

Gateway Determination

Planning proposal (Department Ref: PP_2013_SYDNE_010_00): to rezone 32 lots from R1 General Residential to B4 Mixed Use and increase the maximum building height from 15m to 22m for 14 lots within the Waterloo Park precinct, generally bounded by McEvoy, George, Bourke and Young Streets, Waterloo.

I, the Director, Metropolitan Delivery at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the Environmental Planning and Assessment Act 1979 that an amendment to the Sydney Local Environmental Plan (LEP) 2012 to rezone various properties from *R1 General Residential* to *B4 Mixed Use* and increase the maximum building height from 15m to 22m within the Waterloo Park precinct, generally bounded by McEvoy, George, Bourke and Young Streets, Waterloo 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 **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 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning & Infrastructure 2013).
2. Consultation is required with Transport for NSW, Roads and Maritime Services and Office of Environment and Heritage under section 56(2)(d) of the EP&A Act. Agencies 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. Council amends the project timeline of the planning proposal in accordance with the anticipated commencement date occurring in January 2014.



5. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 22nd day of JANUARY 2014.

**Director
Metropolitan Delivery
Growth Planning & Delivery
Department of Planning and Infrastructure**

**Delegate of the Minister for Planning and
Infrastructure**