

Gateway Determination

Planning Proposal (Department Ref: PP_2017_IWEST_009_00): to rezone land at 183 and 203 New Canterbury Road, Lewisham for residential purposes and amend the development controls for both sites.

I, the Executive Director, Regions 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 2011 to rezone land at 183 and 203 New Canterbury Road, Lewisham for residential purposes and amend the development controls for both sites should proceed subject to the following conditions:

1. Prior to community consultation, the Planning Proposal is to be updated and amended to include:
 - (a) a study to review the IN2 Light Industrial zoned sites at 133-203 and 180-228 New Canterbury Road, Lewisham. The study is to be undertaken by Council to determine the suitability of retaining the IN2 zone and to determine whether the land is suitable for alternate urban services or employment uses;
 - (b) a plain English explanation of the provisions of the Planning Proposal; and
 - (c) a discussion on how the proposed rezoning is consistent with the *draft Central District Plan* and *A Plan for Growing Sydney*, specifically in relation to consistency with the economic actions and priorities.
2. The Planning Proposal is to be amended to include the findings of the study and the amended proposal is to be forwarded to the Department for review and endorsement prior to the commencement of community consultation.
3. 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 Local Environmental Plans* (Department of Planning and Environment 2016).
4. Consultation is required with the Roads and Maritime Services under section 56(2)(d) of the Act. Roads and Maritime Services 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.

5. 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).
6. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 26th day of June 2017



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

Delegate of the Greater Sydney Commission