

Gateway Determination

Planning proposal (Department Ref: PP_2016_SYDNE_003_00): to increase the maximum building height from 18 and 22 metres to 29 metres and increase the maximum floor space ratio from 1.5:1 to 2:1 at 12-40 Rosebery Avenue and 108 Dalmeny Avenue, Rosebery.

I, the A/Director, Sydney Region East at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Sydney Local Environmental Plan 2012 (LEP) should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013)*.
2. Consultation is required with the following public authorities under section 56(2)(d) of the Act:
 - Transport for NSW
 - Roads and Maritime Services
 - Sydney Water
 - Ausgrid
 - Sydney Airport
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).



4. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 8TH day of APRIL 2016

Martin Cooper
A/Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission