

Gateway Determination

Planning proposal (Department Ref: PP_2019_BSIDE_002_00): to amend the Rockdale Local Environmental Plan 2011 by rezoning the land at 8 Princess Street, Brighton-Le-Sands to B4 Mixed Use.

I, the Director, Sydney Region East at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Rockdale Local Environmental Plan (LEP) 2011 to rezoning the land at 8 Princess Street, Brighton-Le-Sands to B4 Mixed Use should proceed subject to the following conditions:

1. The planning proposal is to be amended prior to community consultation as follows:
 - (a) Update the planning proposal to remove references to *A Plan for Growing Sydney*; and
 - (b) update the project timeline.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal 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 local environmental plans* (Department of Planning and Environment 2016).
3. Consultation with public authorities/organisations under section 3.34(2)(d) of the Environmental Planning and Assessment Act 1979 is not required for this planning proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(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).

5. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated *4th* day of *April* 2019.



Amanda Harvey
Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning