

Gateway Determination

Planning proposal (Department Ref: PP_2017_SUTHE_001_00): to amend zoning and development controls for 1A and 1-13 Atkinson Road, Taren Point.

I, the Director, Sydney Region East, Planning Services, 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 amend zoning and development controls for 1A and 1-13 Atkinson Road, Taren Point, should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) include a plain English explanation of the intent of the planning proposal;
 - (b) include a discussion on how the proposed rezoning is consistent with the draft South District Plan and A Plan for Growing Sydney;
 - (c) include a discussion regarding how the proposal is consistent with the draft Coastal Reforms SEPP; and
 - (d) correct the reference to Section 117 Direction 6.2 – Reserving Land for Public Purposes.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is considered to be routine and 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 Local Environmental Plans'* (Department of Planning and Environment 2016).
3. Consultation is required with the Office of Environment and Heritage under section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions.

The Office 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, or to indicate that they will require additional time to comment on the proposal. The Office may request additional information or additional matters to be addressed in the planning proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 56(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).

5. The timeframe for completing the Local Environmental Plan is to be 12 months from the week following the date of the Gateway determination.

Dated *10 TH* day of *FEBRUARY* 2017.



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

Delegate of the Greater Sydney Commission