

Gateway Determination

Planning proposal (Department Ref: PP_2018_RANDW_001_00): to amend the minimum subdivision lot size for attached dual occupancy development approved prior to 6 July 2018 in the R2 Low Density Residential Zone

I, the Director, Sydney Region East at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Randwick Local Environmental Plan (LEP) 2012 to amend the minimum subdivision lot size for attached dual occupancy development approved prior to 6 July 2018 in the R2 Low Density Residential Zone should proceed subject to the following conditions:

1. Prior to community consultation the planning proposal should be updated to:
 - (a) include mapping showing which properties with existing and approved attached dual occupancies that may be affected by this planning proposal; and
 - (b) include an explanation of how land owners will need to prove that they have development consent for their dual occupancy development to then obtain subdivision approval as sought by the proposal.
2. Community consultation 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 and Environment 2016) and 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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
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 planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - a. the planning proposal authority has satisfied all the conditions of the Gateway determination; and
 - b. the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - c. there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated *10th* day of *May* 2018.



Amanda Harvey
Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission