

Gateway Determination

Planning proposal (Department Ref: PP_2015_SYDNE_008_00): to amend the *Sydney Local Environmental Plan 2012* to introduce site specific provisions to increase the maximum building height for 230-238 Sussex Street, Sydney and restrict overshadowing of the proposed Town Hall Square.

I, the Director, Metropolitan (CBD) at the Department Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that an amendment to *Sydney Local Environmental Plan 2012* to introduce site specific provisions to increase the maximum building height for 230-238 Sussex Street, Sydney and restrict overshadowing of the proposed Town Hall Square, 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 **28 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* (former *Department of Planning & Infrastructure 2013*).
2. Consultation is required under section 56(2)(d) of the EP&A Act with:
 - Transport for NSW;
 - Roads and Maritime Services;
 - the Office of Environment and Heritage;
 - Sydney Water; and
 - Ausgrid.

Public authorities are 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 14th day of October 2015.


**Director, Metropolitan (CBD)
Planning Services
Department Planning and Environment
Delegate of the Minister for Planning**