



Gateway Determination

Planning proposal (Department Ref: PP_2017_IWEST_004_00): to protect employment land and support the viability of commercial activities in the B7 Business Park zone and on other business zoned land.

I, the Director, Sydney Region East 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* (the Act) that an amendment to the Marrickville Local Environmental Plan (LEP) 2011 to protect employment land and support the viability of commercial activities in the B7 Business Park zone and on other business zoned land should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) demonstrate consistency with the Draft Central District Plan released on 21 November 2016,
 - (b) include a plain English explanation of the intent of the planning proposal, and
 - (c) exhibit the B7 Business Park zone maps and Key Sites Maps to which these clauses apply.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act 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 LEPs (Department of Planning and Infrastructure 2016)*.
3. Council is not required to consult with other public authorities.
4. A public hearing is not required to be held into the 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).
5. The timeframe for completing the Local Environmental Plan is to be **9 months** from the week following the date of the Gateway determination.

Dated 3rd day of FEBRUARY 2017

Karen Armstrong
Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission