

Gateway Determination

Planning Proposal (Department Ref: PP_2017_IWEST_012_00): to amend the development standards applying to 2-6 Cavill Avenue, Ashfield under Ashfield LEP 2013 to facilitate a high density mixed-use development.

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* (the Act) that an amendment to the Ashfield Local Environmental Plan (LEP) 2013 to amend the development standards applying to 2-6 Cavill Avenue, Ashfield to facilitate a high density mixed-use development should proceed subject to the following conditions:

1. Prior to the commencement of community consultation, the planning proposal is to be updated to resolve the permissibility of access to development permitted in the B4 Mixed Use zone across the two access handles which are zoned R2 Low Density Residential and connect the site to The Avenue.
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 **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 following public authorities and / organisations under section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:
 - Roads and Maritime Services
 - Sydney Trains

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.

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).



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5. The timeframe for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated *6th* day of *OCTOBER* 2017.

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

Delegate of the Greater Sydney Commission