



Mr Scott Phillips
General Manager
Sutherland Shire Council
Locked Bag 17
Sutherland NSW 1499

16/08119

cc. Ms Margaret Paige

Dear Mr Phillips

I am writing in response to your Council's letter dated 18 May 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to reclassify seven parcels of land from community land to operational land and rezone one parcel.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed the planning proposal's inconsistency with S117 Direction 4.1 Acid Sulphate Soils is of minor significance. In relation to S117 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the reduction of land for public purposes. No further approval is required in relation to these Directions.

The amending Local Environmental Plan is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the Local Environmental Plan should be made 3 months prior to the projected publication date.

The State Government is committed to reducing the time taken to complete Local Environmental Plans 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 54(2)(d) of the Act if the time frames outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Helen Wilkins of Sydney Region East, Planning Services on 02 9228 6559.

Yours sincerely


Karen Armstrong 30/6/16
**Director, Sydney Region East
Planning Services**

Encl: Gateway determination

Gateway Determination

Planning proposal (Department Ref: PP_2016_SUTHE_002_00) to reclassify seven parcels of land from community land to operational land and rezone one parcel.

I, the Director, Sydney Region East, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Sutherland Shire Local Environmental Plan 2015 to reclassify seven parcels of land from community land to operational land and rezone one parcel should proceed subject to the following conditions:

1. 1. Prior to public exhibition, the planning proposal is to be updated to include:
 - (a) the Taren Point Shorebird Reserve Masterplan; and
 - (b) maps that clearly identify the subject site that is to be rezoned, showing both the current and proposed situation and to be consistent with the Department's Standard Technical Requirements for Spatial Datasets and Maps.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal 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 (Department of Planning and Environment 2013)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:
 - Office of Environment and Heritage
 - Transport for NSW - Roads and Maritime Services
 - Sydney Water

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.
4. A public hearing is required to be held on the reclassification of the subject land in accordance with section 29 of the Local Government Act 1993 and section 57 of the Environmental Planning and Assessment Act 1979 after completion of the public exhibition period.



5. The timeframe for completing the Local Environmental Plan is to be 9 months from the week following the date of the Gateway determination.

Dated *3rd 7th* day of *JUNE* 2016.

Karen Armstrong
Karen Armstrong
Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission