

Planning Services

Gateway Determination Report

LGA	North Sydney
RPA	North Sydney Council
NAME	Planning proposal to amend the development standards applying to 617-621 Pacific Highway under North Sydney LEP 2012 to facilitate a high density mixed-use development (195 homes, 252 jobs)
NUMBER	PP 2017 NORTH 004 00
LEP TO BE AMENDED	North Sydney Local Environmental Plan 2012
ADDRESS	617-621 Pacific Highway, St Leonards
DESCRIPTION	Lot 1 DP 577070; Lot 1 DP 1022881; Lots 1 DP 455937 & Lot 2 DP 455937
RECEIVED	3 October 2017
FILE NO.	17/13934
QA NUMBER	qA419846
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

INTRODUCTION

Description of Planning Proposal

The planning proposal seeks to amend the North Sydney LEP 2012 in the following manner:

- introducing 'shop top housing' as an additional permitted use;
- increasing the maximum FSR from no existing FSR to 25.4:1;
- introduce a minimum non-residential FSR of 4.7:1; and
- increase the maximum building height from 49 metres to 180 metres.

No change to the existing B3 Commercial Core zoning.

The proposal facilitates a mixed use development that includes retail tenancies at the lower levels, commercial offices and community facilities within the podium structure and residential apartments within the tower form above.

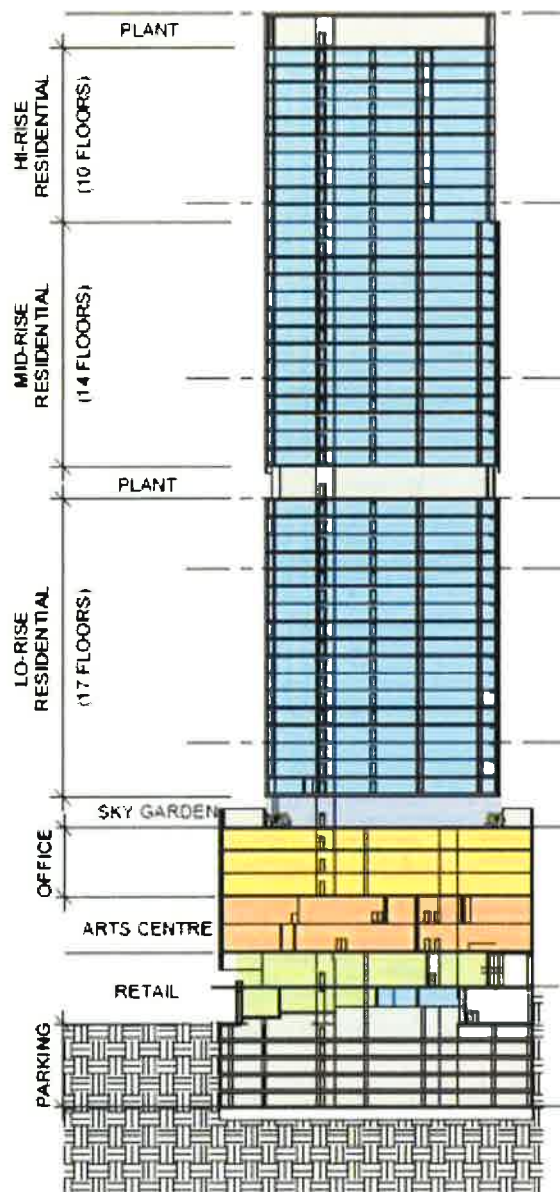


Figure 1: Perspective view and section showing proposed development concept

Site Description

The site has three site frontages, located at the intersection of the northern side of Pacific Highway, Christie Street and Atchison Street. The site comprises of four adjoining lots and has an area of approximately 1,067 square metres.

The site currently contains two commercial office buildings with activated uses on ground floor fronting Pacific Highway and offices located above. The site currently contains a seven (7) storey commercial building (617-619 Pacific Highway) and a twelve (12) storey commercial building (621 Pacific Highway). The site has a pedestrian walkway that separates the two buildings.

The irregular allotment affords a western boundary of 12 metres fronting Christie Street and an eastern boundary of 28 metres. The southern boundary of the site measures 60 metres

and follows the orientation of the Pacific Highway. The northern boundary is 58 metres along Atchison Street.

The site has a slight fall of approximately 4 metres from the east to west along the Pacific Highway and Atchison Street frontages.

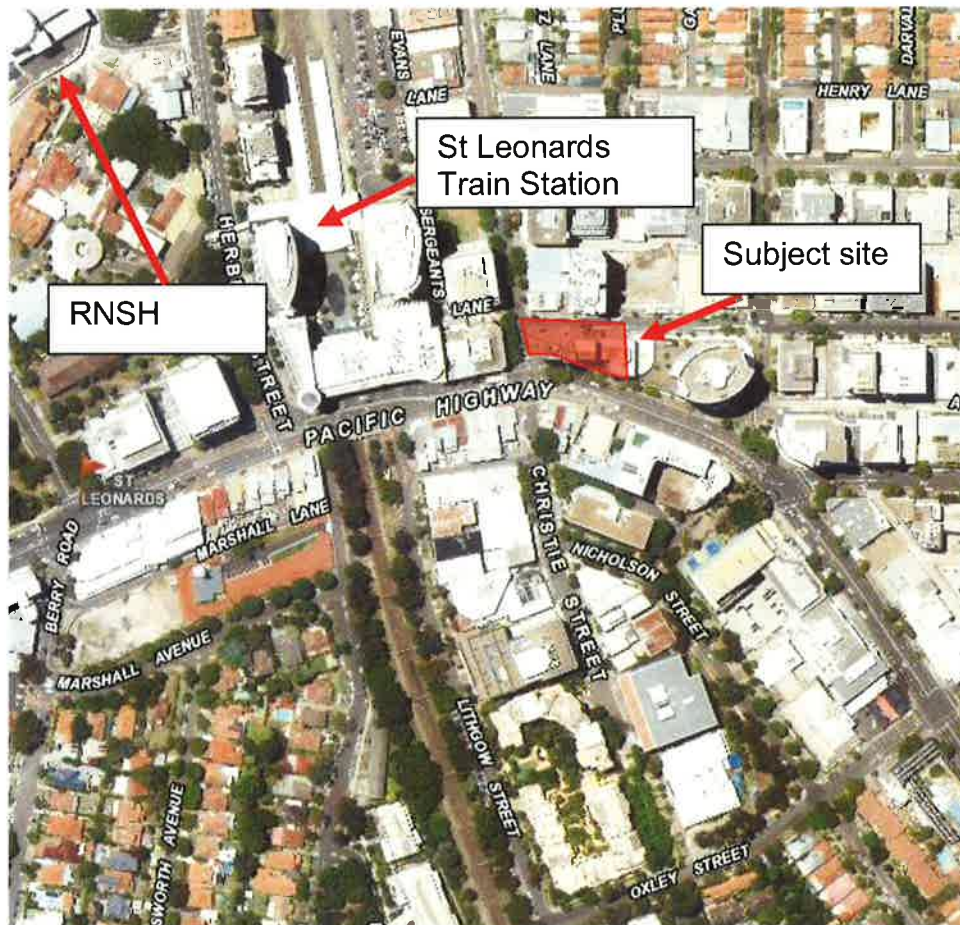


Figure 2: Site and surrounding area

Surrounding Area

The site is located at the centre of St Leonards. The immediate surrounds include a variety of building forms, including predominantly medium and high rise commercial and multi-storey mixed used residential buildings. St Leonards Train Station is located approximately 100 metres to the west of the site, on which the St Leonards precinct is centred.

Commercial uses are located along the corridor of the Pacific Highway and Christie Street intersection. Atchison Street comprises of older style commercial buildings and the IBM site (601 Pacific Highway) immediately adjoins the site to east. An established mixed-use zone is located north and east of the site. The commercially zoned precinct is located south of the highway and east of the railway line and is characterised by a mix of commercial buildings, medical and allied health premises, along with a hotel and some residential apartments. The development built over St Leonards Station, comprises a high-rise development incorporating residential and commercial uses including a shopping centre.

Royal North Shore Medical Precinct is located approximately 300 metres north west of the site and comprises of Royal North Shore Hospital (RNSH), North Shore Private Hospital and the Northern Sydney Institute of TAFE.

Summary of Recommendation

It is recommended that the proposal proceed subject to conditions because:

- It demonstrates general consistency with the strategic planning framework of *A Plan for Growing Sydney* and the draft North District Plan;
- is generally consistent with and promotes the desired future outcomes of the St Leonards/Crows Nest Planning Study for Precincts 2 & 3;
- it will assist in delivering housing and employment opportunities within St Leonards Strategic Centre and St Leonards Railway station;
- the retention of the existing B3 Commercial Core zoning will enable suitable employment uses to be maintained and provided in the future; and
- the scale and bulk of any future development on the site is unlikely to result any significant adverse impacts on the environment or wider community, or has the ability to be appropriately mitigated as part of the development application process.

However, as discussed in this report, the proposal:

- needs to meet the demand for state public infrastructure arising from the proposed development on the site.

PROPOSAL

Objectives or Intended Outcomes

The proposal's principle objective is to amend the North Sydney LEP 2013 to support the redevelopment of the site at 617-621 Pacific Highway, St Leonards for a mixed-used development consisting of podium for commercial uses and a residential tower.

The objectives and intended outcome are considered clear and adequate for the purposes of the planning proposal. The proposal intends to provide increasing housing supply in a strategically well-located site close to public transport and employment opportunities.

Explanation of Provisions

The proposal seeks to amend the North Sydney LEP 2012 by:

- introducing 'shop top housing' as an additional permitted use;
- increasing the maximum FSR from no existing FSR to 25.4:1;
- introduce a minimum non-residential FSR of 4.7:1; and
- increase the maximum building height from 49 metres to 175 metres.

Mapping

The planning proposal includes mapping showing the proposed changes to the FSR and height of building maps which is suitable for community consultation.

NEED FOR THE PLANNING PROPOSAL

The planning proposal is the result of the recommendations of a strategic study for the St Leonards/Crows Nest Planning Study – Precinct 2 and 3 ('the Planning Study'). The purpose of the Planning Study is to explore the opportunities for the further intensification of development across the area. The site is included within the defined study area, and is situated within Precinct 2. This Precinct is identified by the Planning Study as a high density commercial and mixed use area. The proposal responds to this study by seeking to facilitate a high density mixed use development.

The proposal considers that increased density will be required within the St Leonards Town Centre to respond to the dwelling and job targets outlined under *A Plan for Growing Sydney*. The Plan prioritises the acceleration of housing supply in centres which have public transport and in areas best connected to employment. The strategy identifies St Leonards as a strategic centre, to service and support the Global Economic Corridor, the key connection between the Sydney CBD and north western Sydney. The proposal considers that the site is in close proximity to St Leonard's Town Centre and the train station is situated in a suitable location to permit high density housing and connectivity for employment.

The proponent concludes that the proposal is directly consistent with the principles of a range of broader strategic planning considerations contained within *A Plan for Growing Sydney*, the North District Plan and the Long Term master Plan which support a transit orientated centres based approach to managing growth. It is considered that the site has strategic merit as it represents a suitable location to accommodate new housing and employment opportunities in a strategic centre.

A planning proposal is the mechanism by which to amend the current development controls and introduce an additional permitted use to facilitate the intended outcomes.

STRATEGIC ASSESSMENT

State

A Plan for Growing Sydney

The proposal demonstrates broad consistency with the *A Plan for Growing Sydney* ('the plan') housing and employment related directions and objectives, particularly the following Directions:

- *Direction 1.4: Transform the productivity of Western Sydney through growth and investment* by maintaining the commercial core zoning to ensure the site continues to make a contribution to jobs and economic growth of the St Leonards Strategic Centre.
- *Direction 1.7: Grow strategic centres – providing more jobs close to home* by contributing to the delivery of more housing and jobs through targeted urban renewal around the identified St Leonards Strategic Centre.
- *Direction 1.10 Plan for education and health services to meet Sydney's growing needs* by facilitating the provision for commercial spaces to be utilised by business and/or health tenants with complementary residential component to support the growth of the health and tertiary education activities.
- *Direction 2.1: Accelerate housing supply across Sydney* by assisting in the acceleration of new housing close to public transport and employment opportunities.
- *Direction 2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs* by facilitating housing and urban infill close to public transport and the St Leonards Strategic Centre.

- *Direction 2.3: Improve housing choice to suit different needs and lifestyles* by facilitating the development of a variety of residential apartments sizes (1-3 bedroom apartments) by the proposal's accompanying concept design report.

The proposal notes opportunities for the delivery of affordable housing can be realised through the proposal, however does not confirm justification or the numeric figure of apartments to be dedicated to affordable housing. It is considered that the proposal does not intend to facilitate affordable housing. This limits the degree to which the proposal improves housing choice to suit different needs and lifestyles, and therefore consistency with this Direction.

In these circumstances, it is recommended that the planning proposal be revised to provide for a wider range of housing choice and affordability. A suitably worded condition can be added to the Gateway determination.

- *Direction 3.3: Create healthy built environments* by incorporating key design principles and compatible land uses that promote and cater for healthy communities.

The Plan identifies the subject site to be located in the north subregion that focuses on increasing in the supply of housing and jobs on centres with good public transport. The proposal is consistent with the following north subregion priorities:

- *Accelerate housing supply, choice and affordability and build great places to live* by providing increased residential mix of housing in a well-serviced and accessible location.
- *Priorities for Strategic Centres: St Leonards* to provide mixed use development to fulfil the demand and future growth of the strategic centre.

Draft Greater Sydney Region Plan

On 22 October 2017, the Greater Sydney Commission released the *draft Greater Sydney Region Plan* (draft Plan). The Plan's vision is to see Greater Sydney become three connected cities over the next 40 years, linked by new public transport, giving more communities access to job opportunities, new homes and services within 30 minutes. The draft Plan has been released in conjunction with the *Future Transport 2056 Strategy* to reinforce a strong alignment between land use planning and future transport services and infrastructure. The sites close proximity to good public transport, delivery of housing choice and alignment with existing and future local infrastructure is consistent with the draft Plan's vision for Sydney. A Gateway condition will request the proposal be updated to discuss the draft Plan.

District

Draft North District Plan

The planning proposal suitably addresses the draft North District Plan (District Plan) and states that the proposal is generally consistent with the priorities of the draft NDP as it will provide increased housing and employment opportunities within close proximity to an existing centre and transport infrastructure.

The draft District Plan sets the following relevant employment and housing targets:

- Employment: an additional 6,900 – 16,400 jobs by 2036 in the St Leonards Strategic Centre; and
- Housing: an additional 3,000 dwellings by 2021 for the North Sydney LGA; and an additional 97,000 dwellings by 2036 for the North District.

The proposal will positively contribute to the above employment and housing targets, providing approximately 252 ongoing jobs on a site that currently holds 40 jobs and the total of 195 dwellings achieved in the form of residential apartments. In addition the proposal will create approximately 300 (direct and indirect) jobs during the construction phase of the development.

- Productivity Priority 2: Manage growth and change in strategic and district centre and, as relevant, local centres

Although the site proposes to retain the existing B3 Commercial Core zoning, the introduction of the proposed residential use is contrary to Productivity Priority 2 as it may hinder appropriate growth and change in strategic centres. The proposal will result in a physical loss of net non-residential commercial floor space that conflicts with the strengthening of the employment role of the strategic centre.

The proposal provides for a significant net increase in the number of jobs associated with the commercial use of the development, and therefore negates any potential inconsistencies with this priority.

Priority Precinct

The subject site forms part of the St Leonards and Crows Nest Priority Precinct that identifies the importance of the Precinct as a key employment centre in Sydney for employment and the opportunity to provide new homes and jobs close to transport and social infrastructure. The proposal is consistent with aims and objectives of the precinct.

NSW Long Term Transport Master Plan

The planning proposal states the proposal is consistent with the objectives of the *NSW Long Term Transport Master Plan* by providing high density residential development in close proximity to train and bus networks which provide linkages to key employment areas. The proposal is consistent with this plan as increased residential density strengthens the employment population in well-served and accessible location which in turn supports the global economic corridor.

Local

St Leonards Crows Nest Planning Study – Precincts 2 & 3

The planning proposal is the result of the St Leonards Crows Nest Planning Study – Precincts 2 & 3 (Planning Study). The subject site is located in Precinct 2 which is the high density commercial and mixed use area immediately east of the St Leonards train station. Section 1.5 of the Planning Study sets out the methods by which the proposed outcomes of the Planning Study are to be implemented. Council are in support of the proposed development particulars as provided in the proposal's compliance with the criteria below.

TABLE 2: Compliance with St Leonards Crows Nest Planning Study for Precincts 2 & 3				
Criteria	Requirement		Concept Proposal	Complies
Street Frontage	20m		Atchison - 58m (approx.) Pacific - 60m (approx.)	Yes
Site Isolation	Must not isolate, sterilise or unreasonably restrict the development potential of adjacent parcels of land		No sites are left isolated	Yes
Non-residential FSR	Min 4:1		4.9:1 (5,280sqm)	Yes
Building height	Subject to "Tall Building" requirements		50 storeys (179.28m)	Yes
Podium height	6 storeys		Part 6 & part 7 storeys	Generally
Street setbacks	Pacific Hwy	0m &	0m &	Yes

		3m at GL & 1 st FL	3m at GL & 1 st FL	
	Christie St	0m & 3m at GL & 1 st FL	0m & >3m at GL & 1 st FL	Yes
	Atchison St	0m	0m	Yes
Above podium street setbacks	Pacific Hwy	N/A	0m	Yes
	Christie St	N/A	8.3m (approx.)	Yes
	Atchison St	N/A	2m	Yes
Above podium side setbacks	6m (east)		6m	Yes
Tall Building Requirements	For selected sites, propose heights, setbacks, and FSR controls that achieve the design criteria for tall buildings		Refer to TABLE 6 of this report	Yes
Public Benefits	Include satisfactory arrangements to provide commensurate public benefits that support the proposed scheme.		The proposal includes an offer of entering into a VPA which provides a number of public benefits. Refer to Section 6 to this report.	Yes

Figure 3 Compliance with St Leonards Crows Nest Planning Study for Precincts 2 & 3

With respect to building height, Council supports that the concept proposal satisfactorily demonstrates that the redevelopment of the site can achieve the outcomes of the design principles and proposed built form envelope for planning proposals seeking additional height.

The site is identified as a tall building site and the proposal's general compliance with the relevant design principles of the Planning Study are also supported by Council as articulated.

TABLE 3: Tall Building Design Principles Assessment			
Issue	Design Principle	Proposal	Complies
Floor Plate	the built form must be a slender tower with a maximum gross buildable area (GBA) of 750sqm, including balconies, above a well-proportioned, articulated podium	A maximum of 670sqm	Yes

TABLE 3: Tall Building Design Principles Assessment			
Issue	Design Principle	Proposal	Complies
Tower length	large, elongated floorplates are to be avoided by having tower elements with a maximum length of 40m, with breaks and articulation encouraged along elevations	Approximately 44m. However, due to the site's relatively narrow depth, the slight technical non-compliance is considered acceptable, and does not result in any adverse impacts.	NO However, an acceptable merit variation
Tower Separation	the tower element is to achieve a minimum separation distance of 24m from other tall buildings. A minor portion of the building within a 20m separation distance will be considered if environmental and amenity impacts can be mitigated	North 619 -621 Atchison – 24m (approx.)	Yes
		East 601 Pacific - 39m (approx.)	Yes
		South 530 & 536-542 Pacific – >27m (approx.)	Yes
		West 655 Pacific – 37m (approx.)	Yes
Cumulative impacts	the cumulative impact of multiple towers on the public realm must be carefully considered through detailed overshadowing and view analysis	The Planning Proposal considers the potential overshadowing and view impacts of the concept proposal. As indicated at Section 8.2 to this report, the proposal is considered to have a reasonable level of impact.	Yes
Mitigation Measures	the design must mitigate overshadowing and wind impacts, and protect sunlight and views of the sky from streets, parks, properties	Refer to comments above.	Yes
Amenity	ensures high-quality living and working conditions, natural ventilation and privacy for building occupants.	These criteria are likely to be achieved due to the separation provided by the proposed tower illustrated in the concept proposal.	Yes

Figure 4: Compliance with St Leonards Crows Nest Planning Study for Precincts 2 & 3 – Tall building and design principles assessment

Section 117(2) Ministerial Directions

1.1 Business and Industrial Zones

The planning proposal is inconsistent with this Direction as it will reduce the level of floor space capable of being achieved for commercial purposes. The proposal seeks to permit 'shop top housing' on the subject site as an additional permitted use and introduce a minimum non-residential FSR.

The planning proposal is supported by an Employment Assessment, prepared by Urbis to justify the inconsistency with the requirements of the Direction. The assessment states that the proposal constitutes a significant growth of employment from an estimated 35 on going jobs onsite compared with the proposal incorporating retail, art centre and commercial office space that will generate 252 ongoing jobs. The inconsistency is considered justified as the proposal will preserve the economic function of the site, consistent with the core purpose of the St Leonards Strategic Centre and will facilitate higher future employment densities.

3.1 Residential Zones

The planning proposal is consistent with this Direction as it will assist in broadening the choice of housing types and locations available in the housing market. It will make more efficient use of existing infrastructure due to its location and will provide sufficient housing to help meet infill housing targets and reduce the need for land release on the urban fringe. Final design quality can be addressed at the development application stage and the extent to which infrastructure augmentation will be required can be confirmed by infrastructure providers during the agency consultation phase of the Gateway process.

3.4 Integrating Land Use and Transport

The planning proposal is consistent with this Direction because it will facilitate increased residential and commercial through the application of a mixed used tower that is located in a sustainable location that is close to public transport.

3.5 Development near licensed aerodromes

The planning proposal is inconsistent with this Direction as the subject site, while not in close proximity to Sydney Airport, however is affected by the obstacle limitation surface (OLS) of 156 AHD. The proposal seeks to introduce a new maximum building height of 180m on the site which equates to an RL of 263m AHD. The temporary construction crane activity associated with construction would further encroach by approximately 50 metres above the OLS. The site is also located in close proximity to a helipad located at Royal North Shore Hospital (RNSH).

In accordance with the provisions of clause 4 to the Direction the proposal is accompanied by an aeronautical assessment and concludes that the proposal is appropriate in respect of the proposed height exceedance and the OLS. The proposal is required to be referred as a 'controlled activity' to the Commonwealth Department of Infrastructure and Regional Development (DIRD) and Sydney Airport Corporation to obtain permission in regards to the encroachment above the OLS.

State Environmental Planning Policies

State Environmental Planning Policy 55 – Remediation of Land

Clause 6 of the SEPP requires the planning authority to be satisfied that the land is suitable, or can be made suitable, for all uses permissible in the zone.

The proposal is accompanied by a preliminary site investigation report for contamination (Douglas Partners) which concludes that the potential contamination is limited to sources identified and that the site be made suitable for the proposed development following intrusive investigations to assess the potential contamination source-pathway-receptor linkages and if necessary the development of a remediation action plan. The proposal is considered consistent with the SEPP and can be managed at the Development Application stage.

State Environmental Planning Policy 65 – Design Quality of Residential Flat Buildings

The SEPP is relevant as the proposal includes a concept design for a mixed-use development of over 3 storeys and more than 4 dwellings. Whilst specific design details will be assessed as part of any future development application, it is relevant to consider the design principles of this SEPP and its relationship to the Apartment Design Guide (ADG).

Based on the indicative apartment layout, it is considered the concept design is capable of satisfying the requirements of the SEPP.

The proposal is not inconsistent with other applicable SEPPs and section 117 Directions.

SITE SPECIFIC ASSESSMENT

Social

The planning proposal states that the proposal will achieve key planning outcomes with resultant community benefits including support for the growth within existing centres, improved pedestrian access and connectivity, street activation and community infrastructure funding. The proposal will contribute to the social wellbeing of St Leonards by increasing the supply of housing and employment providing 195 new dwellings and approximately 252 ongoing jobs. The site is located in close proximity to St Leonard's Town Centre and the train station is situated in a suitable location to permit high density housing and connectivity for employment.

The applicant has offered to enter into a draft VPA with Council to enable the delivery of significant public benefits arising from the change of land use and density. The draft VPA will provide a new community arts centre within the development dedicated to Council for the community to use. This will encourage the patronage of the arts to strengthen the liveability of St Leonards. The proposal provides compatible land uses that will promote significant public benefits facilitating a development of a mixed use development that caters for the community.

Environmental

The site is located in an urban area. There are no known critical habitats; threatened species or ecological communities located on the site and therefore the likelihood of any negative impacts are minimal.

Economic

The proposal does not seek to amend the B3 Commercial Core zoning of the land. The proposal includes a minimum control on non-residential land use, thereby preserving the integrity of the commercial zoning should market conditions change in the future.

The existing buildings on the subject site currently have a gross floor area of approximately 5,815 square metres, which results in non-residential FSR of 5.45:1. This represents a net decrease in non-residential floor space.

Although there is a net reduction in the quantum of non-residential floor space, the ability to provide more efficient non-residential floorplates, and a general reduction in floor space requirements for employees (e.g. traditionally allocating 20 square metres/employee and currently allocating approximately 15 square metres/employee), there would be a net increase in jobs being provided on site.

