

Gateway Determination

Planning proposal (Department Ref: PP_2015_ROCKD_002_00): to rezone land at 108 Princes Highway, Arncliffe (Lot 1 DP 1199713) to B4 Mixed Use and amend planning controls relating to the site.

I, the Director, Metropolitan Delivery (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* that an amendment to the Rockdale LEP 2011, to re-zone land at 108 Princes Highway, Arncliffe (Lot 1 DP 1199713) to re-zone 108 Princes Highway, Arncliffe (Lot 1 DP 1199713) to B4 Mixed Use and amend the planning controls relating to the site, should proceed subject to the following conditions:

1. The Princes Highway Corridor Strategy prepared by Council is to be placed on public exhibition with the planning proposal.
2. Prior to undertaking public exhibition, the planning proposal is to be updated to:
 - (a) extend the active street frontage provisions to apply to the entire portion of the Princes Highway frontage within the subject site and update the Active Street Frontages map accordingly;
 - (b) provide further justification for the inconsistency with s.117 Direction 1.1 Business and Industrial zones; and
 - (c) demonstrate consistency with *A Plan for Growing Sydney* Direction 1.5: Enhance capacity at Sydney's gateway and freight networks, and Direction 1.6: Expand the Global Economic Corridor.
3. Prior to undertaking public exhibition, the planning proposal is to be updated to incorporate the outcomes of the following:
 - (a) a study to address the impact of the proposal on transport and traffic along the Princes Highway Corridor;
 - (b) a study to assess the impact of traffic noise on the amenity of future residents; and
 - (c) a preliminary contamination investigation to satisfy State Environmental Planning Policy 55 – Remediation of Land.

The above studies are to be placed on public exhibition with the planning proposal.

4. Prior to undertaking public exhibition, consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - (a) Sydney Airport Corporation Limited;
 - (b) The Commonwealth Department of Infrastructure and Regional Development;
 - (c) The NSW Department of Planning and Environment' Urban Renewal team;
 - (d) Transport for NSW;

- (e) Sydney Water;
- (f) Energy Australia;
- (g) Department of Education and Communities;
- (h) Roads and Maritime Services;
- (i) Urban Growth NSW;
- (j) Westconnex Delivery Authority; and
- (k) Telstra.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

5. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as follows:
 - (a) the planning proposal is considered to be routine as described in *A Guide to Preparing LEPs* (Department of Planning and Environment 2013) and 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 Environment 2013).
6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
7. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 27th day of May 2015.


Lee Mulvey
Director, Metropolitan Delivery (CBD)
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning