



Ms Majeet Grewal
Chief Executive Officer
Sutherland Shire Council
Locked Bag 17
SUTHERLAND NSW 1499

Dear Ms Grewal

Planning proposal PP_2020_SUTHE_001_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 facilitate redevelopment of the site at 138 – 144 Cronulla Street, Cronulla by increasing the floor space ratio for the land from 2:1 to 2.9:1, if the development is wholly for commercial premises.

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 note that Council has requested authority to use its delegated plan-making functions for this amendment. Given Council's request and the strategic and site specific merit of the planning proposal, Council is authorised to be the local plan-making authority.

The Department notes that the proponent's planning proposal has been included in the information provided with Council's planning proposal. To avoid confusion during public exhibition, it is requested that Council's planning proposal clearly address all relevant matters and be the main source of information for the community.

The amending local environmental plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible.

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 Derryn John to assist you. Mr John can be contacted on 9274 6160.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M. McDonald', with a stylized flourish at the end.

7 September 2020

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

Encl: Gateway determination