



Gateway Determination

Planning proposal (Department Ref: PP_2020_SYDNE_005_00): to amend the Sydney LEP 2012; Sydney LEP 2005; Sydney LEP (Green Square Town Centre) 2013; Sydney LEP (Green Square Town Centre Stage 2) 2013; Sydney LEP (Glebe Affordable Housing Project) 2011; Sydney LEP (Harold Park) 2011; South Sydney LEP 1998; and South Sydney LEP No. 114 (Southern Industrial and Rosebery/Zetland Planning Districts) for Open and Creative Planning Reforms.

I, the Director, Eastern District (City of Sydney) 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 the Sydney LEP 2012, Sydney LEP 2005; Sydney LEP (Green Square Town Centre) 2013; Sydney LEP (Green Square Town Centre Stage 2) 2013; Sydney LEP (Glebe Affordable Housing Project) 2011; Sydney LEP (Harold Park) 2011; South Sydney LEP 1998; and South Sydney LEP No. 114 (Southern Industrial and Rosebery/Zetland Planning Districts) should proceed subject to the following conditions:

1. Prior to finalisation, the planning proposal is to be updated to consider appropriate and effective mechanisms to manage and monitor potential social and amenity impacts and non-compliance associated with the proposed amendments.
2. 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).
3. 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:
 - Department of Customer Service;
 - NSW Environmental Protection Authority (EPA);
 - Create NSW;
 - NSW Liquor and Gaming;
 - NSW Police;

- Australian Prudential Regulation Authority (APRA);
 - NSW Health Alcohol and other Drug Prevention and Harm Minimisation;
and
 - NSW Night Time Economy Taskforce.
4. 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).
 5. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 17th day of September 2020.



David McNamara
Director, Eastern District (City of Sydney)
Greater Sydney, Place and Infrastructure
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning and
Public Spaces