



Ms Meredith Wallace
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Our ref: PP_2013_ROCKD_001_00
(14/06158)

Dear Ms Wallace

Revised Gateway determination – Rockdale Local Environmental Plan 2011 (Rockdale Town Centre)

I refer to your request seeking an alteration to the Gateway determination for planning proposal PP_2013_ROCKD_001_00 to address the following:

- Addition of design excellence and design competition clauses to deliver high standard development.

I note that the other elements of the Planning Proposal will proceed as previously provided for in the Gateway determination of 5 November 2013.

I have determined as the delegate of the Minister for Planning, in accordance with section 56(7) of the *Environmental Planning and Assessment Act, 1979*, to amend the Gateway determination. The Gateway determination is amended to include the following:

- insert new subclauses under Part 6 Additional local provisions, which will assist in delivering high standard development.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the revised 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 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 & Environment for administrative purposes.

Should you have any queries in regard to this matter, please contact Deewa Baral of the Metropolitan Delivery (CBD) team of the Department on 02 8575 4127.

Yours sincerely


Lee Mulvey
Director, Metropolitan Delivery (CBD)
Growth Planning and Delivery

6/5/14

Gateway Determination

Planning proposal (Department Ref: PP_2013_ROCKD_001_00): to make various amendments to the Rockdale Local Environmental Plan 2011.

I, the Director, Metropolitan Delivery 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 (EP&A Act)* that an amendment to the Rockdale Local Environmental Plan (LEP) 2011 to:

- amend objectives within zone B2 Local Centre;
- amend subclause 4.3(2A) to provide incentives for additional building height on certain land;
- amend the maximum building height for certain land;
- rezone certain land to B4 Mixed Use, RE1 Public Recreation and R4 High Density Residential;
- add land to the Land Reservation Acquisition Map;
- amend Street Frontages Map;
- remove FSR controls for land within the Rockdale Town Centre;
- amend FSR of certain land from 0.5:1 to 1:1;
- amend clause 4.4 (2C) by deleting the sub clause 4.4 (2C) (a); and
- insert new subclauses under Part 6 Additional local provisions which will assist in delivering high standard development.

should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to update the planning proposal to:
 - amend the FSR for land at No. 1 King Edward Street, Rockdale from 0.5:1 to 1:1 and clarify this amendment within the planning proposal and associated map; and
 - clarify the estimated job growth figures under Section B (Sydney South Draft Subregional Strategy) of Part 3 Justification on page 6 of the planning proposal.
2. Community consultation is required under sections 56(2)(c) and 57 of the *EP&A 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 material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs*.
3. 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:
 - Sydney Water
 - Transport for NSW
 - Department of Infrastructure and Regional Development (S117 Direction 3.5 Development Near Licensed Aerodromes)



Planning & Environment

- Sydney Airport Corporation Ltd (S117 Direction 3.5 Development Near Licensed Aerodromes)

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.

4. 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).
5. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 6th day of May 2014.

A handwritten signature in blue ink, appearing to read 'Lee'.

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

Delegate of the Minister for Planning