

Gateway Determination

Planning proposal (Department Ref: PP_2015_ROCKD_003_00): to rezone land at 62-82 Harrow Road, Bexley (Lot 174 DP715467) to R2 Low Density Residential and amend planning controls relating to the site.

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 LEP 2011, to rezone land at 62-82 Harrow Road, Bexley (Lot 174 DP715467) to R2 Low Density Residential and amend planning controls relating to the site, should proceed subject to the following conditions:

1. Prior to public exhibition the planning proposal is to be amended to:
 - a. provide for an appropriate transition in building height as part of the incentive clause, so that the bonus height is 14.5 m for buildings fronting Harrow Road (i.e. the first one third of the site) and 9.5 m for the remainder of the site;
 - b. include an updated Noise Impact Assessment report to adequately address the requirements of section 117 Direction 3.5 Development Near Licensed Aerodromes and the effect of aircraft noise on outdoor areas, together with mitigation strategies; and
 - c. include an updated Environmental Site Assessment report to address the requirements of *State Environmental Planning Policy 55 – Remediation of Land*.
2. Prior to public exhibition, consultation is required with Sydney Airport Corporation Limited and the Commonwealth Department of Infrastructure and Regional Development. Any comments received should be incorporated into the planning proposal for exhibition purposes.

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.

3. Community consultation is required under section 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 materials 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 website).

4. Consultation is required with the following public authorities under section 56(2) (d) of the Act in relation to the proposal:
 - a. Office of Environment and Heritage; and
 - b. Roads and Maritime Services.

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. 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 submission or if reclassifying land).
6. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

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

Dated 19th day of June 2015.



Lee Mulvey
Director, Metropolitan (CBD)
Planning Services

Delegate of the Minister for Planning