



**Planning &
Infrastructure**

Ms Monica Barone
Chief Executive Officer
GPO Box 1591
SYDNEY NSW 2001

11/14506

Dear ~~Ms~~ ^{Monica} Barone

I refer to your letter of 8 August 2011, requesting a revised Gateway Determination for Council's planning proposal *PP_2010_SYDNE_002_00* to prepare a standalone Local Environmental Plan (LEP) based on the Standard Instrument for the Green Square Town Centre.

I note that Council has modified the exhibited planning proposal in response to agency and community consultation. The changes include decreasing the amount of additional gross floor area proposed for the subject site and amending height controls.

As delegate of the Minister for Planning and Infrastructure, I have determined that the revised planning proposal should proceed subject to the conditions in the attached Gateway Determination.

The Gateway Determination requires that the planning proposal be made publicly available for a period of 14 days. Under section 57(2) of the Act, I am satisfied that the planning proposal is in a form that can be made available for community consultation.

The amending LEP is to be finalised within 6 months of the week following the date of the Gateway Determination. However, I urge Council to finalise the planning proposal as quickly as possible. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

Should you have any queries regarding this matter please contact Daniel Cutler of the Sydney East Planning Teams on 9228 6475.

Yours sincerely

Tom Gellibrand ^{20/8/11}
**Deputy Director General
Plan Making and Urban Renewal**



Revised Gateway Determination

Revised Planning Proposal (Department Ref: PP_2010_SYDNE_002_00): to prepare a standalone Local Environmental Plan ("LEP") based on the Standard Instrument for the Green Square Town Centre.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the Environmental Planning and Assessment Act 1979 ("EP&A Act") that a revised amendment to the South Sydney Local Environmental Plan 1998 to prepare a standalone LEP based on the Standard Instrument for the Green Square Town Centre should proceed subject to the following conditions:

1. The Planning Proposal is to identify any inconsistencies with the land use zones, permissible land uses, and planning controls proposed for the Principal LEP, draft Sydney LEP 2010 and explain any variation or additional provisions.
2. A commentary is to be included in the Planning Proposal that explains the purpose of land use mix control, how such a control would operate, and confirms that such a control would not prohibit land uses that were otherwise permissible in the land use table.
3. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the Planning Proposal must be made publicly available for **14 days**;
 - (b) the relevant planning 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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*; and
4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Office of Environment and Heritage
 - Housing NSW
 - Energy Australia
 - NSW Police Service
 - Department of Transport
 - Rail Corporation of NSW
 - State Transit Authority of NSW
 - Sydney Water
 - Adjoining LGAs



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- Transgrid
- Roads and Traffic Authority
- Airservices Australia
- Sydney Airports Corporation

Each public authority is to be provided with a copy of the Planning Proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

5. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.
6. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated 20th day of August 2011.

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning