

Gateway Determination

Planning proposal (Department Ref: PP_2016_LEICH_002_00): to rezone land from IN2 Light Industrial to zone R3 Medium Density Residential and amend floor space ratio controls at 67-73 Lords Road, Leichhardt.

I, the Deputy Secretary, Planning Services 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* that an amendment to the *Leichhardt Local Environmental Plan 2013* to rezone land from IN2 Light Industrial to R3 Medium Density Residential, and increase the maximum permissible floor space ratio from 1:1 to 2.4:1 at 67-73 Lords Road, Leichhardt 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 proposal, including consideration of the capacity of existing, and future need for affordable housing, education, health and emergency services;
 - (b) demonstrate consistency with s.117 Direction 4.1 Acid Sulfate Soils and Direction 4.3 Flood Prone Land; and
 - (c) include current and proposed Land Zoning and Floor Space Ratio maps (in accordance with the Standard Technical Requirements for Spatial Datasets and Maps).
 - (d) include a satisfactory arrangements provision for contributions to designated State public infrastructure identified as part of a draft or final strategic planning review for the Parramatta Road corridor.
2. Prior to finalisation, the planning proposal is to be amended to demonstrate consistency with any available findings of a draft or final strategic planning review for the Parramatta Road corridor
3. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* as follows:
 - (a) the planning proposal 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 Local Environmental Plans* (Department of Planning & Infrastructure 2013).

4. Consultation is required with the following public authorities:

- Roads and Maritime Services;
- Department of Education;
- NSW Health;
- Department of Family and Community Services;
- Housing and Community Services;
- Ambulance Service of NSW;
- NSW Police Force;
- Fire and Rescue NSW;
- Sydney Water;
- Energy Australia;
- Environment Protection Agency; and
- Urban Growth NSW.

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.

Should any of the public authorities require 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 with the updated planning proposal.

5. A public hearing is not required to be held into this 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 time frame for completing the Local Environmental Plan is to be **12 months** from the week following the date of the Gateway determination.

Dated 14th day of July 2016.



Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission