



Gateway Determination

Planning proposal (Department Ref: PP-2021-4199): to amend the Sydney Local Environmental Plan 2012 to support the 133-145 Castlereagh Street proposal.

I, the Director for Eastern Harbour City at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Sydney Local Environmental Plan (LEP) 2012 to amend the Sydney Local Environmental Plan 2012 to support the 133-145 Castlereagh Street proposal, should proceed subject to the following conditions:

1. The planning proposal is to be updated to:
 - a) Remove any draft clauses from the planning proposal and place into an appendix as example clauses. Include a clear plain English explanation of the principles of the proposed provisions and intended policy outcomes they need to secure.
2. Prior to community consultation, the planning proposal is to be revised to address condition 1 and forwarded to the Department for review and approval.
3. Council is to exhibit the associated draft amendment to Sydney Development Control Plan 2012 concurrently with the Planning Proposal.
4. Consultation is required with the following public authorities:
 - Sydney Metro
 - Transport for NSW (RMS)
 - Civil Aviation Safety Authority
 - Sydney Airport Corporation
 - Airservices Australia
 - Relevant utility and service providers, including Sydney Water.
5. The planning proposal should be made available for community consultation for a minimum of 28 days.
6. The planning proposal must be exhibited 3 months from the date of the Gateway determination.
7. The planning proposal must be reported to council for a final recommendation 9 months from the date of the Gateway determination.

8. The timeframe for completing the LEP is to be **12 months** from the date of the Gateway determination.
9. Given the nature of the proposal, Council should be authorised to be the local plan-making authority.

Dated 12 August 2021



David McNamara
Director, Eastern Harbour City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning and
Public Spaces