

Gateway Determination

Planning proposal (Department Ref: PP_2017_IWEST_008_00): to facilitate redevelopment of 168 Norton Street, Leichhardt for a mixed use, self-contained seniors housing development with an affordable housing component.

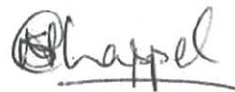
I, the Director, Sydney Region East at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Leichhardt Local Environmental Plan 2013 to facilitate redevelopment of the site for a mixed use, self-contained seniors housing development with an affordable housing component at 168 Norton Street, Leichhardt should proceed subject to the following conditions:

1. Prior to community consultation and exhibition, the planning proposal is to be updated to:
 - (a) include a plain English explanation of the intent of the planning proposal;
 - (b) amend the proposed sub-clause in Part 6 to be an explanation of intent;
 - (c) amend the planning proposal to include the Proponents proposed maximum building height of RL 59.4 and a plain English explanation of the number of storeys this will achieve; and
 - (d) correct the naming errors on the proposed Key Sites Map.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (e) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (f) 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 Environment 2016)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:
 - Office of Environment and Heritage
 - Department of Family and Community Services,
 - Family and Community Services - Housing NSW
 - Family and Community Services - Ageing Disability and Home Care.

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 on the proposal.

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 **12 months** from the week following the date of the Gateway determination.

Dated 21st day of April 2017



Sandy Chappel
Director, Sydney Region East
Planning Services
Department of Planning and Environment
Delegate of the Greater Sydney Commission


Written Authorisation to Exercise Delegation

Inner West Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2017_IWEST_008_00	Planning proposal to facilitate redevelopment of 168 Norton Street, Leichhardt for a mixed use, self-contained seniors housing development with an affordable housing component.

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 21 April 2017



Sandy Chappel
Director, Sydney Region East
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission

Attachment 5 – Delegated plan making reporting template
Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the Department of Planning and Environment following receipt of the planning proposal
- The Department of Planning and Environment will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the Department of Planning and Environment with the RPA's request to have the LEP notified

Table 1 – To be completed by Department of Planning and Environment

Stage	Date/Details
Planning Proposal Number	PP_2017_IWEST_008_00
Date Sent to DoP&E under s56	16/03/17
Date considered at LEP Review Panel	N/A
Gateway determination date	21/04/17

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DoP&E requesting notification		

Table 3 – To be completed by Department of Planning and Environment

Stage	Date/Details
Notification Date and details	

Additional relevant information:

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2017_IWEST_008_00)

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(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 21 April 2017 for the proposed amendment to the Leichhardt Local Environmental Plan 2013 as follows:

1. Delete condition 1 and replace with a new condition 1:
 1. Prior to community consultation and exhibition, the planning proposal is to be updated to:
 - (a) include a plain English explanation of the intent of the planning proposal;
 - (b) amend the proposed sub-clause in Part 6 to be an explanation of intent;
 - (c) amend the planning proposal to include the Proponents proposed maximum building height of RL 50.4 and a plain English explanation of the number of storeys this will achieve; and
 - (d) correct the naming errors on the proposed Key Sites Map.

Dated

9th

day of

May

2017



Sandy Chappel

**Director, Sydney Region East
Planning Services**

Department of Planning and Environment

Delegate of the Greater Sydney Commission