

Gateway Determination

Planning Proposal (Department Ref: PP_2017_CANAD_004_00): to amend Schedule 1 of Canada Bay LEP 2013 to include 'development of car parking in association with Canada Bay Club' as an additional permitted use at 8 Bevin Avenue, Five Dock.

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 Canada Bay Local Environmental Plan (LEP) 2013 to amend Schedule 1 of Canada Bay LEP 2013 to include 'development of car parking in association with Canada Bay Club' as an additional permitted use at 8 Bevin Avenue, Five Dock should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) include a traffic and parking study/assessment report to address current on and off-street parking conditions, and the proposal's impact on the operation of the immediate road network and the impact of providing additional parking in this location; and
 - (b) clearly state that the wording of the proposed amendment will be subject to possible revision by Parliamentary Counsel's Office; and
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**;
 - (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); and
 - (c) community consultation is to include any current occupiers of the subject site.
3. Consultation is required with NSW Roads and Maritime Services under Section 56(2)(d) of the Act. NSW Roads and Maritime Services 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).



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5. The timeframe for completing the LEP is to be **6 months** following the date of the Gateway determination.

Dated 4TH day of AUGUST 2017.

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

Delegate of the Greater Sydney Commission