

Gateway Determination

Planning proposal (Department Ref: PP_2018_CBANK_003_00): to rezone land at 89-95 Karne Street North, Narwee from R3 Medium Density Residential to B1 Neighbourhood Centre and amend associated development controls.

I, the Executive Director, Regions at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Canterbury Local Environmental Plan (LEP) 2012 to rezone land at 89-95 Karne Street North, Narwee from R3 Medium Density Residential to B1 Neighbourhood Centre and amend associated development controls should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be amended to:
 - (a) reflect the updated *Environmental Planning and Assessment Act 1979*;
 - (b) demonstrate consistency with the Greater Sydney Region Plan;
 - (c) update the timeline to reflect a nine-month time frame for completion of the LEP; and
 - (d) include a proposed floor space ratio (FSR) and FSR maps should an FSR be deemed necessary.
2. Prior to community consultation, the revised planning proposal is to be forwarded to the Department of Planning and Environment for review within two months of receiving the Gateway determination.
3. Community consultation is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - (b) 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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
4. 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).



Planning & Environment

5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - a. the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - b. the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - c. there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be nine months following the date of the Gateway determination.

Dated *5th* day of *May* 2018.

Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission