

Gateway Determination

Planning proposal (Department Ref: PP_2017_IWEST_003_00): to amend Schedule 1 – Additional Permitted uses for 55-63 Smith Street, Summer Hill

I, the Director, Sydney Region East, Planning Services, 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 2013* to amend Schedule 1 – Additional Permitted uses for 55-63 Smith Street, Summer Hill, 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
 - (b) amend the planning proposal to include a discussion regarding how the proposal is consistent with the draft Central District Plan, released on 21 November 2016.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is considered to be routine 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. No consultation is required with public authorities under 56(2)(d) of the Act.
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 12 months from the week following the date of the Gateway determination.

Dated 10TH day of FEBRUARY 2017.


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

Delegate of the Greater Sydney Commission