

Gateway Determination

Planning proposal (Department Ref: PP-2021-3892): to amend Rockdale Local Environmental Plan 2011 to unlock and facilitate additional housing supply in the Rockdale Town Centre by amending development standards, design excellence and zoning controls.

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 unlock and facilitate additional housing supply in the Rockdale Town Centre by amending development standards, design excellence and zoning controls should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated and amended to:
 - (a) include draft LEP mapping which ensures that the amendments are clear for the community and agencies during consultation.
2. 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;
 - NSW Heritage;
 - Sydney Airport;
 - Commonwealth Department of Infrastructure, Regional Development and Cities; and
 - Civil Aviation Safety Authority.

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.

3. 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).
4. The planning proposal must be reported to Council for a final recommendation 9 months from the date of the Gateway determination.

5. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.
6. 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).
7. Given the nature of the planning proposal, Council is not authorised as the local plan-making authority.

Dated **25 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