

Gateway Determination

Planning Proposal (Department Ref: PP_2016_HOLRO_007_00) to amend Holroyd Local Environmental Plan 2013 to rezone the former Bonds Spinning Mills site at 190 to 220 Dunmore Street, Pendle Hill from IN2 Light Industrial to R4 High Density Residential, 82 Local Centre and RE1 Public Recreation.

I, the Deputy Secretary, Planning Services 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 *Holroyd Local Environmental Plan 2013* (LEP) to rezone the former Bonds Spinning Mills site at 190 to 220 Dunmore Street, Pendle Hill from IN2 Light Industrial to R4 High Density Residential, B2 Local Centre and RE1 Public Recreation should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be revised, as follows:
 - a) the Explanation of Provisions, proposed maps and any other relevant references within the document to the nature of the proposal are to be amended to indicate a maximum floor space ratio (FSR) of 2.3:1 across the southern portion of the site that is currently shown as to have an FSR of 1.9:1;
 - b) demonstrate that the subject land can be adequately serviced or that arrangements for servicing may be made in accordance with S117 Direction 3.1 Residential Zones;
 - c) Council is to update the Phase 2 Environmental Site Assessment to demonstrate that the identified contamination on the site can be satisfactorily remediated to enable future residential use. Council is to subsequently update section 2.3.2 of the planning proposal to discuss consistency with SEPP 55 Remediation of Land, prior to public exhibition; and
 - d) Council is to consult with the Office of Environment and Heritage on the heritage significance of buildings on the subject land and the Conservation Management Plan and Heritage Assessment. Council is to address any comments and include the response of the public agency with the exhibition material.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act, as follows:
 - a) the planning proposal must be 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 identified in section 5.5.2 of *A Guide to Preparing Local Environmental Plans* (Department of Planning and Environment 2013).

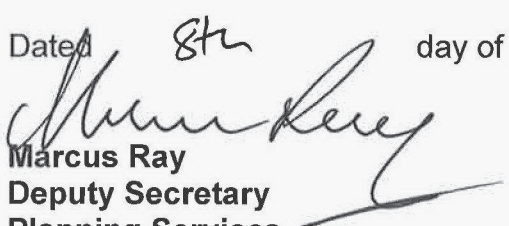
3. Consultation is required with the following public authorities:

- Endeavour Energy;
- Department of Education and Communities;
- Office of Environment and Heritage;
- Family and Community Services - Housing NSW;
- Transport for NSW;
- Transport for NSW - Roads and Maritime Services;
- Sydney Water;
- Telstra; and
- adjoining LGAs.

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 instance in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be **18 months** from the week following the date of the Gateway determination.

Dated 8th day of August 2016.


Marcus Ray
Deputy Secretary
Planning Services

Delegate of the Greater Sydney Commission