



Gateway Determination

Planning proposal (Department Ref: PP_2015_CANTE_004_00): to rezone light industrial land at 15-33 Brighton Street, Croydon Park, to R4 High Density Residential and amend the planning controls

I, the Deputy Secretary, Planning Services, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Canterbury Local Environmental Plan 2012* to rezone light industrial land at 15-33 Brighton Street, Croydon Park, from IN2 Light Industrial to R4 High Density Residential, increase the floor space ratio from 1:1 to 2:1 and introduce a maximum building height of 15 metres should proceed subject to variations as outlined by the following conditions:

1. Prior to public exhibition, the planning proposal is to be updated as follows:
 - (a) amend the maximum floor space ratio to be 0.9:1 (across the whole site);
 - (b) include a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines, to meet requirements under *State Environmental Planning Policy 55 - Remediation of Land (SEPP 55)*;
 - (c) integrate an area of open space within the site that is publicly accessible and suitably configured.

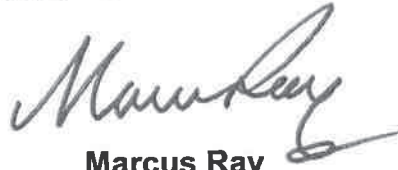
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning 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 2013)*.

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
 - Sydney Water
 - Ausgrid

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, or to indicate that they will require additional time to comment. The planning proposal is to be amended to reflect the outcomes of the consultation.

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 Local Environmental Plan is to be **9 months** from the week following the date of the Gateway determination.

Dated 18th day of September 2015.



Marcus Ray
Deputy Secretary
Planning Services

Delegate of the Minister for Planning