

## Gateway Determination

***Planning proposal (Department Ref: PP-2021-4808): to amend planning controls in Sydney Local environmental Plan 2012 for North Alexandria Precinct.***

I, the Director Eastern District City of Sydney 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 should proceed subject to the following conditions:

1. Prior to public exhibition the planning proposal is to be updated to:
  - (a) Provide a heritage impact assessment which addresses the appropriateness of the proposed built form against the significance of the existing heritage items and heritage conservation area; and
  - (b) Provide a transport and traffic analysis which addresses any potential impacts from additional activity/trips generated by the increased density.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (c) the planning proposal must be made publicly available for a minimum of **28 days**; and
  - (d) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
  - Heritage NSW
  - Transport for NSW

Each public authority/organisation 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. The planning proposal must be exhibited 3 months from the date of the Gateway determination.

5. The planning proposal must be reported to council for a final recommendation 9 months from the date of the Gateway determination.
6. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).
7. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 13<sup>th</sup> day of September 2021.



**David McNamara**  
**Director, Eastern District City of Sydney**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning and**  
**Public Spaces**