

Gateway Determination

Planning proposal (Department Ref: PP-2023-1620): *To amend the Canada Bay Local Environmental Plan 2013 to facilitate the mixed-use redevelopment of 1 King Street, Concord West and the future acquisition of land at 19-21 George Street, North Strathfield by Council for the purposes of a local road widening.*

I, the Director, Local Planning (North, East and Central Coast), at the Department of Planning, Housing and Infrastructure, 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 EP&A Act) that an amendment to the Canada Bay Local Environmental Plan 2013 to facilitate the mixed-use redevelopment of 1 King Street, Concord West and the future acquisition of land at 19-21 George Street, North Strathfield should proceed subject to the conditions listed below.

The LEP should be completed on or before 9 July 2025.

Gateway Conditions

1. Prior to exhibition, the planning proposal is required to be amended to:
 - (a) Clarify that one of the planning proposal's objectives is to enable the future acquisition of part of 19-21 George Street, North Strathfield by Council.
 - (b) Clarify which provisions under Part 8 of the Canada Bay LEP 2013 are intended to apply.
 - (c) Confirm whether the planning proposal seeks to amend the Design Excellence Map to identify the site as a 'Design Excellence Area'.
 - (d) Provide a flood impact and risk assessment (FIRA) that comprehensively addresses the requirements of the Direction and is prepared in accordance with *Flood Impact and Risk Assessment – Flood Risk Management Guide LU01* (2023), *Flood Risk Management Manual* (2023) and Attachment C of the *LEP Making Guideline* (2023). The planning proposal is to be updated in response to the findings of the FIRA.
 - (e) Resolve inconsistencies between the planning proposal and supporting Urban Design Report regarding the indicative masterplan's compliance with the Apartment Design Guide, including with regards to deep soil zones and communal open space.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the EP&A Act as follows:
 - (a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 30 working 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the EP&A Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:

- Transport for NSW
- NSW Environment Protection Authority
- The Biodiversity, Conservation and Science Group at the NSW Department of Climate Change, Energy, the Environment and Water
- NSW State Emergency Service
- Relevant utility providers, including Sydney Water, Ausgrid and Jemena

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 working days to comment on the proposal.

4. 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, in response to a submission or if reclassifying land).

Dated 5 August 2024



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Central Coast)
Planning, Land Use Strategy, Housing and
Infrastructure
Department of Planning, Housing and
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Delegate of the Minister for Planning and
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