



Planning & Infrastructure

Contact: Emily Marriott-Brittan
Phone: (02) 9228 6111
Fax: (02) 9228 6244
Email: Emily.Marriott-Brittan@planning.nsw.gov.au
Postal: GPO Box 39, Sydney NSW 2001

Mr Chris Watson
General Manager
Rockdale City Council
PO Box 21
ROCKDALE NSW 2216

Our ref: PP_2012_ROCKD_003_00 (12/10524)
Your ref:

Dear Mr Watson,

Planning Proposal to amend Rockdale LEP 2011

I am writing in response to your Council's letter requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend Rockdale LEP 2011 to correct errors in the Height of Buildings map sheets HOB_001 to HOB_005

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

It is noted that maps indicating the corrected heights were not included with the planning proposal submission. Council should ensure that the planning proposal is exhibited with the Height of Building map sheets to ensure the community is clearly informed of the proposed amendments. Council needs to consult with the Department's Regional Team on this matter.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) 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 s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, or for information on the progress of the draft LEP please contact Emily Marriott-Brittan of the Regional Office of the Department on 02 9228 6111.

Yours sincerely,


Sam Haddad
Director-General

10/7/2012.

Gateway Determination

Planning Proposal (Department Ref: PP_2012_ROCKD_003_00): to amend Rockdale LEP 2011 to correct errors in the Height of Buildings map sheets HOB_001 to HOB_005.

I, the Director General, Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Rockdale Local Environmental Plan 2011 to correct errors in the Height of Buildings map sheets HOB_001 to HOB_005 should proceed subject to the following conditions:

1. 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 classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **14 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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
3. 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).
4. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated

10th

day of

July

2012.

Sam Haddad

Sam Haddad

Director-General

Delegate of the Minister for Planning and
Infrastructure