



Planning



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Department Generated Correspondence (Y)

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Our ref: PP_2010_SUTHE_001_00 (10/09329)
Your ref: LP/06/19010

Mr John Rayner
General Manager
Sutherland Shire Council
Locked Bag 17
SUTHERLAND NSW 1499

Dear Mr Rayner,

Re: Housekeeping Planning Proposal to Sutherland Shire Local Environmental Plan 2006 (Amendment No. 9)

I am writing in response to your Council's letter dated 27 April 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Sutherland Shire Local Environmental Plan 2006 to address a number of housekeeping amendments.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

The proposed map series amendment component of the planning proposal has been removed as the pending notification of Amendment No. 6 to the Sutherland LEP 2006 will make these changes unnecessary.

The Gateway Determination requires that the planning proposal be made publicly available for a period of 28 days. Under section 57(2) of the Act, I am satisfied that the planning proposal, when amended as required by the Gateway Determination, is in a form that can be made available for community consultation.

The amending Local Environmental Plan (LEP) 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 within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

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 s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Nathan Herborn of the Regional Office of the Department on 02 9228 6111.

Yours sincerely,

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2010_SUTHE_001_00): to address a number of housekeeping amendments in the Sutherland Shire Local Environmental Plan 2006 (Amendment No. 9).

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Sutherland Shire Local Environmental Plan 2006 to:

- Reclassify three (3) properties from "Community" to "Operational" Land;
- Rezone six (6) properties;
- Amend three (3) definitions;
- Amend two (2) clauses in the LEP;
- Amend a series of maps; and
- Amend Schedule 6 – Heritage;

should proceed subject to the following conditions:

1. Removal of the proposed map series amendment.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("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 2009)* and must be made publicly available for **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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
 - (c) The Department of Planning Practice Note PN09-003 "Classification and reclassification of public land" is to be part of the material displayed during the public exhibition.
3. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
4. No public hearing is required to be held into the matter under section 56(2)(e) of the EP&A Act. This does not have any bearing on the need to conduct a public hearing under the provisions of any other legislation.
5. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated

30th

day of

May

2010.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning