

Gateway Determination

Planning proposal (Department Ref: PP_2020_SYDNE_002_00): to amend Sydney Local Environmental Plan 2012 for Central Sydney.

I, the Deputy Secretary, Greater Sydney, Place and Infrastructure at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Sydney Local Environmental Plan (LEP) 2012 to implement the Central Sydney planning proposal should proceed subject to the following conditions:

1. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment, 2018).
 - (c) All landowners and occupiers within Central Sydney must be notified in writing of the public exhibition.
2. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Transport for NSW;
 - Department of Education (including Schools Infrastructure NSW);
 - Sydney Airport Corporation;
 - Civil Aviation Safety Authority;
 - the Commonwealth Department of Infrastructure, Regional Development and Cities;
 - Air Services Australia;
 - NSW Government Architect;
 - the Department of Customer Service, Building Policy;
 - Environment, Energy and Science;
 - Sydney Metro;
 - Heritage Council;
 - Sydney Water;
 - AGL;

- Ausgrid;
- Energy Australia;
- Sydney Harbour Foreshore Authority;
- Sydney Opera House;
- Water NSW;
- Government Property NSW;
- Museum of Applied Arts and Sciences;
- Greater Sydney Commission; and
- Department of Primary Industries including Crown Land.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 28 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 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).
4. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 11 day of March 2020.



Brett Whitworth
Deputy Secretary
Greater Sydney, Place and
Infrastructure
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces