

Gateway Determination

COPY

Planning Proposal (Department Ref: PP_2013_LEICH_001_00): to rezone land at 22 and 30-40 George Street, for medium density housing and mixed use retail and commercial purposes.

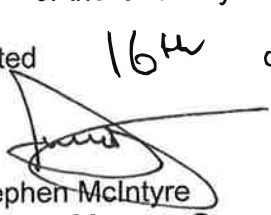
I, the Deputy Director General, Department of Planning and Infrastructure, as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the Environmental Planning and Assessment Act ('EP&A Act') that an amendment to the relevant *Leichhardt Local Environmental Plan* to rezone land at 22 and 30-40 George Street, Leichhardt from 'Industrial' to 'R3 Medium Density Residential' and 'B4 Mixed Use', to facilitate the redevelopment of industrial land, should proceed subject to the following conditions:

1. 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 **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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Leichhardt Municipal Council
 - Transport for NSW
 - Transport for NSW – Roads and Maritime Services
 - NSW Police
 - Housing NSW
 - Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

3. 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 have any bearing on the need to conduct a public hearing under the provisions of any other legislation.
4. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated 16th day of August 2013.


Stephen McIntyre

Deputy Director General, Planning Strategies, Housing & Infrastructure