

Part 2 Urban Strategy

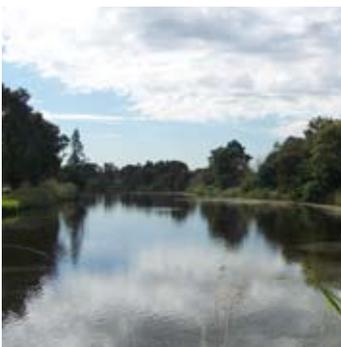
Introduction

This DCP, in conjunction with Rockdale LEP 2011 and the City Plan, provides detailed controls and guidelines for future development to achieve Council's objectives for the City.



Enhance the City's primary centres of **Rockdale and Brighton Le Sands** to create vibrant centres with improved linkage along Bay Street.

Concentrate future development around the City's existing **villages and local centres**, improving their vibrancy and character through an increase in the local residential population, and reducing the need to travel



Protect and utilise the City's natural resources in the three **open space corridors** which run through the City, to improve recreational opportunities, foster biodiversity, and add to the character of the City.

Ensure that all aspects of development within the City are of a high **design quality**, creating a more attractive and liveable urban environment.





Foster the growth of the emerging town centre at **Wolli Creek** which will accommodate much of the City's future population growth, and form a northern gateway to the City.

Encourage revitalisation of the **Princes Highway Corridor** to improve employment opportunities and present a more attractive image along this prominent vehicle route through the City.



Improve the City's **sustainable transport** network to encourage alternative transport modes and provide better access to the City's attractions.

Protect and enhance the **residential character** of the City's suburbs and neighbourhoods, to ensure they remain pleasant and amenable.



Quality of Life

- Provide an attractive and comfortable urban environment that is safe and has a friendly ambience.
- Ensure services and facilities are readily accessible to a broad range of people.

Quality of Development

- Ensure new development is of a high design standard which responds to and enriches the existing built environment.
- Enhance the image of Rockdale and encourage pride in the city.

Sustainability

- Reduce the environmental impact of all new development.
- Ensure the implementation of best practice sustainability principles.

Heritage

- Conserve the indigenous and non indigenous cultural heritage of the City.

Range of Housing Choice

- Facilitate the provision of a range of housing choice within the city, catering for a diverse community.
- Ensure that housing provided is of a high amenity and design quality.

Economic Prosperity

- Encourage growth of retail and commercial space within existing commercial centres.
- Ensure that retail and commercial space provided within new development is of a high quality, able to attract businesses and add to the vibrancy of the City's centres.
- Encourage mixed use development within existing commercial centres to provide housing density close to services and providing greater activity within the centres.
- Ensure that new development maintains the retail and commercial activity required for thriving centres and allows for future needs and expansion of the retail role of the centres.