

Gateway Determination

Planning Proposal (Department Ref: PP_2015_CANAD_005_00): to change the zoning and development standards applying to land at 2, 2A and 4 Rothwell Avenue, Concord West.

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 *Canada Bay Local Environmental Plan 2013* to change the zoning, amend building height and floor space ratio controls and introduce a flood planning clause, should proceed subject to the following conditions:

1. The Concord West Socio-Economic Study and other relevant studies prepared by Council are to be exhibited concurrently with the planning proposal.
2. Prior to public exhibition the planning proposal is to be updated as follows:
 - (a) demonstrate consistency with *State Environmental Planning Policy 55 – Remediation of Land*;
 - (b) demonstrate consistency with the draft *Parramatta Road Urban Transformation Strategy*;
 - (c) include a satisfactory arrangements provision for contributions to State public infrastructure designated under the *Parramatta Road Urban Transformation Strategy*; and
 - (d) include relevant current maps for land use zoning, building height and floor space ratio controls.
3. Prior to public exhibition, consultation is required with Urban Growth NSW in relation to the planning proposal. Urban Growth NSW 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. The planning proposal should be updated to respond to this consultation.
4. 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 identified in section 5.5.2 of *A guide to preparing LEPs* (Department of Planning and Environment website).

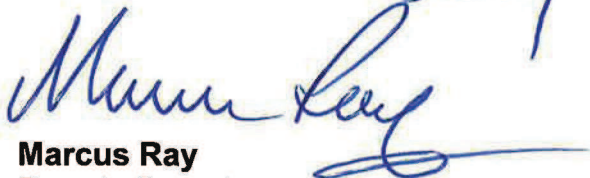
5. Consultation is required with the following public authorities under section 56(2)(d) of the Act in relation to the proposal:

- Transport for NSW (Sydney Trains)
- Transport (Road and Maritime Services)
- Environment Protection Authority (regarding site contamination)
- Sydney Olympic Park Authority (regarding flood planning)
- Sydney Water (regarding flood planning)
- Office of Environment and Heritage (regarding flood planning)
- Department of Education

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.

6. 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 submissions or if reclassifying land).
7. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 1st day of January 2016



Marcus Ray
Deputy Secretary
Planning Services

Delegate of the Minister for Planning