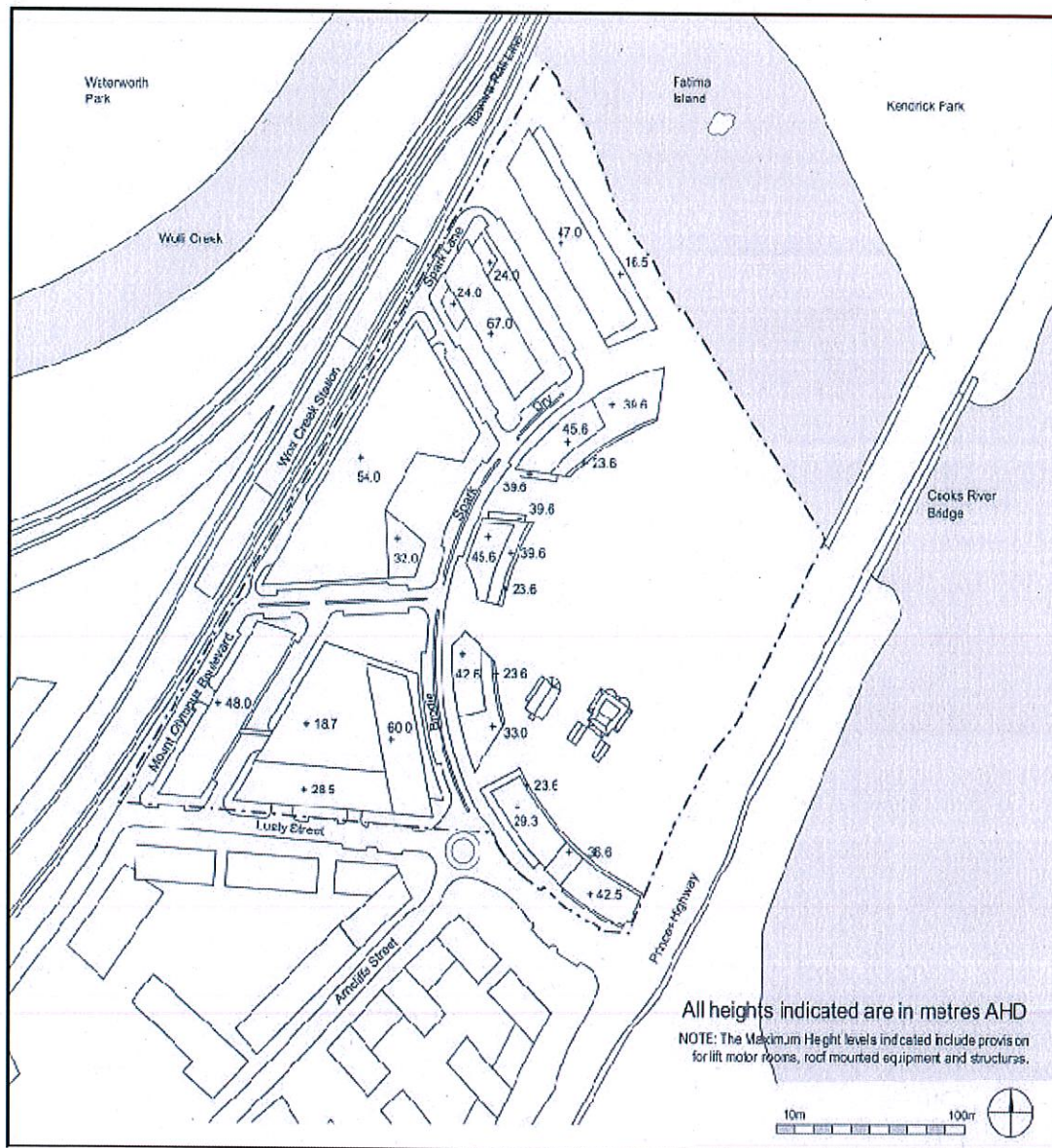


Diagram 2—Height control—Zone 10 (a1)

