



Policy document

Scope of Rezoning and Gateway Reviews

This advice on plan-making decisions sets out the background and establishes processes for the provision of advice on rezoning and gateway reviews

1. BACKGROUND: PLAN-MAKING DECISIONS

One of the Commission's functions is to provide independent advice on 'plan-making decisions' regarding local environmental plans (LEP) at the request of the Department of Planning and Environment (**Department**), or the Minister for Planning.

The (simplified) process for making an LEP (including an amendment to an LEP) is as follows:

1. A proponent will request the relevant Council to prepare a **planning proposal**.
2. The Council will indicate whether it will support the request to prepare a planning proposal. If the Council does not support the request (or does not respond), the proponent can seek a **rezoning review**.
3. If the planning proposal proceeds, it goes to the Minister for a **Gateway determination**.
4. The Gateway determination may determine to proceed with the planning proposal, proceed subject to changes or conditions, or not to proceed at all.
5. If the proponent or Council is unhappy with the Gateway determination, they can seek a **Gateway review**.
6. If, after the Gateway review, the Minister still proceeds with issuing the Gateway determination, the Council then must make the LEP (or amendment to an LEP) in accordance with the

planning proposal as amended by the Gateway determination.

Under Planning Circular PS 22-003 there are two types of plan-making decisions that the Commission can be requested by the Department to advise upon, being:

- **Rezoning reviews** which may be requested by a proponent **before** a planning proposal has been submitted to the Department for a Gateway determination; and
- **Gateway reviews** which may be requested by a Council or a proponent **following** a Gateway determination by the Department.

In both cases, the Commission is exercising an advisory role only and is making recommendations to the Minister or the Department. The Commission does not make any determinations in respect of plan making decisions and any advice it provides is not binding.

Although almost all requests for advice from the Commission have fallen into the category of Gateway reviews, there are cases in which the Commission may be requested by the Minister or the Department to provide advice on plan-making more generally and not in the context of a rezoning review or a Gateway review. In those instances, this policy does not apply and the Commission will notify stakeholders of its processes in any such case.

2. REZONING REVIEWS

A rezoning review is only carried out by the Commission in respect of rezonings in the City of Sydney. For all rezoning reviews outside of the City of Sydney, the relevant Planning Panel undertakes the review.

If requested by the Minister or the Department, the Commission will undertake a strategic and site-specific merit assessment of the planning proposal and recommend whether the proposal should be submitted for a Gateway determination under section 3.34 of the *Environmental Planning and Assessment Act 1979*.

3. GATEWAY REVIEWS

When a request for a Gateway review is duly made by a proponent or a Council, the Commission will provide advice on whether the Minister's original Gateway determination should be altered, giving consideration to the council or proponent's submission and the reasons given by the Minister for the original Gateway determination. The Department will provide the review request, an assessment of the request and accompanying information to the Commission to form the basis of the requested advice.

The Minister's final decision on whether to alter the Gateway determination will be informed by this advice, and the views of the council and proponent.

4. COMMISSION PROCEDURES FOR REZONING AND GATEWAY REVIEWS

In the Minister's Statement of Expectations, the Commission is required to provide its advice on plan-making decisions within an annual rolling average of 5 weeks (35 calendar days) of receiving the request from the Minister or Department.

Given the short timeframe set by the Minister and that the Commission's role is purely an advisory one, the Commission endeavours to provide its advice based on the information provided to it at the time of referral. The Chair of the Panel appointed to consider the matter may exercise his or her discretion to hold stakeholder meetings or allow for public submissions in respect of a request for advice regarding a plan-making decision.

Factors that the Panel Chair may consider when exercising their discretion to:

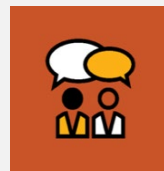
1. meet with the Department, the relevant Council or the proponent; or
2. to accept public submissions,

include:

- whether and how the community's views have already been taken into account by the Department, relevant Council or the proponent (noting that formal public exhibition may occur later in the plan-making process as well)
- the complexity of the plan-making decision under review, including its strategic context
- how contentious the plan-making decision under review may and/or the broader community implications of the planning proposal.

5. GENERAL ENQUIRIES & SUGGESTIONS

We're interested in feedback from the community. If you'd like to provide constructive comments on our procedures, request information related to our functions, or seek more information about our operations and procedural matters, please contact the Office of the Independent Planning Commission.



For more information

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DOCUMENT GOVERNANCE

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