

Gateway Determination

Planning Proposal (Department Ref: PP_2017_CANAD_001_00): to rezone land at 25 George Street, North Strathfield from IN1 General Industrial to R3 Medium Density Residential and amend associated development standards.

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 Canada Bay Local Environmental Plan (LEP) 2013 to rezone land at 25 George Street, North Strathfield from IN1 General Industrial to R3 Medium Density Residential and amend associated development standards.

1. Prior to community consultation or agency consultation the Planning Proposal is to be updated to:
 - (a) address the Out-of-Sequence Checklist outlined in the Parramatta Road Corridor Urban Transformation Strategy (November 2016);
 - (b) reference and address the relevant policies and actions outlined in the draft Central District Plan;
 - (c) include a satisfactory arrangements provision for contributions to designated State public infrastructure identified as part of the Parramatta Road Urban Transformation Strategy; and
 - (d) address Part 4 – Mapping, Part 5 – Community Consultation and Part 6 – Project Timeline of *A Guide to Preparing Planning Proposals*, (Department of Planning and Environment 2016).

Council is to provide the Department with a copy of the material for community consultation for approval, as required by section 57(2) of the Act.

2. 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 LEPs* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:
 - Roads and Maritime Services;
 - Transport for NSW;
 - Energy Australia;
 - Sydney Water; and
 - NSW Department of Education

Each public authority 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.

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 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** from the week following the date of the Gateway determination.

Dated *11th* day of *April* 2017



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

Delegate of the Greater Sydney Commission