

17 October 2017

Our Ref: 11/47-12

Contact: Clare Harley 0404 163 594



PCU072725

Elvie Magallanes
Planning Officer
NSW Department of Planning & Environment
Sydney Region East Team
GPO Box 39
SYDNEY NSW 2001



Dear Ms Magallanes,

Re: Request for Gateway Determination – Planning Proposal: 128 & 130-150 Bunnerong Road, Pagewood (DPE REF: PGR_2017_001_00)

On 12 September 2017, the Central Sydney Planning Panel considered the abovementioned Planning Proposal that had been submitted to the NSW Department of Planning and Environment (DPE) for a Pre-Gateway Review (PGR).

The Record of Decision (enclosed) for the matter states that the Planning Proposal should be submitted to DPE for a Gateway determination, as the proposal has demonstrated strategic and site specific merit.

The proponent has requested that additional correspondence be forwarded with Council's request for Gateway determination. The additional correspondence is dated 14 July 2017, almost three months post-lodgement of the Planning Proposal to Council (19 April 2017). Council sought clarification from DPE on 12 October 2017 regarding what constituted the original submitted Planning Proposal. DPE confirmed on 12 October 2017 that the Planning Proposal as lodged to Council on 19 April 2017 (the same version considered by the Panel) was the version of the Planning Proposal that should be submitted to DPE for a Gateway determination. DPE stated that the additional correspondence (from the proponent) could be submitted as an attachment to this covering letter.

In a previous meeting about this matter, DPE advised Council that any additional information that Council had prepared involving the assessment of the Planning Proposal could also be submitted with the Gateway determination request. Following lodgement of the Planning Proposal, Council engaged four consultants to undertake peer review of submitted studies relating to traffic and transport, economic impact, heritage, and urban design. To date, Council has received a final peer review report of the Economic Impact Assessment from Hill PDA, while other peer reviews are nearing completion. Council seeks formal clarification over whether these peer reviews can be submitted to DPE, to assist with DPE issuing the Gateway determination.

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Council now requests that the Department considers the attached Planning Proposal and issues a Gateway Determination pursuant to Section 56 of the Environmental Planning and Assessment Act, 1979. A 12 month timeframe is considered appropriate for this LEP amendment.

Attachment 1 – Information Checklist has been completed for this Gateway determination request, and is attached to this letter. Council also requests plan-making functions for this LEP amendment, and the completed *Attachment 4 – Evaluation Criteria for Delegation* form is also enclosed.

If you have any questions, or require further information to assist with your assessment of this Planning Proposal, please contact Josh Ford, Coordinator Statutory Planning on 9562 1634 or josh.ford@bayside.nsw.gov.au.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'C. Harley', with a long horizontal flourish extending to the right.

Clare Harley
Manager Strategic Planning

Attached:

1. Record of Decision – Sydney Central Planning Panel;
2. Planning Proposal & Supporting Studies;
3. Post-Lodgement Correspondence (from proponent); and
4. Information Checklist & Evaluation Criteria for Delegation.