

Section 117 Direction No. and Title	Consistency	Planning Proposal	Comply
Significance on the NSW Far North Coast	available for current and future generations to grow food and fibre. - Provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning - Reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas		
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	- Protect the Pacific Highway's function, that is to operate as the North Coast's primary inter and intra-regional road traffic route - Prevent inappropriate development fronting the highway - Protect public expenditure invested in the Pacific Highway - Protect and improve highway safety and efficiency - Provide for the food, vehicle service and rest needs of travellers on the highway - Reinforce the role of retail and commercial development in town centres, where they can best serve the population of the towns.	N/A	N/A
5.8 Second Sydney Airport: Badgerys Creek	Draft LEPs shall not contain provisions that enable the carrying out of development, either with or without development consent, which at the date of this direction, could hinder the potential for development of a Second Sydney Airport at Badgerys Creek	N/A	N/A
5.9 North West Rail Link Corridor Strategy	Draft LEPs must: - promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) - ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure	N/A	N/A

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	Plans		
6. Local Plan Making			
6.1 Approval and Referral Requirements	Ensure LEP provisions encourage the efficient and appropriate assessment of development	The Planning Proposal is substantially consistent with the terms of this Direction. It is anticipated that the Planning Proposal will not include provisions which will require future development applications for the subject site to obtain the concurrence, consultation or referral to a Minister or public authority.	YES
6.2 Reserving Land for Public Purposes	- Planning proposal to facilitate the provision of public services and facilities by reserving land for public purposes - Facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	N/A	N/A
6.3 Site Specific Provisions	Discourage unnecessarily restrictive site specific planning controls	The planning proposal is consistent with this direction. The planning proposal seeks to rezone the site without including any unnecessarily restrictive planning controls	Yes
7. Metropolitan Planning			
7.1 Implementation of the Metropolitan Plan for Sydney 2036	Planning proposal shall give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Plan for Sydney 2036 and the Draft Metropolitan Strategy for Sydney 2031.	The proposal will formalise an existing approved employment use on the subject site and retain employment uses in a location where similar industry types have already accumulated. It is therefore considered that although the proposal is relatively minor in nature and scale, it is consistent with a number of objectives of the Metropolitan Plan for Sydney to 2036 including: Strategic Direction E – Growing Sydney's economy E1: Ensure adequate land supply for economic activity investment and jobs in the right locations. - E3: To provide employment lands to support the economy's freight and industry needs. - E5: To increase and	YES

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		diversify the jobs and skills base in Western Sydney. With respect to the draft Metropolitan Strategy for Sydney to 2031 the proposal is considered to support the following Objectives of the Strategy: - Objective 10: Providing capacity for jobs growth and diversity across Sydney; - Objective 13: Provide a well located supply of industrial lands;	

Section C – Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

There is no critical habitat or threatened species populations or ecological communities, or their habitats on or around the subject site that will be affected by the Planning Proposal.

The subject site is currently occupied by a single storey fibro and tile dwelling with associated outbuilding.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The Planning Proposal is of low environmental impact. As a result of finalisation of the Planning Proposal and subsequent redevelopment of the site, there will be a need to manage stormwater quality, waste generation, soil and sediment control which will result from the subject site being cleared.

These impacts are capable of being mitigated through appropriate conditions placed on any future development consent.

How has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal will have both social and economic benefits as outlined above.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

The subject site is serviced and has access to the full range of public infrastructure to adequately facilitate the future development. This includes fully sealed and line marked road access, water, sewer, electricity and telecommunications services.

The existing Canley Heights Local Centre is also well serviced by public and private bus routes.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Section to be completed following Gateway Determination.

