

Gateway Determination

Planning proposal (Department Ref: PP_2016_IWEST_001_00): to amend Schedule 1 of Marrickville Local Environmental Plan 2011 to include additional permitted uses (restaurants, cafes and small bars; and business and office premises relating to creative purposes) on industrial land adjacent to Sydenham Station and to amend the Key Sites Map.

I, the Director, Sydney Region East, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Marrickville Local Environmental Plan (LEP) 2011 to amend Schedule 1 of Marrickville Local Environmental Plan 2011 to include additional permitted uses (restaurants, cafes and small bars; and business and office premises relating to creative purposes) on industrial land adjacent to Sydenham Station and to amend the Key Sites Map should proceed subject to the following conditions:

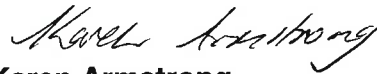
1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) correct any errors and/or inconsistencies within the planning proposal documents relating to, in particular, contradictory references to the zoning/rezoning of the precinct and the identification of the precinct within the draft *Sydenham to Bankstown Urban Renewal Corridor Strategy* (2015);
 - (b) provide further justification for inconsistencies with Section 117 Directions 4.1 Acid Sulfate Soils and 4.3 Flood Prone Land;
 - (c) demonstrate consistency with State Environmental Planning Policy (Urban Renewal) 2010;
 - (d) demonstrate consistency with the draft Central District Plan, released on 21 November 2016;
 - (e) demonstrate consistency with any re-exhibited draft or final *Sydenham to Bankstown Urban Renewal Corridor Strategy*;
 - (f) include an economic impact assessment;
 - (g) include a draft Development Control Plan to address matters including, but not exclusively, potential flooding issues, and those matters that have been or may be identified within both the planning proposal's Social Impact Assessment (May 2016) (as submitted to the Department) and economic impact assessment (as required by Condition 1(f)); and
 - (h) provide an extract from both the current and proposed Marrickville LEP 2011 Key Sites maps.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning 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 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning and Infrastructure 2013).
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:
 - Arts NSW
 - Transport for NSW
 - Fire And Rescue NSW

- NSW Police Force
- NSW Roads and Maritime Services
- Australian Railtrack Corporation (ARTC); and
- Sydney Water.

Each public authority 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. A public hearing is not required to be held into the matter by any person or body under section 56(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).
5. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 12th day of JANUARY 2017



Karen Armstrong
Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission