



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

Dear Ms Grewal

**Planning proposal PP-2021-3838 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) dated 1 June 2021 in respect of the planning proposal to rezone land from SP1 Car Park to B2 Local Centre, introduce a floor space ratio of 2:1 and add an additional provision to the floor space ratio Clause 2A for land at 42A Railway Crescent, 535-559 Box Road and Box Lane, Jannali.

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.

The planning proposal is inconsistent with the requirements of section 9.1 Direction 2.6 Remediation of Contaminated Land and as such I have included a Gateway condition to provide a contamination study prior to public exhibition.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority. The planning proposal relates to increased development potential on Council owned land and as such the Department will retain local-plan making responsibility in this instance.

The amending local environmental plan (LEP) is to be finalised within **9 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, Industry and Environment to draft and finalise the LEP should be made **8 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 Patrick Connor to assist you. Mr Connor can be contacted on 9995 6752.

Yours sincerely

A handwritten signature in black ink, appearing to be 'LR' or similar, with a small circular stamp or mark below it.

**25 June 2021**  
**Laura Locke**  
**Director, Eastern and South Districts**  
**Greater Sydney, Place & Infrastructure**

Encl: Gateway determination