

Ms Menjeet Grewal
Chief Executive Officer
Sutherland Shire Council
LOCKED BAG 17
SUTHERLAND NSW 1499

Dear Ms Grewal

Planning proposal PP_2019_SUTHE_002_00 to amend Sutherland Shire Local Environmental Plan 2015

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rectify a range of outstanding operational issues identified in the Sutherland Shire Local Environmental Plan 2015.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions (1.1 – Business and Industrial Zones; 2.1 – Environment Protection Zones; 3.1 – Residential Zones; 4.3 Flood Prone Land; and 6.3 Site Specific Provisions) are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within nine months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Kris Walsh to assist you. Mr Walsh can be contacted on 8275 6299.

Yours sincerely



27/09/2019

Laura Locke
Acting Director, Eastern and Southern District
Greater Sydney, Place and Infrastructure

Encl: Gateway determination
Authorised plan-making reporting template