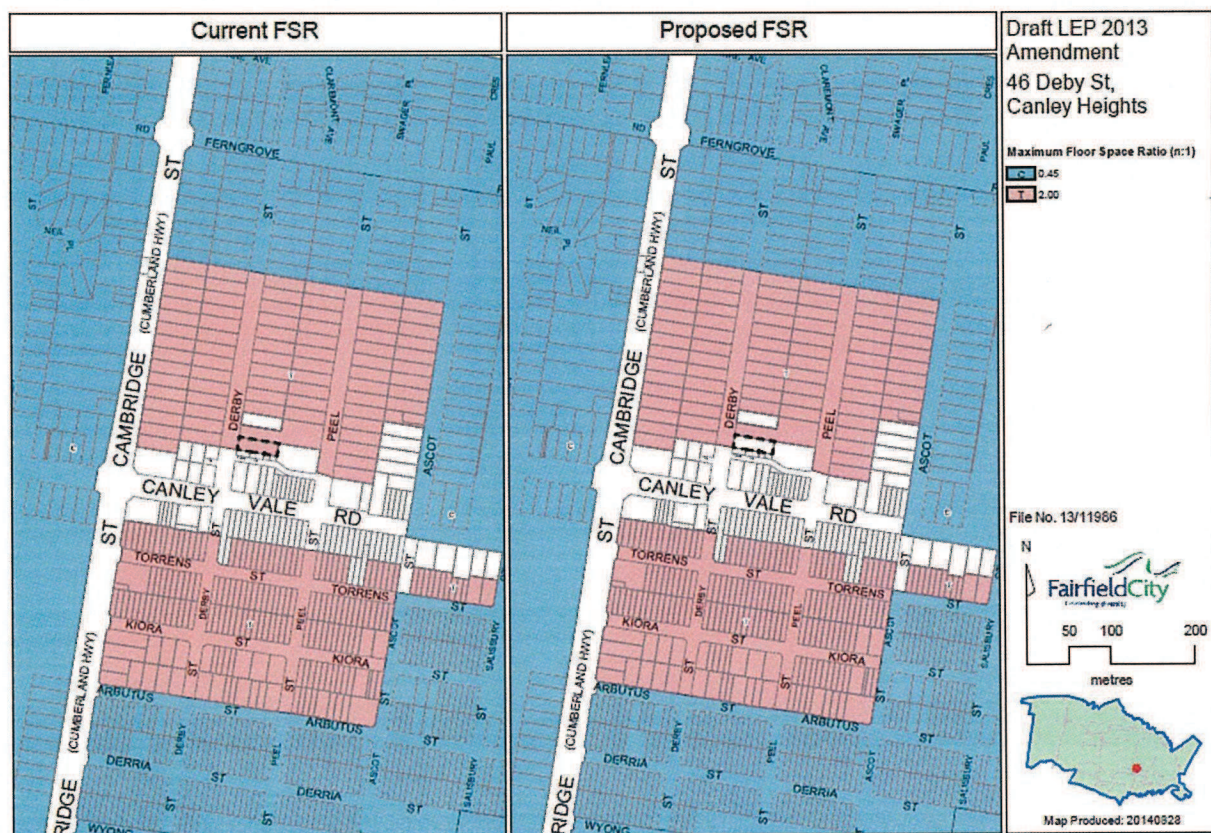
Part 4 – Community Consultation

Section to be completed following Gateway Determination.

Part 5 – Project Timeline

The project timeline is intended to be used only as a guide and may be subject to changes such as changes to issues that may arise during the public consultation process and/or community submissions.

No.	Step	Process content	Timeframe
1	s.56 – request for Gateway Determination	Prepare and submit Planning Proposal to DP&E	September 2014
2	Gateway Determination	- Assessment by DP&E (including LEP Panel) - Advice to Council	1 month: November
3	Completion of required technical information and report (if required) back to Council	- Prepare draft controls for Planning Proposal - Update report on Gateway requirements	1 month: December 2014
4	Public consultation for Planning Proposal	In accordance with Council resolution and conditions of the Gateway Determination.	28 days notification period: December - January 2014
5	Government Agency consultation	Notification letters to Government Agencies as required by Gateway Determination	December - January 2014
6	Public Hearing (if required) following public consultation for Planning Proposal	Under the Gateway Determination issued by DP&E public hearing is not required.	
7	Consideration of submission	Assessment and consideration of submissions	1 month
8	Report to Council on submissions to public exhibition and public hearing	Includes assessment and preparation of report to Council	1 month: February 2015
9	Possible re-exhibition	Covering possible changes to draft Planning Proposal in light of community consultation	Minimum 1 month
10	Report back to Council	Includes assessment and preparation of report to Council	1 month
11	Referral to PCO and notify DP&E	- Draft Planning Proposal assessed by PCO, legal instrument finalised - Copy of the draft Planning Proposal forwarded to DP&E	1 month
12	Plan is made	Notified on Legislation web site	1 month
Estimated Time Frame			9 months



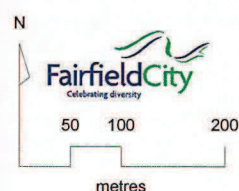


The map shows a residential area with several streets including Fernlea Rd, Carre Ave, Claremont Ave, Swager Pl, Palfrey St, Ferngrove St, Neil Pl, Albany St, R3, SP2, Cambridge St, Canley Vale Rd, Ascot St, Torrens St, Kiora St, Arbutus St, Derby St, Peel St, Derrida St, Wyalong St, Salsbury St, and R4. The map is divided into different colored regions: a large red area covering most of the central and left portions; a light blue area along Canley Vale Rd; two small green areas labeled RE1; and a small dark blue area labeled B2. Various zoning codes are scattered throughout, such as R3, R4, RE1, and SP2.

