

Gateway Determination

Planning proposal (Department Ref: PP_2014_SYDNE_001_00): to rezone from SP2 Infrastructure to B4 Mixed Use and amend the heights for the Green Square Aquatic Centre site located at 132-138 and 140 Joynton Ave and 94-104 Epsom Road, Zetland and rezone the neighbouring Council properties at 75-77 Kellick Street, Waterloo, from SP2 Infrastructure to B4 Mixed Use.

I, the Director, Metropolitan Delivery at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* that the above amendment should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs* (Department of Planning & Infrastructure 2013) and must be made publicly available for a minimum of **14 days**; and
 - (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 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning & Infrastructure 2013).
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Transport for NSW; and
 - Roads and Maritime Services.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).

4. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 7th day of February 2014.


Director
Metropolitan Delivery
Growth Planning & Delivery
Department of Planning and Infrastructure
Delegate of the Minister for Planning and Infrastructure