

Gateway Determination

Planning proposal (Department Ref: PP_2016_NORTH_002_00): to amend Height of Buildings Map and Removal of Relevant Height of Building sub-clauses.

I, the Director Regions, Sydney Region East 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 North Sydney Local Environmental Plan (LEP) 2013 to correct anomalies and amend the Height of Building maps, as well as deleting relevant sub clauses 4.3 (2A) and 4.3 (2B) to remove Height of Buildings controls for certain residential zoned land should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be updated to include a plain English explanation of the intended effect on the proposed provision;
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal 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 and Infrastructure 2013)*.
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 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 **6 months** from the week following the date of the Gateway determination.

Dated 15 day of SEPTEMBER 2016



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

**Delegate of the Greater Sydney
Commission**