

Gateway Determination

Planning Proposal (Department Ref: PP_2017_IWEST_011_00): to amend Marrickville LEP 2011 to make permissible a 'registered club' use on 287-309 Trafalgar Street, Petersham and to increase the height of buildings and floor space ratio development standards on 3-7 and 13-17 Regent Street, 287-309 Trafalgar Street and 16-20 Fisher Street, Petersham.

I, the Director, 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 enable the relocation of the Petersham RSL club and facilitate a mixed-use development should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal to be updated to:
 - (a) demonstrate consistency with Section 117 Direction 4.3 – Flood Prone Land; and
 - (b) include a revised project timeline for the proposal to be completed within 9 months.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (c) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (d) 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 local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities and / organisations under section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:
 - Transport for New South Wales;
 - Federal Department of Infrastructure and Regional Development; and
 - Sydney Airport Corporation.

Each public authority/organisation 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 LEP is to be **9 months** following the date of the Gateway determination.

Dated *11th* day of *OCTOBER* 2017.



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

Delegate of the Greater Sydney Commission