

Gateway Determination

Planning Proposal (Department Ref: PP_2015_ROCKD_006_00): to change the zoning, remove lot size requirement and amend height and floor space ratio controls applying to land at 33-35 Cook Street, Turrella.

I, the Director, Metropolitan (CBD), at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Rockdale Local Environmental Plan 2011* to change the zoning, remove lot size requirement and amend building height and floor space controls for 33-35 Cook Street, Turrella, should proceed subject to the following conditions:

1. Prior to public exhibition the planning proposal is to be amended to justify the inconsistency with section 117 Direction 4.1 Acid Sulfate Soils, by considering the findings of an acid sulfate soils study. The study must be placed on exhibition with the planning proposal.
2. 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 identified in section 5.5.2 of *A guide to preparing LEPs* (Department of Planning and Environment website).
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act in relation to the proposal:
 - (a) Transport for NSW; and
 - (b) Transport for NSW – Roads and Maritime Services.
4. 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 submissions or if reclassifying land).

5. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Note: Maps should be prepared to the standards identified Standard Technical Requirements for LEP Maps (Department of Planning and Environment website).

Dated 11th day of September 2015



Lee Mulvey
Director, Metropolitan (CBD)
Planning Services

Delegate of the Minister for Planning