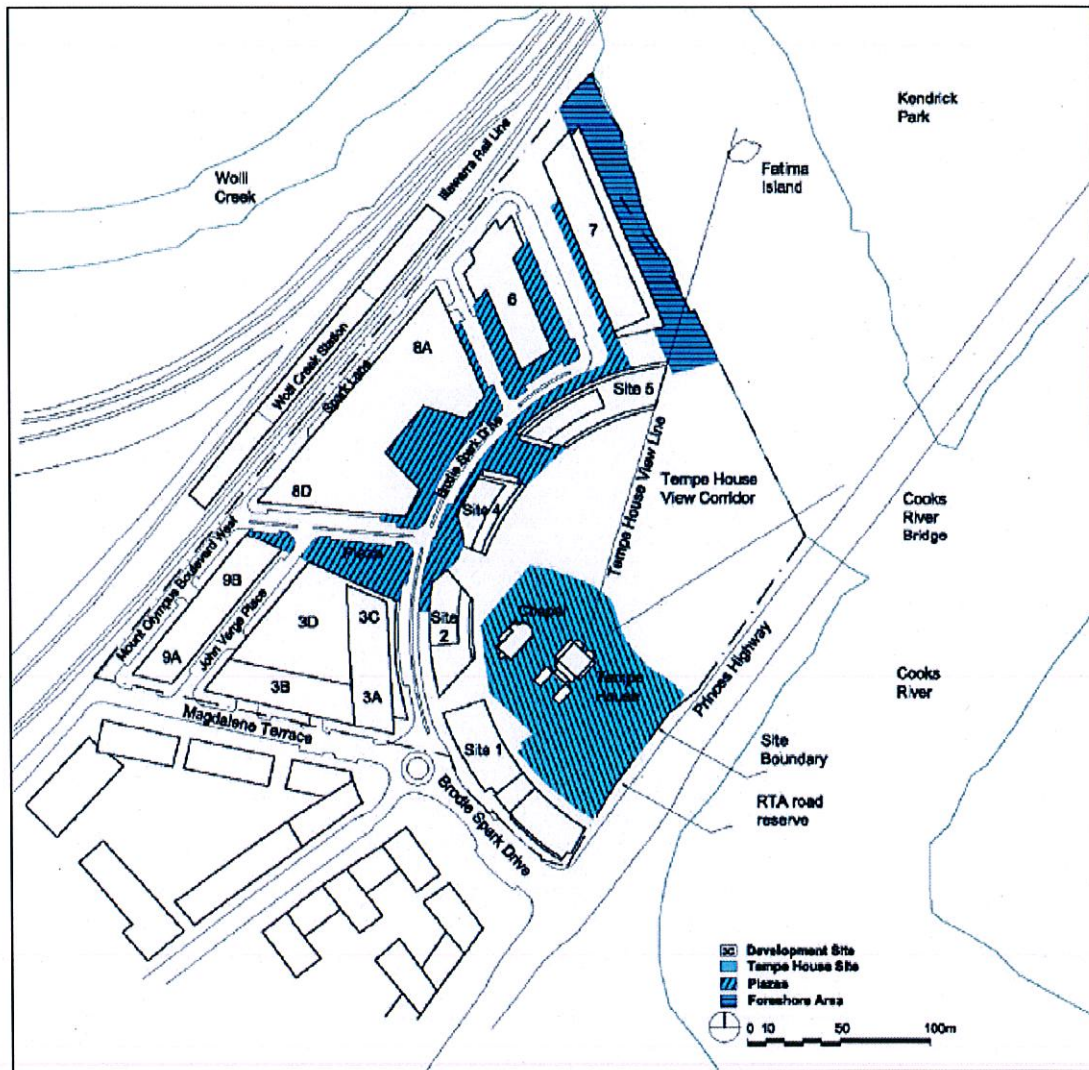


[Inserted RLEP 2000 (Amend. 13)]

[Diagram substituted RLEP 2000 (Amend. 45)]

Note: This plan does not apply to that part of this diagram shown on the local environmental plan map as a “deferred matter” and excluded from the plan by reason of clause 4 (a). Refer to the provisions of the *Rockdale Planning Scheme Ordinance*, which apply to that part of the diagram excluded from this plan.

Diagram 3—Land use—Zone 10 (a1)

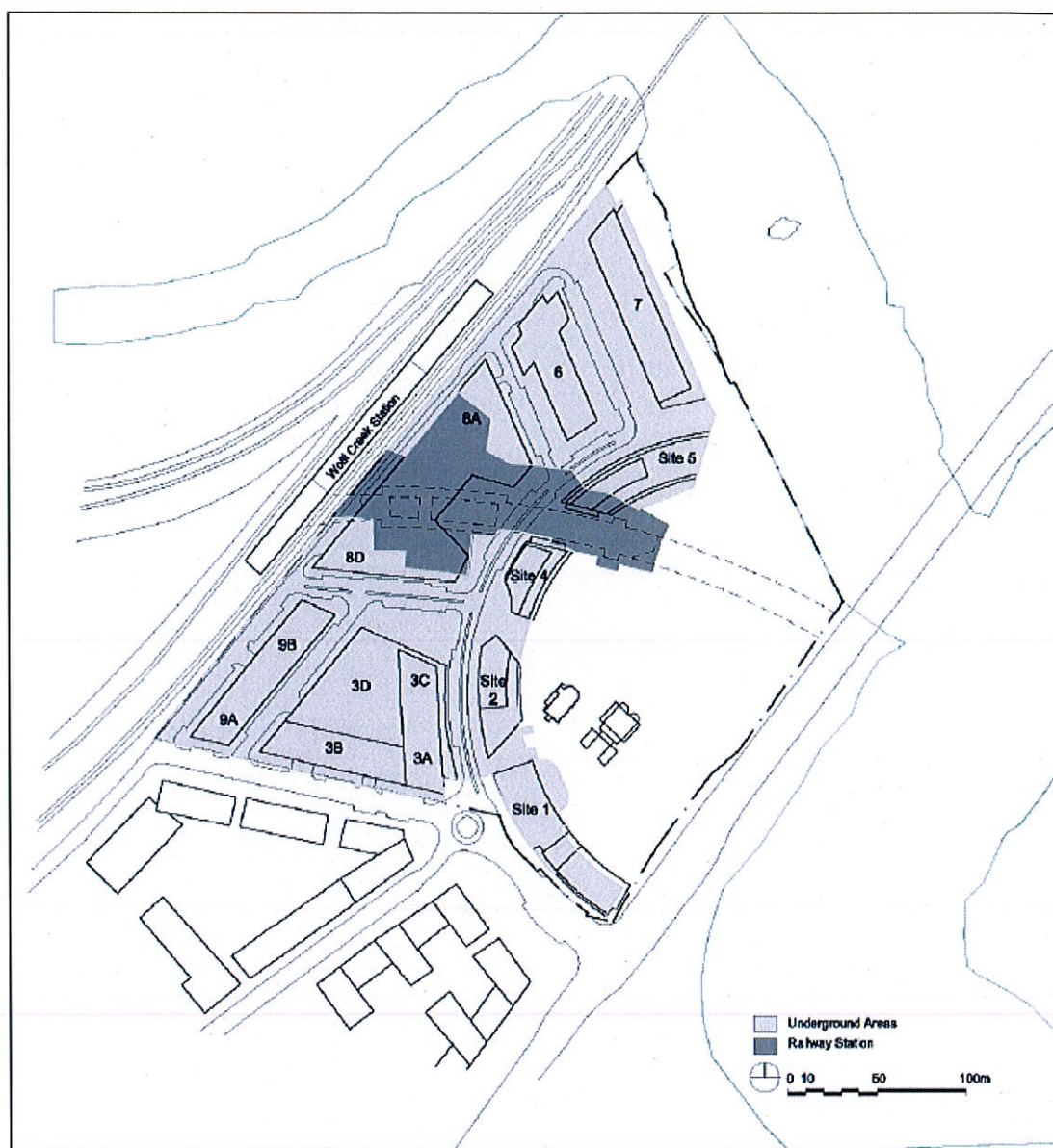


[Inserted RLEP 2000 (Amend. 13)]

[Diagram substituted RLEP 2000 (Amend. 45)]

Note: This plan does not apply to that part of this diagram shown on the local environmental plan map as a "deferred matter" and excluded from the plan by reason of clause 4 (a). Refer to the provisions of the Rockdale Planning Scheme Ordinance, which apply to that part of the diagram excluded from this plan.

Diagram 4—Underground areas—Zone 10 (a1)



[Inserted RLEP 2000 (Amend. 13)]

[Diagram substituted RLEP 2000 (Amend. 45)]

Note: This plan does not apply to that part of this diagram shown on the local environmental plan map as a "deferred matter" and excluded from the plan by reason of clause 4 (a). Refer to the provisions of the *Rockdale Planning Scheme Ordinance*, which apply to that part of the diagram excluded from this plan.

Division 2 Particulars for development sites in Zone 10 (a1)

[Amended RLEP 2000 (Amend. 29)]

Column 1	Column 2	Column 3
Development site	Objectives for development of the site	Development that may be carried out on the site
1	<p>(a) To ensure development that provides an appropriate backdrop to Tempe House.</p> <p>(b) To ensure that the development provides a significant marker to the precinct from the Princes Highway.</p> <p>(c) To ensure that Tempe House precinct and its environs are adequately considered in the development of the site.</p> <p>(d) To provide for a built form that is complementary in style, design and finish to that on the eastern face of development sites 2, 4 and 5.</p> <p>(e) To provide opportunities for flexible space.</p> <p>(f) To provide adequate carparking underground.</p>	<p>Any development permissible within Zone 10 (a1).</p> <p><i>[Amended RLEP 2000 (Amend. 45)]</i></p>
2	<p>(a) To provide for predominantly residential development.</p> <p>(b) To provide opportunities for flexible space.</p> <p>(c) To ensure that Tempe House precinct and its environs are adequately considered in the development of the site.</p> <p>(d) To provide for a built form that is complementary in style, design and finish to that on the eastern face of development sites 1, 4 and 5.</p> <p>(e) To ensure that views to the Chapel and the Tempe House environs are obtained from the pedestrian plaza areas through appropriate building design.</p>	<p>Any development permissible within Zone 10 (a1).</p>

Column 1	Column 2	Column 3
Development site	Objectives for development of the site	Development that may be carried out on the site
3	(f) To provide adequate car parking, principally below street level, in recognition of accessibility to public transport.	Any development permissible within Zone 10 (a1).
	(g) To enliven the vista between the railway plaza and Tempe House with active retail and community uses.	
	(a) To provide a landmark building that acts as a gateway to land uses in the Railway precinct.	
	(b) To promote mixed use development incorporating residential, and commercial/retail uses.	
	(c) To provide opportunities for flexible space.	
	(d) To provide active street frontages.	
4	(e) To provide opportunities for open air dining along the northern edge of the building facing a pedestrian plaza.	Any development permissible within Zone 10 (a1).
	(f) To provide adequate car parking principally below street level in recognition of accessibility to public transport.	
	(a) To provide for predominantly residential development.	
	(b) To provide opportunities for flexible space.	
	(c) To ensure that Tempe House precinct and its environs are adequately considered in the development of the site.	
	(d) To ensure that views to the Chapel and the Tempe House environs are maintained from the pedestrian plaza areas through appropriate building design.	
	(e) To provide for a built form that is complementary in style, design and finish to that on the eastern face of development sites 1, 2 and 5.	

Column 1	Column 2	Column 3
Development site	Objectives for development of the site	Development that may be carried out on the site
5	(f) To provide an active interface with a public plaza opposite the railway entrance.	Any development permissible within Zone 10 (a1).
	(g) To provide adequate car parking principally below street level in recognition of accessibility to public transport.	
	(a) To provide for predominantly residential development.	
	(b) To provide opportunities for flexible space.	
	(c) To ensure that Tempe House precinct and its environs are adequately considered in the development of the site.	
	(d) To ensure that views along the Tempe House view corridor are maintained through appropriate building design.	
	(e) To provide for a built form that is complementary in style, design and finish to that on the eastern face of development sites 1, 2 and 4.	
6	(f) To provide adequate car parking principally below street level in recognition of accessibility to public transport.	Any development permissible within Zone 10 (a1).
	(a)	
[Omitted RLEP 2000 (Amend. 45)]		
7	(b) To provide street frontages that achieve an active interface with the pedestrian plaza.	Any development permissible within Zone 10 (a1).
	(c) To provide adequate car parking principally below street level in recognition of accessibility to public transport.	
	(a) To promote mixed use development incorporating residential, and commercial/retail uses (including restaurants).	
	[Amended RLEP 2000 (Amend. 45)]	

Column 1	Column 2	Column 3
Development site	Objectives for development of the site	Development that may be carried out on the site
	<p>(b) To encourage development that promotes the public nature of the development site.</p> <p>(c) To provide active street and plaza frontages.</p> <p>(d) To ensure building design has regard to and complements the foreshore setting.</p> <p>(e) To provide for open air dining opportunities along the northern edge of the site facing the water and also along the western edge of the development site facing the plaza.</p> <p><i>[Amended RLEP 2000 (Amend. 45)]</i></p> <p>(f) To provide retail uses (including restaurants) at ground level around the edges of the development site.</p> <p><i>[Amended RLEP 2000 (Amend. 45)]</i></p> <p>(g) To provide views to the Cooks River from the plaza area and other public spaces.</p> <p>(h)</p> <p><i>[Omitted RLEP 2000 (Amend. 45)]</i></p>	
8	<p>(a) To provide for the effective operation of Wolli Creek railway station, including station entry and access, customer services, and administration.</p> <p>(b) To allow for the convenient and efficient use of the station by passengers and convenient and efficient access between the station, any associated transport interchange and the surrounding development.</p> <p>(c) To allow for the provision of facilities for persons using the station and any associated transport interchange.</p>	Any development permissible within Zone 10 (a1).

Column 1	Column 2	Column 3
Development site	Objectives for development of the site	Development that may be carried out on the site
	<p>(d) To allow covered "air space" development over the railway station.</p> <p>(e) To provide for adequate vehicular and pedestrian access to any development on the site.</p> <p>(f) To promote mixed use development incorporating commercial/retail uses (including restaurants).</p> <p><i>[Amended RLEP 2000 (Amend. 45)]</i></p> <p>(g) To provide access to underground parking for the northern end of land in the Railway precinct.</p> <p><i>[Amended RLEP 2000 (Amend. 45)]</i></p> <p>(h) To provide opportunities for a hotel located above or immediately adjacent to the railway station.</p> <p>(i) To provide for retail opportunities for the local population and service and retail uses for commercial tenants on the ground floor facing the street and pedestrian plaza.</p> <p>(j) To provide active street frontages.</p> <p>(k) To provide sunlight and air circulation to the station area.</p>	
9	<p>(a) To promote mixed use development incorporating residential and commercial/retail uses.</p> <p>(b) To provide opportunities for flexible space.</p> <p>(c)</p> <p><i>[Omitted RLEP 2000 (Amend. 45)]</i></p>	Any development permissible within Zone 10 (a1).

Column 1	Column 2	Column 3
Development site	Objectives for development of the site	Development that may be carried out on the site
Foreshore Area (Shown on the Land Use Diagram)	(d) To provide retail opportunities for the local communities, and service and retail uses for the benefit of commercial occupants on the ground floor facing the street and pedestrian plaza.	Development for the purpose of flood mitigation works and flood protection works; foreshore restoration; environment protection; open space; recreation; landscaping; underground utility installations; cafés; restaurants; shops; clubs; development for commercial purposes that is ancillary to any of those purposes.
	(a) To ensure the future maintenance and stability of the Cooks River foreshore.	
Plazas (Shown on the Land Use Diagram)		[Amended RLEP 2000 (Amend. 45)]
	(b) To facilitate pedestrian and bicycle access along the Cooks River foreshore.	
	(c) To provide for the development of the site as useable open space.	
	(d) To provide for recreational use of the site in conjunction with the development of land within Zone 10 (a1).	
	(e) To provide a landscaped setting for development of land within Zone 10 (a1).	
Plazas (Shown on the Land Use Diagram)	To encourage development of appropriate pedestrian plazas throughout the precinct to ensure convenient and safe access to the railway station and the waterfront.	Development for the purpose of underground utility installations; landscaping; shops; commercial premises; refreshment rooms; parking; loading docks; roads.
Tempe House Site (shown on the Land Use Diagram)	(a) To provide for the restoration and ongoing maintenance of the "Tempe House" heritage precinct in conjunction with the development of land within Zone 10 (a1).	Any development permissible within Zone 10 (a1), minor or temporary development authorised by clause 62 (5).

Column 1	Column 2	Column 3
Development site	Objectives for development of the site	Development that may be carried out on the site
	(b) To ensure that any development on the site will have regard to the heritage significance of the site in accordance with the provisions of the approved conservation plan.	
	(c) To allow for the adaptive reuse of Tempe House, the adjacent Chapel and their grounds but only for purposes which will be compatible with the heritage significance of the site.	
	(d) To allow the erection of new buildings on the site, but only where such buildings will be essential to the viable use of the site and compatible with the heritage significance of the site.	
	(e) To maximise the visibility of the Tempe House precinct and to preserve views to and from the site, especially between Tempe House and the Cooks River.	
	(f) To integrate the Tempe House precinct into the development of the surrounding area, while still preserving its heritage significance.	

[Table inserted RLEP 2000 (Amend. 13)]