

Gateway Determination

Planning proposal (Department Ref: PP_2016_RANDW_002_00): to amend zoning, height and floor space ratio controls for 1T Romani Way, Matraville.

I, the Executive Director, Regions, 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 Randwick Local Environmental Plan (LEP) 2012 to amend zoning, height and floor space ratio controls for 1T Romani Way, Matraville should proceed subject to the following conditions:

1. 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 **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 (Department of Planning and Environment 2016)*.
2. Prior to community consultation of the proposal the Panel is to consult the following:
 - Housing NSW,
 - Telstra Corporation Limited,
 - The Australian Communications and Media Authority; and
 - The Australian Radiation Protection and Nuclear Safety Agency.

Any response to this consultation is to be included with exhibition material and forwarded to the Department of Planning and Environment. If no comment is received within 21 days, the Panel is to exhibit the planning proposal and seek input from these public agencies during the consultation period.

3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:
 - Randwick City Council;
 - Sydney Water;
 - EnergyAustralia;
 - NSW Department of Education and Communities;
 - NSW Police Force; and
 - Transport for NSW.

Each public authority 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 Act. This does not discharge the Panel 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 *25th* day of *October* 2016

A handwritten signature in black ink, appearing to read "Stephen Murray".

Stephen Murray

**Executive Director, Regions
Planning Services
Department of Planning and Environment**

Delegate of the Greater Sydney Commission