

Gateway Determination

Planning proposal (Department Ref: PP_2021_3003): to amend Canada Bay Local Environmental Plan 2013 by including 'business premises' as an additional permitted use for the land at Unit 1 and Unit 2, 2 Bechert Road, Chiswick.

I, the Director, Eastern and South Districts, at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Canada Bay Local Environmental Plan (LEP) 2013 to include 'business premises' as an additional permitted use for the land at Unit 1 and Unit 2, 2 Bechert Street, Chiswick, should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be amended to update the project timeline to reflect the timeframe allowed to complete these Local Environmental Plan, where appropriate.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal 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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. No consultation is required with public authorities/organisations under section 3.34(2)(d) of the Act.
4. The time frame for completing the LEP is to be **8 months** from the date of the Gateway determination.
5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, if reclassifying land).
6. Council is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;

- (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and there are no outstanding written objections from public authorities.

Dated 26 August 2021.

A handwritten signature in black ink, appearing to be 'LR' or similar, with a stylized, cursive flow.

Laura Locke
Director, Eastern and South Districts
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces