



Ms Manjeet Grewal
Chief Executive Officer
Sutherland Shire Council
Locked Bag 17
SUTHERLAND NSW 1499

Dear Ms Grewal

Planning proposal PP_2019_SUTHE_004_00 to amend Sutherland Shire Local Environmental Plan 2015

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to identify 65 Hotham Road, Gymea as a heritage item of local significance.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.


I have noted Council is willing to be the local plan-making authority, however I have determined not to condition the Gateway for Council to be the local plan-making authority given the level of community interest in development at this site, and given the difference between the landowner and Council in relation to heritage listing on the site.

The amending local environmental plan (LEP) is to be finalised within six months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Alex Hill to assist you. Mr Hill can be contacted on 8217 2069.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'A Harvey', is written over the printed name.

Amanda Harvey
Director, Sydney Region East
Planning Services

Encl: Gateway determination