The proposal includes an employment assessment which concludes the proposed development on the subject site will generate some 252 total jobs from ongoing operations. The proposed non-residential gross floor area will include space for retail, commercial office, and community facilities.

The subject site is well placed to accommodate smaller office occupiers such as medical services and specialist suites. Health-related services may also be highly suited to this location. However, these uses typically do not pay premium rates for office accommodation and are likely to only be accommodated if the costs of the office accommodation can be maintained at more affordable levels. In this context, a mixed-use development on the subject site involving residential uses that can offset higher development costs may make a smaller scale and targeted office development aimed at medical uses more likely.

Infrastructure

The planning proposal states that the site is served by existing utility and is located to allow incoming residents and workers to capitalise on the wide range of infrastructure and services existing and planned within the area. It will reinforce the existing investment in public transport infrastructure, through increasing patronage of the existing station at St Leonards.

While the planning proposal indicates that existing utility infrastructure can be augmented to meet additional demand, the site's development potential resulting from this proposal is such that it is likely there will be a need for additional infrastructure to be provided to meet the additional infrastructure demands created.

CONSULTATION

Community

The planning proposal outlines the means of the proposed minimum 28-day community consultation, including newspaper notification, RPA website notification, and notification in writing to affected and adjoining landowners.

It is noted that Council, as RPA, will be the body responsible for public consultation.

Agencies

The proposal does not specify which agencies should be consulted. It is recommended that the following agencies be consulted on the planning proposal and given at least 21 days to comment on the proposal:

- Transport for NSW;
- NSW Roads and Maritime Services;
- NSW Office of Environment and Heritage;
- Ministry of Health;
- Sydney Airport Corporation;
- AirServices Australia;
- Civil Aviation Safety Authority; and
- Commonwealth Department of Infrastructure and Regional Development.

TIMEFRAME

The planning proposal provides an estimated project timeline, concluding finalisation of the proposed LEP amendment will follow the RPA's request for finalisation in April-May 2018. The planning proposal anticipates the LEP amendment will be completed within 9 to 12 months.

It is considered that a timeframe of 12 months from Gateway determination is sufficient time to complete the proposed amendment.

DELEGATION

Council have requested delegation to make the plan. The planning proposal is deemed to be of local significance and Council is therefore authorised to exercise delegations.

CONCLUSION

It is recommended that the proposal proceed subject to conditions because:

- It demonstrates general consistency with the strategic planning framework of A Plan for Growing Sydney and the draft North District Plan;
- is generally consistent with and promotes the desired future outcomes of the St Leonards/Crows Nest Planning Study for Precincts 2 & 3;
- it will assist in delivering housing and employment opportunities within St Leonards Strategic Centre and St Leonards Railway station;
- the retention of the existing B3 Commercial Core zoning will enable suitable employment uses to be maintained and provided in the future; and
- the scale and bulk of any future development on the site is unlikely to result any significant adverse impacts on the environment or wider community, or has the ability to be appropriately mitigated as part of the development application process.

However, as discussed in this report, the proposal:

- needs to meet the demand for state public infrastructure arising from the proposed development on the site.

RECOMMENDATION

It is recommended that the delegate of the Secretary:

1. Agree any inconsistencies with Section 117 Directions 1.1 Business and Industrial Zones are justified.

It is recommended that the delegate of the Greater Sydney Commission, determine that the planning proposal should proceed subject to the following conditions:

1. Prior to community consultation the planning proposal is to be updated to:
 - a. include a satisfactory arrangements provision for contributions to designated State public infrastructure identified as part of a draft or final strategic planning review for St Leonards / Crows Nest; and
 - b. demonstrate consistency with the draft Greater Sydney Region Plan.
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 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:
 - Transport for NSW
 - NSW Roads and Maritime Services
 - NSW Office of Environment and Heritage
 - Ministry of Health
 - Sydney Airport Corporation;
 - AirServices Australia;
 - Civil Aviation Safety Authority; and
 - Commonwealth Department of Infrastructure and Regional Development.

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).

5. The timeframe for completing the LEP is to be **12 months** following the date of the Gateway determination.


25/10/17
Wayne Williamson
Team Leader, Sydney Region East


25/10/17
Karen Armstrong
Director, Sydney Region East
Planning Services

Contact Officer: Max Chipchase
Para-Planner, Sydney Region East
Phone: 9274 6304