

Gateway Determination

Planning Proposal (Department Ref: PP_2018_COPAR_003_00): to rezone land at Lot 582 DP 36692, part of 22 Lord Avenue, Telopea.

I, the Director, Sydney Region West, 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 Parramatta Local Environmental Plan (LEP) 2011 to rezone land at Lot 582 DP 36692, part of 22 Lord Avenue, Telopea from SP1 Special Activities (Place of Public Worship) to R2 Low Density Residential should proceed subject to the following conditions:

1. Prior to exhibition, update the minimum lot size map (LSZ_014) and minimum lot size for dual occupancy development map (LDO_014) to include the subject site, consistent with the surrounding R2 Low Density Residential zone.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment 2016) and must be made publicly available for a minimum of **14 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. 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).
4. The timeframe for completing the LEP is to be **6 months** following the date of the Gateway determination.
5. Given the nature of the planning proposal, Council should be authorised to exercise delegation of plan making functions.

Dated 25th day of January 2018.



Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission

