

Gateway Determination

Planning Proposal (Department Ref: PP_2017_CANAD_003_00): to amend zoning, floor space ratio (FSR) and height controls at 3 King Street, Concord West.

I, the Director Regions, 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* (EP&A Act) that an amendment to the Canada Bay Local Environmental Plan (LEP) 2013 should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - a. address and justify the minor inconsistency with Section 117 Direction 4.1 Acid Sulphate Soils as the subject site is identified as being on Class 5 land in the Canada Bay LEP 2012;
 - b. address and justify the minor inconsistencies with Section 117 Direction 7.3 Parramatta Road Corridor Urban Transformation Strategy regarding land use zoning outlined under the Strategy's Planning and Design Guidelines (Section 7.9 – Page 139) and the provision of Affordable Housing within the Strategy's Implementation Plan (Section 5, Action Plan for Homebush – Page 26);
 - c. remove reference to the Out-Of-Sequence checklist of the Parramatta Road Corridor Urban Transformation Strategy which is not applicable to the proposal;
 - d. address consistency between the proposed concept design (prepared by Smith & Tzannes) and the proposed draft DCP for the Concord West Precinct. In particular, clarification is required regarding setback requirements of the DCP in conjunction with the concept design. Adequate drawings should be provided to demonstrate that any amended concept design will be reasonably capable of achieving the density controls for the site;
 - e. reference and address the relevant policies and actions outlined in the draft Central District Plan;
 - f. include a satisfactory arrangements provision for contributions to designated State public infrastructure identified as part of the Parramatta Road Urban Corridor Transformation Strategy;
 - g. address Part 4 – Mapping to provide maps in accordance with the requirements of the Department's Standard Technical Requirements for Spatial Datasets and Maps and Part 6 – Project Timeline to clearly state the anticipated dates and timeframes of the planning proposal as outlined in *A Guide to Preparing Planning Proposals*, (Department of Planning and Environment 2016).
2. Community consultation is required under Sections 56(2)(c) and 57 of the EP&A 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 EP&A Act and/or to comply with the requirements of relevant Section 117 Directions:
 - Transport for NSW;
 - Department of Education and Communities;
 - Transport for NSW – Sydney Trains.
- 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 EP&A 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.
 6. The final LEP maps shall be prepared in accordance with the requirements of the Department's "Standard Technical Requirements for Spatial Datasets and Maps" Vers: 1.0 November 2015.

Dated 28th day of JULY 2017.



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

Delegate of the Greater Sydney Commission