

Gateway Determination

Planning proposal (Department Ref: PP-2021-6839): to rezone and reclassify an area of land at 327 Excelsior Street, Guildford (Victor Brazier Park).

I, the Executive Director Central River City at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Cumberland Local Environmental Plan 2021 to rezone and reclassify an area of land at 327 Excelsior Street, Guildford (Victor Brazier Park) should not proceed for the following reasons:

1. The planning proposal has not demonstrated strategic or site specific merit or consistency with the relevant priorities, aims or objectives of:
 - Central City District Plan;
 - Cumberland 2030: Our Local Strategic Planning Statement;
 - Cumberland Council Strategic Plan 2017-2027;
 - Cumberland Community Safety and Crime Prevention Plan 2018-2022;
 - Cumberland Open Space and Recreation Strategy 2019-2029; and
 - Section 9.1 Ministerial directions:
 - 2.6 Remediation of Contaminated Land,
 - 3.1 Residential zones,
 - 4.1 Acid sulfate soils,
 - 4.3 Flood prone land, and
 - 6.2 Reserving Land for Public Purpose.
2. The planning proposal does not contain appropriate justification to support the reclassification of Council land from 'community' to 'operational' or the loss of open space.
3. The planning proposal provides inadequate justification and evidence that it would achieve the objective of addressing community concerns about anti-social and illegal behaviour in Victor Brazier Park.

Dated eighth day of February 2022.



Alison McLaren
Executive Director
Central River City
Department of Planning and Environment

Delegate of the Minister for Planning and Homes