



Ms Meredith Wallace
General Manger
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Our ref: PP_2015_ROCKD_003_00 (15/08631)

Dear Ms Wallace

I refer to Council's letter dated 13 May 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 rezone 62-82 Harrow Road, Bexley to allow a seniors housing development.

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

I have agreed that the planning proposal's inconsistencies with section 117 Directions 2.3 Heritage Conservation, 4.1 Acid Sulfate Soils and 4.3 Flood Prone Land are of minor significance. No further approval is required in relation to these Directions.

However, the inconsistency with section 117 Direction 3.5 Development Near Licensed Aerodrome has not yet been approved. The Noise Impact Assessment report should be updated to address all stated objectives of the Direction and the effect of aircraft noise on outdoor areas, prior to exhibition, and including consultation with the relevant authorities. The inconsistency will be further considered by the Department prior to finalisation of the draft Plan. I have therefore decided not to issue Council authorisation to exercise delegation to make the draft Plan in this instance.

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 draft Plan should be made directly to the Department's Metropolitan (CBD) team at least 8 weeks prior to the projected publication date.

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 Deewa Baral, of the Metropolitan (CBD) branch on (02) 8575 4127.

Yours sincerely

 19/6/15
Lee Mulvey
Director, Metropolitan (CBD)
Planning Services

Encl:
Gateway Determination