

## Gateway Determination

**Planning proposal (Department Ref: PP-2021-3398):** to amend Rockdale Local Environmental Plan 2011 to facilitate redevelopment of the Rockdale Transport Interchange Precinct at 471-511 Princes Highway; 2-14 Tramway Arcade; and 6 & 14 Geeves Avenue, Rockdale by increasing the maximum permissible height and removing the floor space ratio (FSR) development standards.

I, the Director, Eastern and South Districts, at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to *Rockdale Local Environmental Plan (LEP) 2011* to facilitate redevelopment of the Rockdale Transport Interchange Precinct at 471-511 Princes Highway; 2-14 Tramway Arcade; and 6 & 14 Geeves Avenue, Rockdale by increasing the maximum permissible height and removing the floor space ratio (FSR) development standards should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated and amended to:
  - (a) address consistency with Direction 3.5 *Development near Regulated Airports and Defence Airfields* and discuss the results of consultation required under Condition 2;
  - (b) identify the lots and deposited plans of the subject site and provide the approximate site area;
  - (c) address consistency with the Bayside Local Strategic Planning Statement (LSPS);
  - (d) address heritage considerations including the outcomes of the accompanying heritage study;
  - (e) include existing height of buildings and floor space ratio maps with the subject site clearly shown and a map legend, to provide a better contextual understanding for the community;
  - (f) include a legend with the proposed FSR map; and
  - (g) identify the subject site on the proposed height of buildings map, and correct an error where a polygon on the southern corner of Parker Street and Railway Street is shown as R2, rather than the existing height category T3.
2. Prior to the commencement of community consultation, Council must consult with Sydney Airport and the Commonwealth Department of Infrastructure, Regional Development and Cities. Should Council be advised that permission is required in accordance with (5)(d) of s9.1 Direction 3.5 and/or the *Airports Act 1996*, this permission must be granted prior to the commencement of community consultation.

3. Prior to community consultation, the planning proposal is to be revised to address conditions 1 and 2 and forwarded to the Department for review and endorsement.
4. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
  - Transport for NSW;
  - Sydney Water; and
  - NSW Heritage – Department of Premier and Cabinet.

Each public authority/organisation 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. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
  - (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
6. The planning proposal must be reported to Council for a final recommendation 8 months from the date of the Gateway determination.
7. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.
8. A public hearing is not required to be held into the matter by any person or body under section 3.34(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).
9. Given the nature of the planning proposal, Council is not authorised as the local plan-making authority.

Dated 2 June 2021.



**Laura Locke**  
**Director, Eastern and South Districts**  
**Eastern Harbour City**  
**Greater Sydney, Place and Infrastructure**  
**Department of Planning, Industry and Environment**  
**Delegate of the Minister for Planning and Public Spaces**