



## Gateway Determination

***Planning proposal (Department Ref: PP-2021-3645): to amend the Sydney Local Environmental Plan 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 to introduce Performance Standards for Net Zero Energy Buildings.***

I, the Director for 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 Local Environmental Plan (LEP) 2012, Sydney Local Environmental Plan (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013 to introduce Performance Standards for Net Zero Energy Buildings, should proceed subject to the following conditions:

1. Prior to public exhibition the Planning Proposal is to be updated to:
  - (a) Remove any draft clauses from the planning proposal and place into an appendix as example clauses. Refine the planning proposal to include a clear plain English explanation of the principles of the proposed provisions and intended policy outcomes they need to secure.
2. Prior to community consultation, Council is to refine the Planning Proposal to clearly identify the proposed hierarchy of controls and whether a Design Guide or DCP will come into effect, including the supporting proposed performance standards.
3. Council is to exhibit the associated draft amendment to Sydney Development Control Plan 2012/Design Guide and Planning for net zero energy buildings concurrently with the Planning Proposal.
4. Consultation is required with the following public authorities:
  - NSW Environment, Energy and Science; and
  - Relevant utility and service providers.
5. The planning proposal should be made available for community consultation for a minimum of 28 days.
6. The planning proposal must be exhibited 6 months from the date of the Gateway determination.
7. The planning proposal must be reported to council for a final recommendation 10 months from the date of the Gateway determination.

8. The timeframe for completing the LEP is to be **12 months** from the date of the Gateway determination.
9. The Department does not grant local plan-making authority.

Dated Friday the 1<sup>st</sup> of October 2021



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

**Delegate of the Minister for Planning and**  
**Public Spaces**