

Ms Meredith Wallace
General Manager
Bayside Council
PO Box 21
ROCKDALE NSW 2216

Dear Ms Wallace

Planning proposal PP_2019_BSIDE_002_00 to amend Rockdale Local Environment Plan 2011

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone the land at 8 Princess Street, Brighton-Le-Sands to B4 Mixed Use.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

As *A Plan for Growing Sydney* as been replaced by the *Greater Sydney Region Plan*, prepared by the Greater Sydney Commission, the proposal will need to be updated to remove reference to this now superseded plan. This will avoid confusion during community consultation.

I have considered Council's request to be the local plan-making authority. As Bayside Council did not support the planning proposal and it was subsequently the subject of a rezoning review, I have determined not to condition the Gateway for Council to be the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister for Planning may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Alexander Galea to assist you. Mr Galea can be contacted on 8289 6793.

Yours sincerely



Amanda Harvey 4/4/19
Director, Sydney Region East
Planning Services

Encl: Gateway determination