

Gateway Determination

Planning proposal (Department Ref: PP_2016_IWEST_002_00): to amend *Leichhardt Local Environmental Plan 2013* to permit 'restaurant or café' and 'takeaway food and drink premises' at 101-103 Lilyfield Road, Lilyfield and to limit the maximum size of such uses to 50sqm. The proposal also seeks to increase the maximum floor space ratio from 0.5:1 to 1:1.

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 *Leichhardt Local Environmental Plan (LEP) 2013* to permit 'restaurant or café' and 'takeaway food and drink premises' at 101-103 Lilyfield Road, Lilyfield and to limit the maximum size of such uses to 50sqm and increase the maximum floor space ratio from 0.5:1 to 1:1 should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) include a plain English explanation of the intent of the planning proposal and remove any reference to the proposed Schedule 1 amendment;
 - (b) amend the proposed floor space ratio map to clearly identify the subject land;
 - (c) include concept schemes demonstrating compliance with State Environmental Planning Policy No 65 - Design of Quality Residential Apartment Development and the Apartment Design Guide; and
 - (d) include a discussion regarding how the proposal is consistent with the draft Central District 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 LEPs* (Department of Planning and Infrastructure 2016).
3. Consultation is required with Sydney Water under section 56(2)(d) of the Act. Sydney Water 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



Planning & Environment

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** from the week following the date of the Gateway determination.

Dated 18th day of JANUARY 2017

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

Delegate of the Greater Sydney Commission