

Gateway Condition	Assessment
<p>1. Prior to public exhibition the proposal is to be updated to:</p> <ul style="list-style-type: none"> include information that clearly demonstrate consistency with, or that any inconsistency is justified and/or of minor significance, for the following section 9.1 Direction: <ul style="list-style-type: none"> 1.5 Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) – include: <ul style="list-style-type: none"> shadow diagrams which clearly demonstrate the shadow impacts from the additional 3m building height in the context of PRCUTS recommended controls on surrounding sites. This should include 3D perspectives of shadowing impacts to the residential development to the south of the site; and 	<p>Condition met</p> <p>The planning proposal and relevant attachments have been revised to address these requirements, as follows:</p> <ul style="list-style-type: none"> the Urban Design Report (from page 43) provides an analysis of shadow impacts from the proposal, including in the context of PRCUTS and 3D perspectives of shadow impacts to residential development (in the form of Sun Eye Diagrams).
<ul style="list-style-type: none"> clarify how the provision for end of journey facilities will be satisfied 	<p>Condition met</p> <ul style="list-style-type: none"> the Planning Proposal (page 51) clarifies the provision of end of trip facilities consistent with the Sydney DCP 2012.
<ul style="list-style-type: none"> include an explanatory note that the proposed provisions will be subject to final drafting by Parliamentary Counsel Office (PCO) at finalisation; 	<p>Condition met</p> <ul style="list-style-type: none"> the Planning Proposal (page 43) provides a note that provisions will be subject to final drafting by PCO.
<ul style="list-style-type: none"> include extracts of the existing and proposed LEP Maps; and 	<p>Condition met</p> <ul style="list-style-type: none"> the Planning Proposal provides extracts of existing LEP maps (page 16) and proposed LEP Maps (page 40 to 42)
<ul style="list-style-type: none"> include an explanatory note that future development will be subject to state/regional infrastructure contributions in accordance with the implementation actions in the Parramatta Road Urban Corridor Transformation Strategy Implementation Update 2021. 	<p>Condition met</p> <ul style="list-style-type: none"> the Planning Proposal (page 43) provides a note that future development will be subject to state / regional infrastructure contributions in accordance with the PRCUTS Implementation Update 2021.

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<p>2. Prior to finalisation the planning proposal is to be revised to:</p> <ul style="list-style-type: none"> address the Implementation Actions in the Parramatta Road Urban Corridor Transformation Strategy Implementation Update 2021, including the recommendations and outcomes of the precinct wide traffic study. 	Noted
<p>3. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:</p>	
<p>(a) the planning proposal is categorised as standard as described in the Local Environmental Plan Making Guidelines (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 working days; and</p>	<p>Condition met</p> <p>The planning proposal was exhibited for 22 working days from 23 June 2022 to 22 July 2022.</p>
<p>(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 Local Environmental Plan Making Guidelines (Department of Planning and Environment, 2021).</p>	<p>Condition met</p> <p>The exhibition was notified in accordance with the Local Plan Making Guidelines, including publishing on the NSW Planning Portal and notification letters sent to surrounding landowners</p>
<p>4. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:</p> <ul style="list-style-type: none"> Transport for NSW; Greater Sydney Commission; NSW Health - Infrastructure; City of Sydney Council; Inner West Council; and Sydney Airport Corporation <p>Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 days to comment on the proposal.</p>	<p>Condition met</p> <p>All the agencies were provided with a copy of the planning proposal via the NSW Planning Portal and given 30 working days from 23 June 2022 to 3 August 2022, to provide comments on the proposal.</p>

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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 EP&A 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).	Noted
6. The proposal must be exhibited 4 months from the date of the Gateway determination	Condition met Public exhibition ended within 4 months of the Gateway determination.
7. The proposal must be reported to the Sydney Eastern Planning Panel for a final recommendation 7 months from the date of the Gateway determination.	Noted The Department briefing on the planning proposal to Sydney Eastern City Planning Panel is scheduled on 20 October 2022.
8. The timeframe for completing the LEP is to be 9 months from the date of the Gateway determination.	Noted
9. Given the nature of the proposal, the Sydney Eastern Planning Panel should not be authorised to be the local plan-making authority.	Condition met