



Ms Meredith Wallace
General Manager
Bayside Council
PO Box 21
ROCKDALE NSW 2216

Dear Ms Wallace

Planning proposal PP-2021-3398 to amend Rockdale Local Environmental Plan 2011

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to facilitate redevelopment of the Rockdale Interchange Precinct at 471-511 Princes Highway; 2-14 Tramway Arcade; and 6 & 14 Geeves Avenue, Rockdale by increasing the height and removing the floor space ratio (FSR) that applies to the precinct.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I note that Council has requested authority to use its delegated plan-making functions for this amendment. As the planning proposal is located within the Rockdale town centre, which is subject to proposed amendments under Council's draft Open Spaces Legacy Program Planning Proposal, it is appropriate that the Department retains delegation as the plan making authority to ensure consistency between the proposals.

The amending local environmental plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible.

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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Alexander Galea to assist you. Mr Galea can be contacted on 8289 6793.

Yours sincerely

A handwritten signature in black ink, appearing to be 'LR' or similar initials, with a stylized flourish.

2 June 2021

Laura Locke
Director, Eastern and South Districts
Eastern Harbour City
Greater Sydney, Place and Infrastructure

Encl: Gateway determination