

Gateway Determination

Planning proposal (Department Ref: PP_2016_BURWO_001_00): to amend zoning and development controls for land at 27 Mitchell Street, Croydon Park.

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 Burwood Local Environmental Plan (LEP) 2012 to amend zoning and development controls for land at 27 Mitchell Street, Croydon Park, known as Flower Power Enfield, should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be updated to:
 - (a) include a plain English explanation of the intended effect of the proposed provisions;
 - (b) include an assessment of the proposal against A Plan for Growing Sydney;
 - (c) provide a revised indicative masterplan following the amendments to *SEPP 65 - Design Quality of Residential Apartment Buildings* and the Apartment Design Guide; and
 - (d) provide an assessment against the updated Strategic Industrial Lands Checklist.
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 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:
 - Sydney Water;
 - EnergyAustralia;
 - Telstra;
 - NSW Environmental Protection Authority;
 - Transport for NSW;
 - Roads and Maritime Services; and
 - Department of Education and Training;

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

Dated *17th* day of *March* 2016

K. Armstrong *17/3/16*
Karen Armstrong
Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney
Commission