

Gateway Determination

Planning proposal (Department Ref: PP_2020_IWEST_002_00): to rezone 1-5 Chester Street, Annandale and amend the development standards to facilitate a mixed-use development for light industrial and business uses and student housing.

I, the Acting Director, Eastern and South Districts at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Leichhardt Local Environmental Plan (LEP) 2013 to rezone 1-5 Chester Street, Annandale and amend the development standards to enable a mixed-use development for light industrial and business uses along with student housing should proceed subject to the following conditions:

1. The planning proposal is to be updated prior to community consultation to:
 - a. Include draft LEP mapping of the proposed changes;
 - b. Clearly articulate for the community that the intended new local provision is subject to legal drafting with NSW Parliamentary Counsel's Office and is subject to change; and
 - c. Include a provision requiring the Secretary's concurrence to be obtained prior to granting development consent for the purpose of assessing the need for contributions towards State public infrastructure in the PRCUTS corridor.
2. Prior to community consultation, the amended planning proposal responding to condition 1 is to be forwarded to the Department for review and endorsement.
3. Public exhibition 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
4. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Transport for NSW
 - Sydney Water Corporation

- Environment, Energy and Science group at the Department
- Sydney Airport
- Commonwealth Department of Infrastructure, Regional Development and Cities

Each public authority/organisation 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 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).
6. The planning proposal is to be updated to address the recommendations of the PRCUTS precinct traffic study, should it be completed prior to the proposal's finalisation.
7. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 9th day October of 2020.



Brendan Metcalfe
Acting Director, Eastern and South Districts
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning and
Public Spaces