



NSW GOVERNMENT
Department of Planning

Office of the Director-General

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Our ref: S09/01668

Ms Monica Barone
General Manager
Council of the City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Dear Ms Barone,

Re: Planning Proposal to rezone Harold Park Paceway and former Rozelle Tram Sheds for a range of uses, including residential, open space and commercial/retail

I am writing in response to your Council's letter dated 14 August 2009 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ('EP&A Act') in respect of a planning proposal to amend Leichhardt Local Environmental Plan 2000 by rezoning the Harold Park Paceway and former Rozelle Tram Sheds for a range of uses, including residential, open space and commercial/retail.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

The Gateway Determination requires that the planning proposal be made publicly available for a period of 28 days.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway Determination.

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 s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Before the Director General is able to agree to the form of the Planning Proposal under section 57(2) of the EP&A Act for the purposes of exhibition, Council is to consult with the Department's Regional Team on the scope and nature of the further technical studies required to be undertaken by the RPA in order to progress the proposal. It is expected that these studies are completed within 6 months of this Gateway determination, with the aim of settling the LEP's core provisions for the site (i.e. zones, development standards and heritage conservation).

Should you have any queries in regard to this matter, please contact the Regional Office of the Department.

Yours sincerely,


Sam Haddad
Director-General

11/9/2009.



Gateway Determination

Planning Proposal (Department ref: S09/01668): To rezone the Harold Park Paceway and former Rozelle Tram Sheds for a range of uses, including residential, open space and commercial/retail.

I, the Director General as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment of the Leichhardt Local Environmental Plan 2000 to rezone Harold Park Paceway and former Rozelle Tram Sheds for a range of uses, including residential, open space and commercial/retail should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is not classified as low impact as described in *A Guide to Preparing LEPs* (Department of Planning 2009) and therefore must be made publicly available for **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 4.5 of *A Guide to Preparing LEPs* (Department of Planning 2009).
2. Consultation under section 56(2)(d) of the EP&A Act is only required with the following State public authorities that will or may be adversely affected by the proposed instrument:
 - Sydney Harbour Foreshore Authority
 - NSW Department of Planning – Heritage Office & Sydney Region East
 - State Transit Authority of NSW
 - Roads and Traffic Authority of NSW
 - Sydney Water Corporation
 - Energy Australia
 - NSW Department of Transport and Infrastructure
 - Lifetime Care and Support Authority of NSW
 - NSW Department of Housing
 - NSW Department of Education and Training
 - Ministry of Police
 - NSW Health Department
 - City West Housing
 - Rail Corporation of NSW
 - Metro Light Rail

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

3. No public hearing is to be held into the matter under section 56(2)(e) of the EP&A Act.
4. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway Determination.

Dated 1st day of September 2009.


Sam Haddad
Delegate for the Minister for Planning