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

Our ref: PP_2015_ROCKD_002_00 (15/04843)

Dear Ms Wallace

Planning proposal to amend Rockdale Local Environmental Plan 2011

I am writing in response to your Council's letter dated 20 February 2015 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to re-zone 108 Princes Highway, Arncliffe (Lot 1 DP 1199713) to B4 Mixed Use and amend the planning controls relating to the site.

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

However, please note that the inconsistency with section 117 Direction 1.1 Business and Industrial Zones has not yet been approved. Once the work required to further justify this inconsistency has been completed, Council should make a submission to the Department's Metropolitan Region (East) team seeking this approval. This must occur prior to the finalisation of the amendment.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan is to be finalised within **12 months** of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to the Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment for administrative purposes.

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 may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Ms Louise Starkey, of the Metropolitan Delivery (CBD) branch on (02) 8575 4104.

Yours sincerely,

 , 27/5/15
Lee Mulvey
Director, Metropolitan Delivery (CBD)
Planning Services

Encl:
Gateway Determination
Written Authorisation to Exercise Delegation
Attachment 5 – Delegated Plan Making Template