



Planning & Infrastructure

Office of the Director General

Mr John Rayner
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Our ref: PP_2011_SUTHE_004_00.
Your ref: LP/06/376734
Robyn Williams

Dear Mr Rayner

Planning Proposal to amend Sutherland Shire Local Environmental Plan 2006 for 121 Georges River Road, Jannali (Amendment No.13) – Revised Gateway Determination

I refer to your request seeking an alteration to the Gateway Determination for the Planning Proposal for 121 Georges River Road, Jannali to address the following issues:

- Correct the lot identification number (Lot 2 DP 205183); and
- Amend the controls to include a minimum landscaped area of 35%.

I note that the other items of the Planning Proposal will proceed as previously provided for in the Gateway determination of 21 April 2012, to permit 'medical facilities' and 'shop top housing' as well as an increased floor space ratio of 0.65:1.

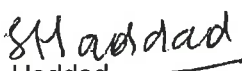
I have determined as the delegate of the Minister for Planning and Infrastructure, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to amend the Gateway Determination. The Planning Proposal should proceed subject to the conditions in the attached revised Gateway Determination.

The Gateway Determination is amended to apply to the land described in Council's revised Planning Proposal report, forwarded to the Department on 16 May 2012, showing the corrected lot identification number, proposed additional uses, maximum floor space ratio, and minimum landscaped area.

The Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the revised Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four weeks from the week following this revised determination. Council's request for the Department to draft and finalise the LEP should be made six weeks prior to the projected publication date.

If you have any questions in relation to this matter, please contact Belinda Morrow of the Department of Planning and Infrastructure's Sydney Region East Team on (02) 9228 6447.

Yours sincerely


Sam Haddad
Director General

19/6/2012



Gateway Determination

Planning Proposal (Department Ref: PP_2011_SUTHE_004_00): to amend the Sutherland Shire Local Environmental Plan 2006 to permit 'medical facilities' and 'shop top housing' as well as an increased floor space ratio and revised minimum landscaped area at 121 Georges River Road, Jannali (Lot 2 DP 205183).

I, the Director General, as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) and (7) of the Environmental Planning and Assessment Act 1979 ("EP&A Act") that an amendment to the Sutherland Shire Local Environmental Plan 2006 to permit 'medical facilities' and 'shop top housing' as well as an increased floor space ratio of 0.65:1 and revised minimum landscaped area to be 35%, at 121 Georges River Road, Jannali (Lot 2 DP 205183) 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 2009)* and must be made publicly available for 14 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)*.
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act:
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 9 months from the week following the date of the Gateway determination.

Dated

19th

day of

June

2012.

Sam Haddad
Director General
Delegate of the Minister for Planning and
Infrastructure