Zone

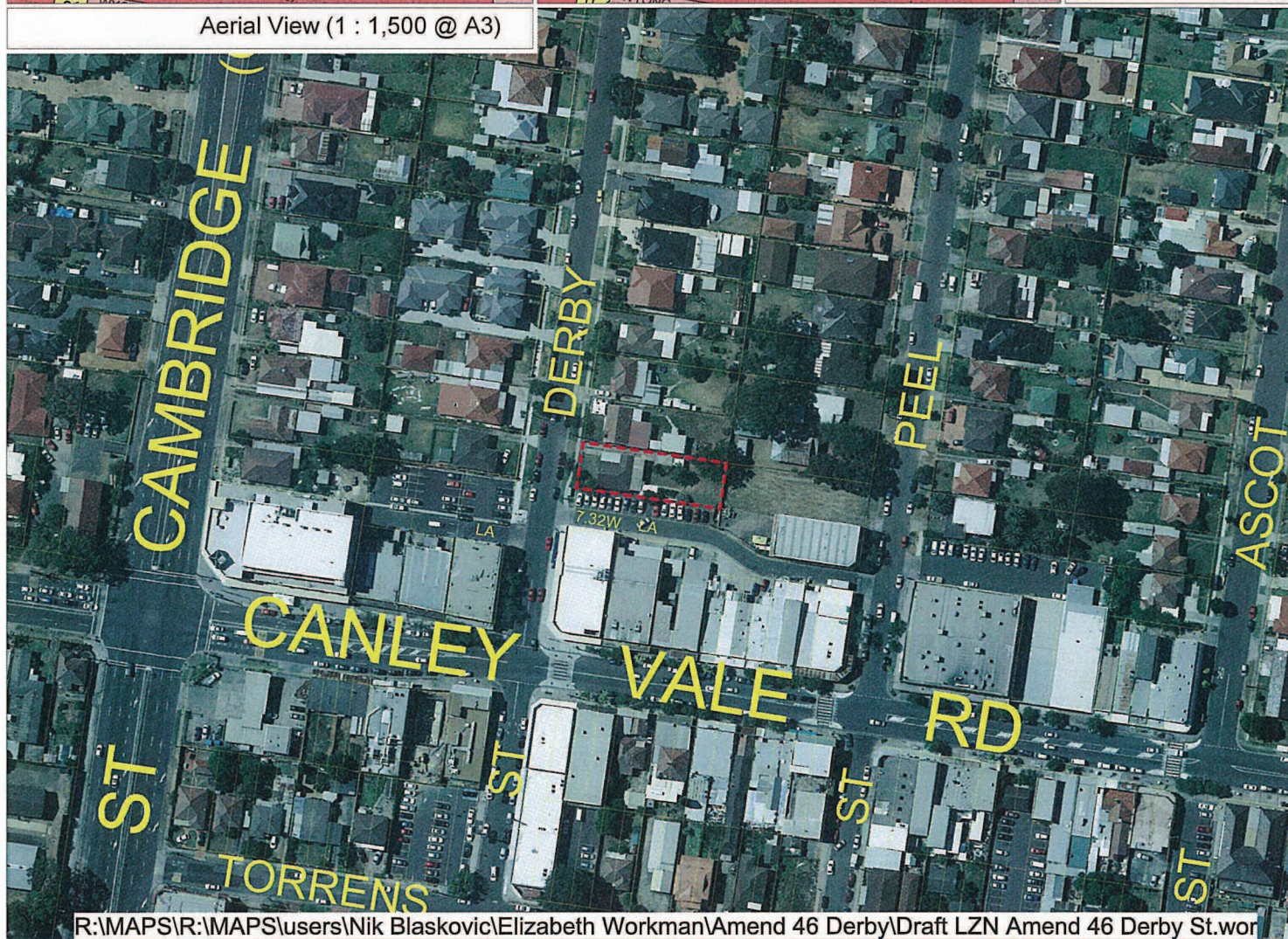
- B2** Local Centre
- R2** Low Density Residential
- R3** Medium Density Residential
- R4** High Density Residential
- RE1** Public Recreation
- SP2** Infrastructure

File No. : 13/11986.

