



Gateway Determination

Planning Proposal (Department Ref: PP_2017_IWEST_010_00): to rezone 67, 73-83 Mary, 50-52 Edith and 43 Roberts Streets, St Peters from R2 Low Density Residential and IN2 Light Industrial to B4 Mixed Use and amend the development standards

I, the Executive Director, Regions 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) 2012 to rezone the site from R2 Low Density Residential and IN2 Light Industrial to B4 Mixed Use and amend the development standards should proceed subject to the following conditions:

1. Prior to community consultation the planning proposal is to be updated to:
 - (a) include a satisfactory arrangements provision for contributions to designated State public infrastructure identified as part of a draft or final Sydenham to Bankstown Urban Renewal Corridor Strategy;
 - (b) identify an alternative zoning for the 43 Robert Street site, being either a B4 Mixed Use or RE2 Private Recreation zoning;
 - (c) include a remedial action plan to guide site remediation and validation procedures, and to manage waste for any require off-site disposal; and
 - (d) update the project timeline.
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 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:
 - Environmental Protection Authority
 - Roads and Maritime Services
 - Federal Department of Infrastructure and Regional Development
 - Sydney Airport Corporation
 - Department of Education
 - Transport for NSW

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.



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

Dated *10th* day of *October* 2017.


Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission