



Gateway Determination

Planning proposal (Department Ref: PP_2016_LEICH_001_00): to rezone 100-102 Elliott Street, Balmain from B2 Local Centre to part R1 General Residential, part B7 Business Park, part RE1 Public Recreation and part remaining as B2 Local Centre.

I, the Acting 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 rezone 100-102 Elliott Street, Balmain from B2 Local Centre to part R1 General Residential, part B7 Business Park, part RE1 Public Recreation and part remaining as B2 Local Centre should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be updated to:
 - (a) address the social impact of the planning proposal, including consideration of the capacity of existing education, health and emergency services; and
 - (b) include current and proposed Land Zoning Maps (in accordance with the Standard Technical Requirements for LEP Mapping).
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is considered 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 LEPs (Department of Planning and Infrastructure 2013)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act:
 - NSW Roads and Maritime Services (including provision of any relevant traffic and parking assessment report);
 - NSW Department of Education and Communities;
 - NSW Health;
 - NSW Department of Family and Community Services;
 - Ambulance Service of NSW;
 - NSW Police Force;
 - Fire and Rescue NSW;
 - Sydney Water; and
 - Energy Australia

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. Should any consultees identified under Condition 3 request any additional information, or specify any additional matters to be addressed, the planning proposal is to be updated to respond to any such submission, a copy of which is to be included in the updated planning proposal.
5. 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).
6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Dated 8TH day of APRIL 2016



Martin Cooper
Acting Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney
Commission