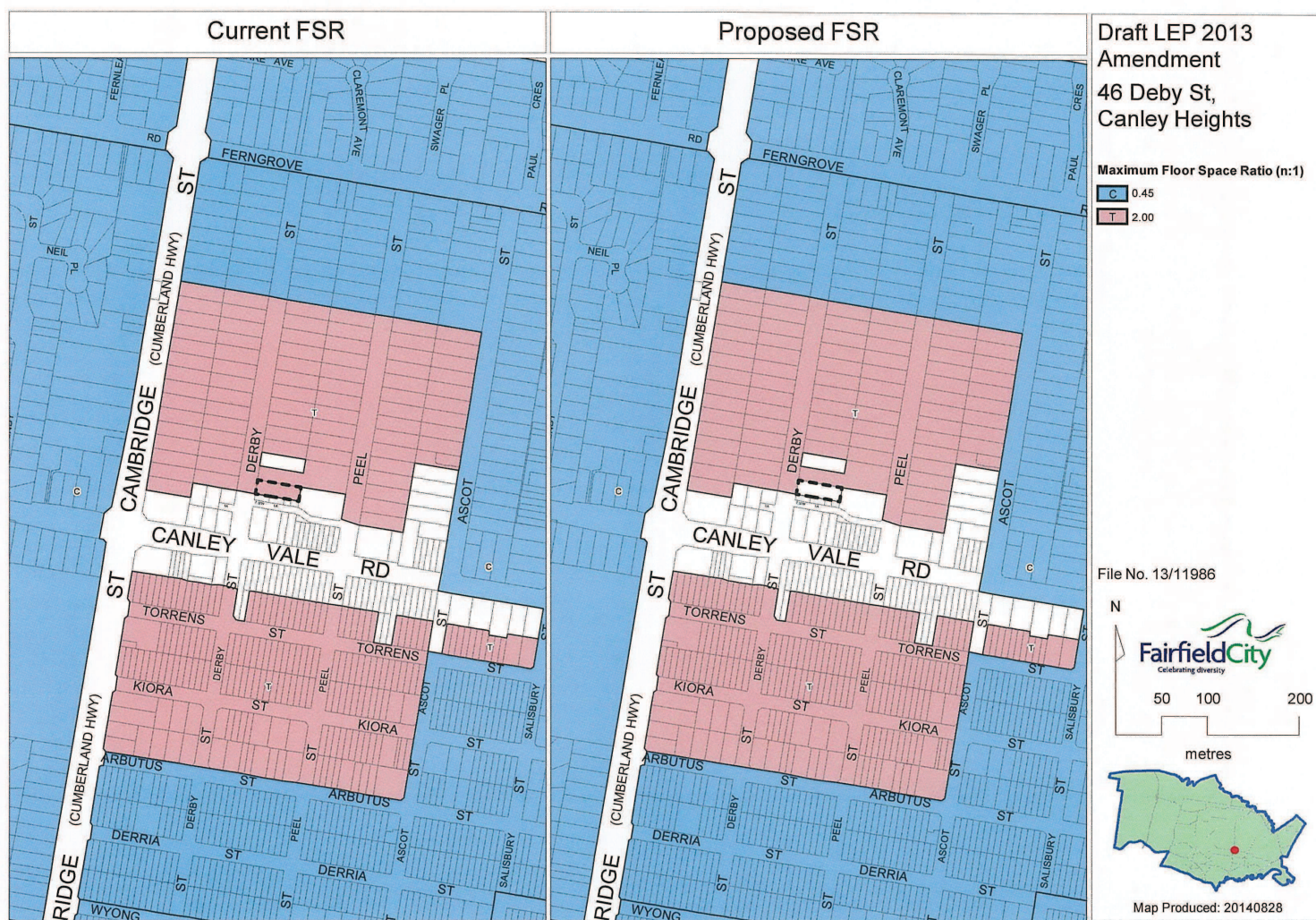


Map Produced: 20140821

Aerial View (1 : 1,500 @ A3)



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