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Mr Paul Woods
General Manager
Kogarah City Council
Locked Bag 8
KOGARAH NSW 2217

Our ref: PP_2013_KOGAR_001_00 (13/05087)

Dear Mr Woods,

Planning proposal to amend Kogarah Local Environmental Plan 2012

I am writing in response to your Council's letter dated 4 March 2013 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to facilitate various housekeeping amendments including amendments to various clauses, making minor changes to Schedule 1 Additional Permitted Uses and Schedule 5 Environmental Heritage and correcting errors on the Heritage Map.

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

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending LEP is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the department for administrative purposes.

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.

Should you have any queries in regard to this matter, please contact Deewa Baral of the regional office of the department on 02 9228 6111.

Yours sincerely,


Neil McGaffin
Executive Director
Rural and Regional Planning

8.4.13

Gateway Determination

Planning proposal (Department Ref: PP_2013_KOGAR_001_00): to facilitate various housekeeping amendments.

I, the Executive Director, Rural and Regional Planning at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Kogarah Local Environmental Plan (LEP) 2012 to facilitate various housekeeping amendments including amendments to various clauses, making minor changes to Schedule 1 Additional Permitted Uses and Schedule 5 Environmental Heritage and correcting errors on the Heritage Map should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to update the planning proposal to include the below in the 'objectives or intended outcomes' section of the planning proposal:
 - a. lots 401 and 403 Rocky Point Road, Sans Souci under subclause 16(1) of Schedule 1; and
 - b. 'shop top housing' and 'multi dwelling housing' as permissible uses under subclause 16(2) and reword subclause 16(3)(b) of Schedule 1.
2. 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 classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2012)* and 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 & Infrastructure 2012)*.
3. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
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 8th day of April 2013.



Neil McGaffin
Executive Director
Rural and Regional Planning
Department of Planning and Infrastructure

Delegate of the Minister for Planning and Infrastructure



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WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Kogarah City Council is authorised to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2013_KOGAR_001_00	Planning proposal to facilitate various housekeeping amendments including amendments to various clauses, making minor changes to Schedule 1 Additional Permitted Uses and Schedule 5 Environmental Heritage and correcting errors on the Heritage Map.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guideline for the preparation of local environmental plans*" and "*A guide to preparing planning proposals*".

Dated

02 April 2013

Neil McGaffin
Executive Director
Rural and Regional Planning
Department of Planning and Infrastructure