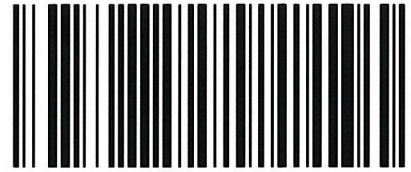




Ashfield Council

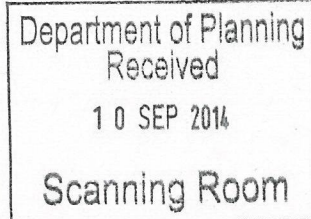


PCU55633

4 September 2014

Ms. Carolyn McNally
Secretary
NSW Department of Planning & Environment
GPO Box 39
Sydney 2001

Attention. Ms. Helen Wilkins



Dear Ms McNally,

Ashfield East Planning Proposal for Gateway Determination

1. Background:

Council resolved on 13 May 2014 to undertake a (preliminary) community engagement process to progress a Planning Proposal relating to the above properties (**Attachment 1**). Subsequently, at its meeting held on 12th August 2014 Council considered a further report on the matter (**Attachment 2**) and resolved as follows:

- 1/6 *That Council resolve to support the Planning Proposal to commence the process to amend Ashfield Local Environmental Plan (LEP) 2013 to rezone the Ashfield East area comprising properties:*

*2-6 Victoria Street,
90-108 Liverpool Road,
124-127 Carlton Crescent, and
1-3 Prospect Road*

from a low density R2 residential zone to a B4 mixed use zone with a maximum permitted building height of 20 metres and a maximum permitted floor space ratio of 1.5:1.

- 2/6 *That Council resolve to forward the Planning Proposal to NSW Planning and Environment for "Gateway Determination" to allow the LEP plan making process to commence under Section 56 of the Environmental Planning and Assessment Act 1979 (EP & A Act).*
- 3/6 *That Council resolve to request NSW Planning and Environment to issue written authorisation to Council's General Manager to exercise and implement delegations in accordance with Section 23 of the EP & A Act 1979 to facilitate the plan making process following the Gateway determination.*
- 4/6 *That following "Gateway Determination" a report be submitted to Council detailing the determination requirements and specified community engagement methodology.*

- 5/6 *A Draft Development Control Plan Part be prepared with the general content of the plan to be as indicated in Section 3 of this report and the Draft DCP Part be submitted to Council with the "Gateway Determination" details for endorsement prior to being placed on public exhibition concurrently with the Ashfield East Planning Proposal.*
- 6/6 *That everyone who made a submission responding to the community engagement process be advised of Council's decision and thanked for their input.*

Ashfield Council therefore requests the Minister for Planning's Gateway Determination on the Planning Proposal in accordance with Section 56 of the Act.

Please find enclosed two (2) copies of the Planning Proposal prepared in accordance with Section 55 of the Environmental Planning & Assessment Act 1979 and the Department's guides titled "A guide to preparing local environmental plans" and "A guide to preparing planning proposals".

2. Additional documents to be exhibited with Planning Proposal

- (a) Draft Interim Development Assessment Policy document (future Development Control Plan Part) which may include:
- Shadow analyses
 - Preferred site planning configurations
 - Computer 3d imaging (block models) illustrating potential built form outcomes
 - Site amalgamation options
 - Preferred access arrangements
 - Communal open space locations
 - Housing mix preference
 - Public domain improvements
- (Note: the above list is not exhaustive).
- (b) Preliminary soil contamination report

3. Proposed community engagement process

Ashfield Council proposes a community engagement strategy informed by the following Council protocols:

- a) "Community Engagement Policy"
- b) "Community Engagement Toolkit"

Subject to Gateway determination and requirements, elements of the proposed Planning Proposal consultation strategy will comprise:

- "Open House" community information session (comprising graphic and written displays with staff available to answer questions)
- Extended notification period of 28 days is proposed (preliminary 28 day notification exhibition of the Planning Proposal document has already been undertaken. Submissions received to date are analysed in the report at Attachment 2).
- Consultation with our community using a personally addressed letter in distinctive stationery to include all affected and nearby property owners.
- Letters to relevant public authorities.
- Council web site display with links to key data including explanatory Fact Sheet.
- Newspaper advertisement (to appear weekly for duration of exhibition).
- Static exhibitions at Council's Customer Service Centre and at Ashfield Central Library and if practicable, at an "after hours" location in the vicinity of the proposal.

- Interviews with submitters will be held if requested (objectors will be invited to meet with Council staff).
- "Hotline" telephone number to access strategic planning staff referenced on Council website and in weekly newspaper ads.
- Report to Council following Planning Proposal exhibition will include details of the outcomes of the community engagement process including submissions and issues raised at meetings held with objectors. Everyone making representations to be advised via letter prior to Council meeting. Council report to be placed on website.
- Post-exhibition procedure will include letters to submitters and notification of Council's decision via various media channels.

4. Supporting documents

Attachments with this letter include:

- Relevant Council Reports
- Planning Proposal document which comprises:
 - (i) Description of Sites and surrounding development
 - (ii) Statement of objectives or intended outcomes
 - (iii) Explanation of provisions
 - (iv) Justification
 - (v) Community Consultation summary (see above for additional proposed procedures).
 - (vi) Project timeline
 - (vii) Proposed Maps to amend Ashfield Local Environmental Plan 2013

5. Request to authorise delegation to Council to progress plan-making process

Council resolved at its meeting of 12th August 2014 (see above) to request NSW Planning and Environment to issue written authorisation to Council's General Manager to exercise and implement relevant delegations in accordance with Section 23 of the EP& A Act 1979 to facilitate the plan making process following Gateway determination. The Planning Proposal is considered to be a matter of local significance and subject to a Gateway determination to this effect it would therefore be appreciated if the relevant Authorisation can be issued to Ashfield Council.

Please contact Council's Strategic Planners on T.9716 1971 (Mr. Ron Sim) or T.9716 1977 (Mr. Con Colot) should you have any questions concerning this Planning Proposal or require further information prior to Gateway determination.

Yours sincerely,



Vanessa Chan
General Manager

Attachments:

1. Council Report 13 May 2014.
2. Council Report 12 August 2014.
3. Planning Proposal (2 copies).