

LEP Amendments

All requests to amend the Rockdale Local Environmental Plan (LEP) are made through the preparation of a planning proposal.

The LEP amendment process comprises the following steps

- Planning proposal — the applicant prepares a planning proposal, which explains the effect of and justification for the LEP amendment.
- Gateway — the Minister (or delegate) determines whether the planning proposal is to proceed. The Gateway acts as a checkpoint to ensure that the proposal is justified before further studies are done and resources are allocated to the preparation of a plan. Consultations occur with relevant public authorities and, if necessary, the proposal is varied.
- Community consultation — the consultation process is determined as a part of the Gateway. The proposal is publicly exhibited (generally low impact proposals for 14 days, others for 28 days). A person making a submission may also request a public hearing be held.
- Assessment – Council considers public submissions and the proposal is varied as necessary. Once endorsed by Council, the proposal is submitted to the Department of Planning and Infrastructure and the Parliamentary Counsel then prepares a draft LEP - the legal instrument.
- Decision – with the Minister’s (or delegate’s) approval the plan becomes law, and is published on the NSW legislation web site.

Fees

- Preliminary assessment fee \$2,500.
- Stage 1 fee \$10,000 (includes assessment, gateway determination and public exhibition).
- Stage 2 fee \$13,000 (includes post exhibition assessment, submission to the Department of Planning and Infrastructure and gazettal).

Note: The cost of producing any required studies and holding a public hearing will be at the applicant’s expense.

Additional Information

Additional information on the preparation of a planning proposal is explained in the publications “A guide to preparing local environmental plans” and “A guide to preparing planning proposals” both available from the Department of Planning and Infrastructure’s web site (www.planning.nsw.gov.au).

Disclosure Statement of Political Donations and Gifts

A disclosure statement is required when submitting a draft LEP:

- if a reportable political donation or gift is made within 2 years before the submission of the application;
- if a reportable political donation or gift is made after the lodgement of the application, a disclosure statement must be sent to the relevant consent or approval authority within 7 days.

For further information refer to the following documents on Council’s web site (www.rockdale.nsw.gov.au):

- Disclosure of Political Donations and Gifts Guidelines;
- Disclosure Statement.

Further Information

If you would like to discuss any aspects of this fact sheet, or a specific LEP amendment proposal, please contact Council’s Urban Strategy team on 9562 1666.