

Gateway Determination

Planning Proposal (Department Ref: PP_2017_CANAD_006_00): to amend the Canada Bay Local Environmental Plan 2013 for various miscellaneous housekeeping amendments.

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* (EP&A Act) that an amendment to the Canada Bay Local Environmental Plan (LEP) 2013 to amend the Canada Bay Local Environmental Plan 2013 for various miscellaneous housekeeping amendments should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) address and justify the minor inconsistency with Section 117 Direction 3.1 Residential Zones as the proposal seeks to rezone land at 545-551 Great North Road from R3 Medium Density Residential to B1 Neighbourhood Centre; and
 - (b) update the project timeline to clearly state the anticipated dates and timeframes of the planning proposal.
2. Community consultation is required under Sections 56(2)(c) and 57 of the EP&A 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).
3. Consultation is required with the Office of Environment and Heritage under Section 56(2)(d) of the EP&A Act.
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 EP&A 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** following the date of the Gateway determination.



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6. The final LEP maps shall be prepared in accordance with the requirements of the Department's "Standard Technical Requirements for Spatial Datasets and Maps" Vers: 1.0 November 2015.

Dated *22nd* day of *SEPTEMBER* 2017.

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

Delegate of the Greater Sydney Commission