

Gateway Determination

Planning proposal (Department Ref: PP_2016_WAVER_001_00): to amend the Waverley Local Environmental Plan 2012 to make housekeeping amendments, including the introduction of a design excellence clause, policy amendments to the objectives of the architectural roof features, height of buildings, floor space ratio and the B1 Neighbourhood centre zone and correct the description of several heritage items.

I, the Director, Sydney Region East at the Department Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that an amendment to *Waverley Local Environmental Plan 2012* to make the above housekeeping amendments, should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to update the planning proposal to clearly identify which land the new design excellence clause will apply to and remove any reference to sub-regional strategies in the proposed B1 Neighbourhood Centre zone objectives.
2. 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 routine as described in *A Guide to Preparing LEPs* (Department of Planning & Infrastructure 2013) 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 LEPs* (former Department of Planning & Infrastructure 2013).
3. Consultation is required under section 56(2)(d) of the EP&A Act with the Office of Environment and Heritage.

Office of Environment and Heritage 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 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).



5. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated *7th* day of *March* 2016.

K Armstrong

Director, Sydney Region East
Planning Services
Department Planning and Environment
Delegate of the Greater Sydney Commission