

Gateway Determination

Planning proposal (Department Ref: PP_2018_SYDNE_004_00): to amend the affordable housing provisions in Sydney Local Environmental Plan (Green Square Town Centre) 2013 and Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013.

I, the Executive Director, Eastern Harbour City 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 *Sydney Local Environmental Plan (Green Square Town Centre) 2013* and *Sydney Local Environmental Plan (Green Square Town Centre – Stage 2) 2013* should proceed subject to the following conditions:

1. Prior to public exhibition the planning proposal is to be updated to:
 - (a) include a map showing the land to which the proposed amendments affect;
 - (b) update the date of commencement for the increase to equivalent monetary contribution rates for Green Square;
 - (c) update the project timeline to reflect the anticipated timeframes for the plan-making process.
2. Prior to finalisation the planning proposal is to be updated to align with the original affordable housing planning proposal also known as Sydney Local Environmental Plan 2012 Amendment No 52.
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 is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment 2018) and must be made publicly available for a minimum of **14 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, Industry and Environment 2018).
3. No consultation is required with public authorities/organisations under section 3.34(2)(d) of the Act.



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 **six months** following the date of the Gateway determination.

Dated 5 May 2020

A handwritten signature in blue ink, appearing to read 'M. McDonald'.

Malcolm McDonald
Executive Director, Eastern Harbour City
Greater Sydney, Place and Infrastructure

Delegate of the Minister for Planning and
Public Spaces