



**The Hon. Rob Stokes MP**  
Minister for Planning and Public Spaces

IRF21/2528

Mr Marcus Ray  
Group Deputy Secretary, Planning and Assessment  
Department of Planning, Industry and Environment  
4 Parramatta Square  
PARRAMATTA NSW 2150

Via email: [Marcus.Ray@dpie.nsw.gov.au](mailto:Marcus.Ray@dpie.nsw.gov.au)

Dear Mr Ray, *Marcus,*

**Planning proposal PP\_2021\_3265 to amend Sydney Local Environmental Plan 2012**

I am writing in response to your request for a Gateway Determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) received on 26 April 2021 in respect of the planning proposal to change the planning controls at Waterloo Estate (South) to facilitate the renewal of the social housing site under the NSW Government's Communities Plus model. This would create a mixed tenure community supported by community and commercial floorspace in proximity to the new Waterloo Metro Station.

I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway Determination.

The Planning Proposal Authority (PPA) may still need to obtain the agreement of the Secretary of the Department of Planning, Industry and Environment (the Department) to comply with the requirements of relevant section 9.1 Directions 1.1 Business and Industrial Zones, 2.3 Heritage Conservation, 3.1 Residential Zones, 4.3 Flood Prone Land and 6.3 Site Specific Provisions and 7.1 Regional Plan.

The PPA should ensure this occurs prior to the plan being made.

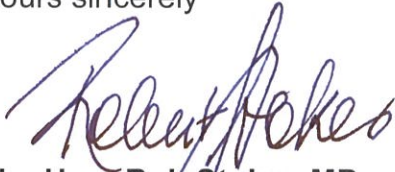
As the site is of state and regional significance, the Department is to be the local plan-making authority for this proposal. The Department will consult with the PPA and The City of Sydney Council during the drafting of the instrument.

Amending the Local Environmental Plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. The PPA should aim to commence the exhibition of the planning proposal as soon as possible. The PPA's request for the Department 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, I may take action under section 3.32(2)(d) of the Act if the timeframes outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr David McNamara, Director, Eastern Harbour City to assist you. Mr McNamara can be contacted on 9383 2101.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Rob Stokes', written in a cursive style.

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Encl: Gateway determination